

**ORDINANCE #66762**  
**Board Bill No. 128**

An ordinance approving the dissolution of the Downtown Parks Business District, the discharge of the members of its board of commissioners; the authorization of a matching grant program for streetscape or façade improvements, landscaping and sidewalk repair; the approval of a contract among the Downtown Parks Business District, the St. Louis Local Development Co., and the Downtown St. Louis Partnership, Inc. for implementation of the matching grant program; the transfer of funds of the Downtown Parks Business District to the St. Louis Local Development Co.; and related matters, containing an emergency clause.

**WHEREAS**, the Downtown Parks Business District (the “District”) was established in 1994 by Ordinance 63156 of the City of St. Louis (the “Ordinance”) for the area of the City described as:

Beginning at the intersection of the centerlines of Tucker Boulevard and Lucas Avenue; thence westwardly along the centerline of Lucas Avenue across all intervening streets to the intersection of the centerlines of Lucas Avenue and 18th Street; thence southwardly along the centerline of 18th Street across all intervening streets to the intersection of the centerlines of 18th and Market Streets; thence eastwardly along the centerline of Market Street across all intervening streets to the intersection of the centerlines of Market Street and Tucker Boulevard; thence northwardly along the centerline of Tucker Boulevard across all intervening streets to the intersection of the centerlines of Tucker Boulevard and Lucas Avenue; which area includes all of the following City blocks: 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 519, 520 E and W, 521, 522 E and W, 523, 824, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835; and

**WHEREAS**, the District is governed by a Board of Commissioners appointed by the Mayor with the advise and consent of the Board of Aldermen; and

**WHEREAS**, the District initially received the proceeds of a tax levied by the Ordinance for the purposes of paying all costs and expenses to be incurred in the acquisition, construction, improvement, expansion and maintenance of any of the facilities of the District; and

**WHEREAS**, the tax levy was reduced to zero in July 1999 by Ordinance 64736 of the City of St. Louis in connection with the establishment of the Downtown St. Louis Community Improvement District, Inc.; and

**WHEREAS**, the District has continued to expend the proceeds of the tax levy on hand since that time; and

**WHEREAS**, the District has prepared a report of the funds received and expended from the date of its organization to October 31, 2004, attached hereto as Exhibit A and made a part hereof; and has received a report from Massie Fudemberg Goldberg LLC dated November 18, 2004, showing a balance on hand as of October 31, 2004, of \$41,172.14 (“Fund Balance”) attached hereto as Exhibit B and made a part hereof; and

**WHEREAS**, the Board of Commissioners of the District has determined that the Fund Balance would be most effectively used to fund a matching grant program for streetscape or façade improvements, landscaping, and sidewalk repair (the “Matching Grant Program”) administered by the Downtown St. Louis Partnership, Inc. (“Partnership”) and the St. Louis Local Development Co. (“Corporation”); and

**WHEREAS**, after the payment of an invoice of Massie Fudemberg Goldberg LLC of \$450, the District has no further outstanding obligations; and

**WHEREAS**, on March 11, 2005, the Board of Commissioners of the District adopted a resolution to request that the City of St. Louis adopt and approve an ordinance (the “Ordinance”) to dissolve the District; discharge the Commissioners; authorize the Matching Grant Programs within the District described by Ordinance 63156; authorize the Partnership and the Corporation to implement and administer the Matching Grant Programs; and approve the transfer of the Fund Balance (hereinafter defined) to the Corporation to provide for the Matching Grant Program; and

**WHEREAS**, the Board of Commissioners of the District has proposed an Agreement in order to provide for the orderly

dissolution of the District and contribute to the continued success and wellbeing of the District and those who own property and do business therein, to the end that the public interest will be well-served through the continuation of certain matching grant programs; and

**WHEREAS**, the Partnership was organized for the purpose of, among other things, to: foster and promote the economic welfare and development the image, the quality of life and the success and prosperity of the Downtown Area including the District; foster and promote the commercial, industrial, financial, business, professional, scientific, educational, cultural and civic interest together with the health, safety and general welfare of the Downtown Area including the District, and the people, businesses and institutions situated in the Downtown Area including the District; and coordinate the efforts of other persons or entities functioning in the Downtown Area including the District with purposes and activities consistent with those of the Corporation; and

**WHEREAS**, the Partnership has agreed to cooperate with the Corporation to implement and administer the Matching Grant Programs following the dissolution of the District pursuant to the terms of this Agreement; and

**WHEREAS**, the Corporation was organized for the purpose of, among other things, to foster economic development and growth in the City of St. Louis; and

**WHEREAS**, the Corporation has agreed to cooperate with the Partnership to implement and administer the Matching Grant Program following the dissolution of the District pursuant to the terms of this Agreement; and

**WHEREAS**, the Corporation and the Partnership are uniquely qualified to render the services provided for in the Agreement and that such services are in the best interest of the success and wellbeing of the District and those who own property and do business therein to the end that the public interest will be well-served through the continuation of the Matching Grant Programs.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE. Dissolution of District; Discharge of Members of Board of Commissioners.**

- (a) Ordinance 63156 adopted by the Board of Aldermen on May 20, 1994, which established the District is repealed.
- (b) Jill Belsky, Tim Boyle, Art Littleton, Kevin McGowan, Pete Snyder, and Jack Swanson are released and discharged from their obligations as members of the Board of Commissioners of the District.

**SECTION TWO. Matching Grant Programs.**

- (a) Jill Belsky, Tim Boyle, Art Littleton, Kevin McGowan, Pete Snyder, and Jack Swanson shall constitute an Advisory Committee for the Matching Grant Programs.
- (b) The Advisory Committee shall determine and establish the necessary programs and shall devote its best efforts to achieve the objectives of this Agreement within the limits of the funding available.
- (c)
  - (i) The Partnership shall prepare proposals and solicit applications for participation in the Matching Grant Programs by property owners within the District.
  - (ii) Upon approval by the Advisory Committee, the Partnership shall solicit applications for participants in the Matching Grant Programs by property owners within the District.
  - (iii) The Partnership shall provide oversight for the implementation of the Matching Grant Programs by property owners within the District.
- (d) Upon approval by the Advisory Committee, the Corporation shall reimburse one-half of the expenditure by a property owner within the area of the District described in the Ordinance for streetscape or façade improvements, landscaping and sidewalk repair.

**SECTION THREE.** The Agreement in substantially the form presented to this meeting as Exhibit C hereto is hereby approved.

**SECTION FOUR. Fund Balance.**

(a) The District shall pay over to the Corporation the Fund Balance less the \$450 due to Massie Fudenberg Goldberg LLC upon the effective date of the Agreement.

(b) The Corporation shall maintain a separate account for the Fund Balance and pay over funds from the Fund Balances upon direction by the Advisory Committee.

(c) The Corporation shall not expend any funds paid under this Agreement unless such expenditure shall have been approved by a resolution adopted by a majority of the members of the Advisory Committee.

**SECTION FIVE.** This being an ordinance for the immediately preservation of public peace, health and safety, it is declared to be an emergency measure within the meaning of Section 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective upon its passage and approval by the Mayor.

**Approved: July 7, 2005**