

**ORDINANCE 70859**

**BOARD BILL No. 130AA INTRODUCED BY: ALDERMAN JOE VOLLMER**

1           An ordinance approving the petition to establish the La Collina Community  
2 Improvement District, establishing the La Collina Community Improvement District, and finding  
3 a public purpose for the establishment of the La Collina Community Improvement District.

4           **WHEREAS**, Mo. Rev. Stat. §67.1400 et seq. (the “CID Act”) authorized the Board of  
5 Aldermen to approve the petition of the property owner to establish a Community Improvement  
6 District; and

7           **WHEREAS**, a petition, and revisions thereto, has been filed with the City, requesting  
8 formation and establishment of the La Collina Community Improvement District, signed by  
9 authorized representative of the owner of more than fifty percent by assessed value and per  
10 capita of the property located within the La Collina Community Improvement District (as  
11 revised, the “Petition”); and

12           **WHEREAS**, the Register of the City of St. Louis did review and determine that the  
13 Petition substantially complies with the requirements of the CID Act.

14           **WHEREAS**, a public hearing, duly noticed and conducted as required by and in  
15 accordance with the CID Act was held at 9:30 a.m. on October 17, 2018 by Ways and Means  
16 Committee of the Board of Aldermen; and

17           **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this Ordinance is  
18 in the best interest of the City of St. Louis and that the property owner of the property in the La  
19 Collina Community Improvement District, as well as the City as a whole, will benefit from the  
20 establishment of the La Collina Community Improvement District.

1           **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

2           **SECTION ONE.**

3           (a)     A community improvement district, to be known as the “La Collina Community  
4 Improvement District” (hereinafter referred to as the “District”), is hereby established pursuant  
5 to the CID Act on certain real property to construct improvements, impose special assessments  
6 and carry out other functions as set forth in the petition, which is attached hereto as Appendix A  
7 and incorporated herein by this reference.

8           (b)     The District boundaries are set forth in the map included in the Petition and are  
9 generally described as follows (and are more particularly described in the Petition):

10          A tract of land in blocks 4084, 4085, 4092, and 4093 of the City of St. Louis, Missouri, bounded  
11 by property owned by Missouri Pacific Railroad on the East, and including Daggett Avenue on  
12 the North, Hereford Street on the West, and Bischoff Avenue on the South, but excluding  
13 therefrom those certain properties located in city block 4085 and fronting on the east side of  
14 Hereford Street, being numbered as 2002 Hereford, 2004 Hereford, 2006 Hereford, 2008  
15 Hereford, 2010 Hereford, 2012 Hereford, and 2014 Hereford.

16          **SECTION TWO.** The District is authorized by the Petition, in accordance with the CID Act to  
17 impose a special assessment upon real property within the District, to provide funds to  
18 accomplish any power, duty or purpose of the District.

19          **SECTION THREE.** The District is authorized by the CID Act, at any time, to issue obligations,  
20 or to enter into cooperative agreements as provided for in Section 67.1491.4 of the Revised  
21 Statutes of Missouri with other entries with the authority to issue obligations, for the purpose for

1 carrying out any of its powers, duties, or purposes. Such obligations shall be payable out of all,  
2 or any part of any property or any interest in any property by mortgage or any other security  
3 interest granted. Such obligations shall be authorized by resolution of the District, and if issued  
4 by the District, shall bear such date or dates, and shall mature at such time or times, as the  
5 resolution shall specify. Such obligations shall be in such denomination, bear interest at such  
6 rate or rates, be in such form, be payable in such place or places, be subject to redemption as  
7 such resolution may provide and be sold at either public or private sale at such prices as the  
8 District shall determine subject to the provisions of Section 108.170 of the Revised Statutes of  
9 Missouri. The District is also authorized to issue such obligations to refund, in whole or part,  
10 obligations previously issued by the District.

11 SECTION FOUR.

12 (a) Pursuant to the Petition, the District shall be in the form of a non-profit  
13 corporation of the State of Missouri, known as the La Collina Community Improvement District.

14 (b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the District shall  
15 be the same as the fiscal year for the City of St. Louis.

16 (c) No earlier than one hundred and eighty (180) days and no later than ninety (90)  
17 days prior to the first day of each fiscal year, the District shall submit to the Board of Aldermen a  
18 proposed annual budget for the District, setting forth expected expenditures, revenues, and rates  
19 of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment  
20 on this proposed budget, but if such comments are given, the Board of Aldermen shall provide  
21 such written comments to later than sixty (60) days prior to the first day of the relevant fiscal  
22 year; such comments shall not constitute requirements, but shall only be recommendations.

1 (d) The District shall hold an annual meeting and adopt an annual budget no later  
2 than thirty (30) days prior to the first day of each fiscal year.

3 SECTION FIVE. The District is authorized to use the funds of the District for any of the  
4 improvements, services or other activities authorized under the CID Act.

5 SECTION SIX. Pursuant to the CID Act, the District shall have all of the powers necessary to  
6 carry out and effectuate the purposes of the District and the CID Act as set forth in the CID Act,  
7 except as may be limited in the Petition.

8 SECTION SEVEN. The City of St. Louis hereby finds that the uses of the District proceeds as  
9 provided for in the Petition hereto will serve a public purpose by remediating blight and  
10 encouraging the redevelopment of real property within the District.

11 SECTION EIGHT. The District has been declared to be a “blighted” area as defined in Section  
12 67.1401.2(3)(b) of the Act by the City’s adoption of Ordinance No. 70477 effective March 16,  
13 2017, which declared the District Property to be a “blighted area” under Chapter 99 of the  
14 Revised Statutes of Missouri, and such designation of blight is hereby reaffirmed.

15 SECTION NINE. Within one hundred twenty (120) days after the end of each fiscal year, the  
16 District shall submit a report to the Register of the City and the Missouri Department of  
17 Economic Development stating the services provided, revenues collected and expenditures made  
18 by the District during such fiscal year, and copies of written resolutions approved by the board of  
19 the District during the fiscal year. The Register shall retain this report as part of the official  
20 records of the City and shall also cause this report to be spread upon the records of the Board of  
21 Aldermen, pursuant to Section 67.1471 of the CID Act.

1 SECTION TEN. The term for the existence of the District shall be as set forth in the Petition, as  
2 may be amended from time to time or as such term may be otherwise modified in accordance  
3 with the CID Act.

4 SECTION ELEVEN. Pursuant to the CID Act, the Board of Aldermen shall not decrease the  
5 level of publicly funded services in the District existing prior to the creation of the District or  
6 transfer the burden of providing the services to the District unless the services at the same time  
7 are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision  
8 of the publicly funded services between areas included in the District and areas not so included.

9 SECTION TWELVE. The Register shall report in writing the creation of the La Collina  
10 Community Improvement District to the Missouri Department of Economic Development.

11 SECTION THIRTEEN. The Petition provides that the District shall be governed by a Board of  
12 Directors consisting of five individual directors (collectively the “Directors” and each a  
13 “Director”). Upon expiration of the terms of the initial Directors, successor Directors shall be  
14 appointed from a slate approved by the Directors and by the Mayor of the City with the consent  
15 of the Board of Aldermen, in accordance with the CID Act and Chapter 355 of the Revised  
16 Statutes of Missouri and the process and the qualifications set forth in the Petition and the bylaws  
17 of the District.

18 Mr. Ed Polich (four years)

19 Mr. Todd Bancroft (four years)

20 Mr. Derrick Haawthorne (two years)

21 Mr. Jim Hayes (two years)

1 Mr. James Elsman (two years)

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

APPENDIX A

18

La Collina Community Improvement District

1 (Petition on File in City Register's Office)