

AN ORDINANCE OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, APPROVING AN ADDITIONAL RELOCATION BENEFIT FOR HOMEOWNERS RESIDING IN THE HADLEY TOWNSHIP REDEVELOPMENT AREA RPA 1 AS DEFINED BY THE REDEVELOPMENT PLAN.

WHEREAS, the City of Richmond Heights has approved a Redevelopment Plan for the Hadley Township Redevelopment Area; and

WHEREAS, most of the homeowners living within the Redevelopment Project Area 1 have signed option contracts to sell their homes to the approved Developer for the Redevelopment Area; and

WHEREAS, closing of the sale of the homes has been delayed by litigation with certain property owners within the RPA 1 Redevelopment Area and for other reasons, and

WHEREAS, the City of Richmond Heights wishes to provide an additional relocation benefit to those homeowners for whom closing of option contracts has been delayed to help alleviate some of the hardship caused by such delay, and

WHEREAS, the City Council finds it in the public interest to authorize this additional benefit to promote the redevelopment of the approved Hadley Township Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: As an additional relocation benefit, any homeowner who owns and occupies a home in the Hadley Township Redevelopment Area RPA 1, shall be entitled to apply for and received a rebate of any real or personal property taxes assessed by the General Fund of the City of Richmond Heights upon their home from and after the effective date of this ordinance until closing of the sale of their home to the approved Developer.

SECTION 2: This additional benefit shall apply to those described in Section One regardless of any other relocation benefit provided and regardless of whether relocation benefits were waived in any agreement with the approved Developer.

SECTION 3: This benefit may be applied for by the homeowner by filling out such form as may be prescribed by the office of the City Manager and providing proof of payment of such property taxes for the year 2008 by March 31, 2009.

SECTION 4. The City Manager may promulgate rules and regulations to carry out and give full effect to the provisions of this section.

SECTION 5: Nothing contained in this ordinance shall relieve the owner of any property from complying with all other ordinances that relate to property, fire or health codes or any other ordinances that regulates the condition or use of the property.

SECTION 6: In the event of any dispute as to the qualification for payment under this Ordinance, said dispute shall be resolved by appeal to an independent panel of six citizens to be appointed by the Mayor with consent of the City Council of Richmond Heights, at least three members of the panel shall be residents from within the Redevelopment Area. A majority vote shall be required to overrule the initial determination of the Office of the City Manager.

SECTION 7: This Ordinance shall take effect and be in full force and effect on the 31st day after its passage by the City Council as provided by law.

PASSED and APPROVED this 2nd day of July, 2008.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: June 16, 2008
Second reading: July 2, 2008