

**AMENDED AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, DECEMBER 22, 2015
7:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public Forum
7. Announcements
8. Approval of the December 8, 2015 City Council meeting minutes and Closed Session minutes
9. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to sign a tax exempt lease purchasing agreement with U.S. Bancorp Government Leasing and Finance Inc. for facility modernization and energy efficiency improvements to City of Maplewood facilities.
10. Bill 6005 an Ordinance of the City Council of the City of Maplewood, Missouri, approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment.
11. Bill 5999 an Ordinance determining that certain additional parcels are a blighted area as defined in Chapter 353, Revised Statutes of Missouri and are to be included in the Sunnen Station Redevelopment area; approving the Sunnen Station Phase II Urban Development Plan for the area; authorizing a Redevelopment Agreement by and between the City of Maplewood and Sunco, LLC; and authorizing tax abatement for the area.
12. Council Communication
13. Mayor's Report
14. City Attorney's Report
15. City Manager's Report

16. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO.

17. Adjournment

AN ORDINANCE DETERMINING THAT CERTAIN ADDITIONAL PARCELS ARE A BLIGHTED AREA AS DEFINED IN CHAPTER 353, REVISED STATUTES OF MISSOURI AND ARE TO BE INCLUDED IN THE SUNNEN STATION REDEVELOPMENT AREA; APPROVING THE SUNNEN STATION PHASE II URBAN DEVELOPMENT PLAN FOR THE AREA; AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MAPLEWOOD AND SUNCO, LLC; AND AUTHORIZING TAX ABATEMENT FOR THE AREA.

WHEREAS, on December 13, 2011 by Ordinance No. 5646 (the “**Initial Ordinance**”) the City Council (the “**City Council**”) of the City of Maplewood, Missouri (the “**City**”) found and determined that the Sunnen Station Redevelopment Area (the “**Initial Area**”) met the statutory definition of “blighted area” as defined in Section 353.020(2), Revised Statutes of Missouri; and

WHEREAS, in the Initial Ordinance the City Council of the City approved The Sunnen Station Urban Development Plan (the “**Initial Plan**”) including Sunco, LLC as Developer (the “**Developer**”); and

WHEREAS, Developer desires to amend the boundaries of the Initial Area by adding additional property to the area (the “**Additional Parcels**”) as further described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, PGAV has prepared an Analysis for Designation as a Blighted Area Under the Provisions of Chapter 353 an Area to be Amended to the Sunnen Station Redevelopment Area dated July 3, 2015 (“**Blight Analysis**”) regarding the Additional Parcels, which Blight Analysis concludes that the Additional Parcels meet the requirements of a “blighted area” as defined in The Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri (“**Chapter 353**”); and

WHEREAS, the Blight Analysis individually considers each Additional Parcel with regard to whether the property meets the statutory definition of “blighted area,” as required by Section 523.274.1 of the Revised Statutes of Missouri; and

WHEREAS, a public hearing was duly held on November 24, 2015, as required by Section 353.060 of the Revised Statutes of Missouri, for the stimulation of comment by those to be affected by the granting of any rights or powers to Developer under Chapter 353 prior to a determination of whether the Additional Parcels were blighted; and

WHEREAS, by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, the City has determined that the Additional Parcels have become an economic and social liability, and that such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes, (the Initial Area and the Additional Parcels together herein the “**Area**”); and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private

enterprise without the aids provided in the Urban Redevelopment Corporation Law, set forth in Chapter 353; and

WHEREAS, the clearance, replanning, rehabilitation, or reconstruction of the Area is necessary in the interest of the public health, safety, morals, and general welfare of the people of the City; and

WHEREAS, pursuant to the Initial Ordinance, in order for any tax abatement or the exercise of eminent domain authority by the City to be granted with respect to any property located in the Area, a development proposal and development agreement with respect to a specific project must be submitted to and approved by ordinance of the City Council in its sole discretion in the same manner as the Initial Plan was first approved and in accordance with the requirements of Chapter 353, including compliance with the notice, hearing and ad valorem tax impact analysis requirements stated therein;

WHEREAS, Developer submitted a proposed development plan and redevelopment agreement to the City proposing that certain tax abatement be granted with respect to the Area.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City hereby finds and determines that the Additional Parcels meet the statutory definition of “blighted area” as defined in Section 353.020(2), Revised Statutes of Missouri.

Section Two. Redevelopment of the Area is necessary in the interest of the public health, safety, morals, and general welfare of the people of the City.

Section Three. The Sunnen Station Phase II Urban Redevelopment Plan (the “**Phase II Plan**”) in the form attached hereto as Exhibit B, having been duly reviewed and considered by the City Council, is hereby approved.

Section Four. The proposed Redevelopment Agreement (the “**Redevelopment Agreement**”) by and between the City and the Developer in the form attached hereto as Exhibit C is hereby approved by the City Council, with such amendments, revisions and alterations thereto as shall be approved by the City Manager in order to accomplish the purposes of this Ordinance, the City Manager’s signature thereon being satisfactory evidence of his approval. The City Manager is hereby authorized to enter into and perform on behalf of the City the Redevelopment Agreement. The City Clerk is hereby authorized to attest, and affix the seal of the City to, said Redevelopment Agreement. The execution and delivery of such agreement in recordable form by the owner of all property within the Area as a first priority encumbrance on all property located within the Area shall be a condition precedent to the effectiveness of this Ordinance. All officers, agents and employees of the City are hereby authorized to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to implement and carry out the terms of this Ordinance.

Section Five. As provided in and subject to all of the limitations and qualifications stated in the Phase II Plan and in the Redevelopment Agreement, tax abatement of 100% for the

first 10 years and 50% for the next 5 years after the date that tax abatement first becomes effective for each portion of the Area to be redeveloped, having been duly considered by the City Council, is hereby approved.

Section Six. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance shall remain valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative interest.

Section Seven. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this ___ day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this ___ day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

EXHIBIT A

DESCRIPTION OF AREA

The following are the Additional Parcels. They appear outlined on the following two plates.

Additional Parcels

County ID	Property Address		Owner	Owner Address			
21J111441	7915 FLORA AVE	63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143
*21J130912	2750 S. HANLEY RD	63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143
*21J111809	7800 FLORA AVE	63143	City of Maplewood	7601 Manchester Rd.	St. Louis	MO	63143
*21J111818	3011 LACLEDE STATION RD	63143	Sunquad LP	7910 Manchester Rd.	St. Louis	MO	63143

***Only includes those portions of these parcels depicted on the attached plates as being included in the 353 Area**

Plate 1
Parcel Locator Numbers
 Sunnen Station Redevelopment
 Area Amendment



Legend

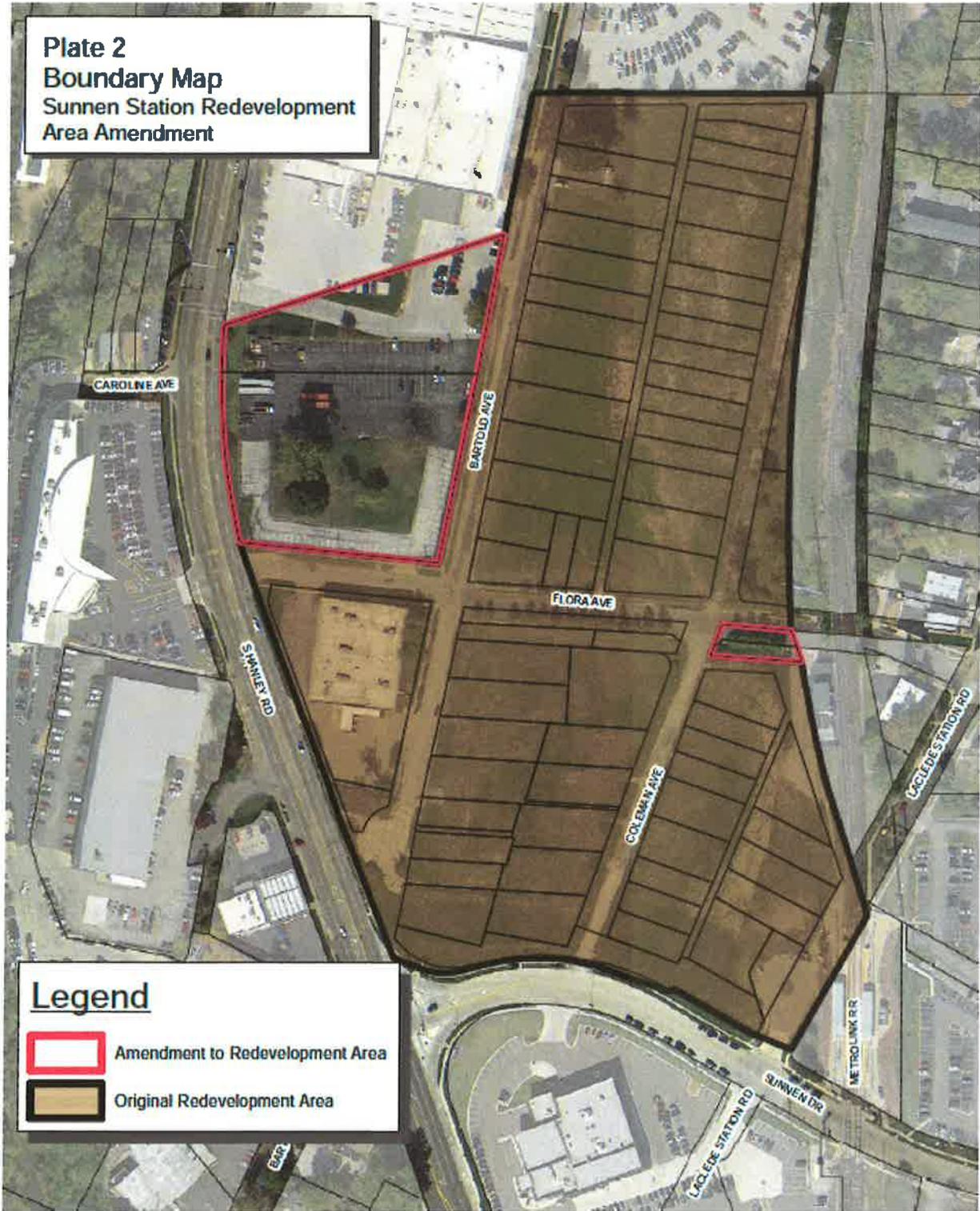
- Amendment to Redevelopment Area
- Original Redevelopment Area

April 2015





Plate 2
Boundary Map
Sunnen Station Redevelopment
Area Amendment



Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area



April 2015



EXHIBIT B
PHASE II PLAN

EXHIBIT C

REDEVELOPMENT AGREEMENT