

Resolution No. 23-LCRA-15E
Presented to the Board June 13, 2023

**RESOLUTION AUTHORIZING REDEVELOPMENT ACTIVITIES IN WELLSTON
PURSUANT TO AN APPROVED REDEVELOPMENT PLAN**

WHEREAS, the Land Clearance for Redevelopment Authority of the County of St. Louis (“County LCRA”) is established for the purposes set forth in the Land Clearance for Redevelopment Authority Law (Sections 99.300 to 99.660, inclusive, of the Revised Statutes of Missouri, as amended) (hereinafter, the “LCRA Law”), including the rehabilitation, redevelopment and renewal of properties for residential, commercial, or mixed-use to benefit the economic and social welfare within its area of operation in St. Louis County; and

WHEREAS, the City Council of the City of Wellston (the “City”) is currently reviewing a proposed ordinance (the “Approving Ordinance”) to re-designate the entire geographic area encompassing the City as the Wellston Redevelopment Area (the “Area”) and re-declare the entirety of the Area to be a blighted area as defined in the LCRA Law; and

WHEREAS, pursuant to the Approving Ordinance, the Wellston City Council would also approve an Amended and Restated Wellston Redevelopment Plan for the Area, commonly known as the Empower Wellston Community Plan and prepared by PGAV Planners, LLC (the “Plan”); and

WHEREAS, pursuant to Section 99.320 of the LCRA Law, a county land clearance for redevelopment authority may operate within the territorial boundaries of a municipality within such county if (a) the governing body of the municipality declares a need therefor, and (b) in the case of a municipality in which another land clearance for redevelopment authority is already established and is carrying out a land clearance project, such authority consents, by resolution, to the county authority acting within such municipality; and

WHEREAS, pursuant to the Approving Ordinance, the Wellston City Council would declare a need for the County LCRA to act within the City of Wellston; and

WHEREAS, the Approving Ordinance also documents the prior approval of the Land Clearance for Redevelopment Authority of the City of Wellston (“City LCRA”) to consent to the operation of the County LCRA within the City, as well as that the City LCRA is not currently undertaking or carrying out a land clearance project in the City; and

WHEREAS, pursuant to the Approving Ordinance, the Wellston City Council would further authorize the County LCRA to undertake certain activities and exercise certain powers in furtherance of implementing the Plan, including to sell, lease, exchange or otherwise transfer real property or any interest therein within the City subject to the Plan; and

WHEREAS, contingent upon approval of the Approving Ordinance, staff recommends that the Board of Commissioners approve the Plan and authorize LCRA to undertake activities and exercise certain powers in the City in furtherance of implementing the Plan.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the County of St. Louis as follows:

1. The Board of Commissioners hereby approves the Empower Wellston Plan and, contingent upon approval of the Approving Ordinance, and authorizes the Land Clearance for Redevelopment Authority of the County of St. Louis to operate in the City of Wellston, in furtherance of the Plan.
2. Contingent upon approval of the Approving Ordinance, the Executive Director, appropriate officers, and their designees are hereby authorized to negotiate and execute on behalf of the County LCRA all documents and agreements necessary to implement the Plan, specifically including redevelopment agreements, with such final terms as are consistent with this Resolution and are acceptable to the Executive Director and legal counsel.
3. The Executive Director and appropriate designees are hereby authorized to take all other actions necessary to effectuate the intent of this Resolution.

Adopted by the Board of Commissioners this 13th day of June, 2023.

ATTEST

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE COUNTY OF ST. LOUIS

Rebecca L. Ward

Jeri DG
Chair