

BOARD BILL NO. 32 INTRODUCED BY: ALDERWOMAN MARLENE DAVIS

1 An ordinance approving the Petition of owners of certain real property to establish a
2 Community Improvement District, establishing the GRAND CENTER AREA TWO
3 COMMUNITY IMPROVEMENT DISTRICT; finding a public purpose of the
4 establishment of GRAND CENTER AREA TWO COMMUNITY IMPROVEMENT
5 DISTRICT, and containing a severability clause.

6 WHEREAS, Mo. Re. Stat. § 67.1400 et seq. (the “CID Act”) authorizes the Board of
7 Alderman to approve the petitions of property owners to establish a Community
8 Improvement District; and

9 WHEREAS, a petition has been filed with the City, requesting formation and
10 establishment of the GRAND CENTER AREA TWO COMMUNITY
11 IMPROVEMENT DISTRICT (the “CID”), signed by the authorized representatives
12 of the owners of more than fifty percent by assessed value and per capita of the
13 property located within the proposed boundaries of the CIDS (the “Petition”); and

14 WHEREAS, the Register of the City of St. Louis did review and determine that the
15 Petition substantially complies with the requirements of the CID Act; and

16 WHEREAS, a public hearing, duly noticed and conducted as required by and in
17 accordance with the CID Act was held at _____ a.m. on _____ 2016,
18 by the Board of Alderman; and

19 WHEREAS, this Board of Alderman hereby finds that the adoption of this ordinance
20 is in the best interest of the City of St. Louis and that the property owner, and the City

April 29, 2015

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1 of St. Louis, as a whole, will benefit from the establishment of GRAND CENTER
2 AREA TWO COMMUNITY IMPROVEMENT DISTRICT.

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

4 **SECTION ONE.**

5 (a) A Community Improvement District, to be known as the “GRAND
6 CENTER AREA TWO COMMUNITY IMPROVEMENT DISTRICT”
7 (hereinafter referred to as the “CID”), is hereby established pursuant to the
8 CID Act on certain real property described below to provide services,
9 construct improvements, impose assessments, impose a sales tax, and
10 carry out other functions as set forth in the Petition, which is attached
11 hereto as Appendix A and incorporated herein by this reference.

12 (b) The CID boundaries are set forth in the Petition at Exhibit A thereto and
13 are generally described as follows: Parcel Numbers

- 14 10540000350
- 15 10550001200
- 16 10550000400
- 17 10550000300
- 18 10570000110
- 19 10560000150
- 20 10570000107
- 21 10600001400
- 22 10570000220

1 10550000700
2 10560000900
3 10570000230
4 10560001000
5 10550000800
6 10550000900
7 10560000500
8 10550000600
9 10560000400
10 10550001000
11 10560000300
12 10560000220
13 10550001100
14 10550000500
15 10560001100
16 10550000200
17 10550000100
18 10550001300

19 in the City of St. Louis, Missouri 63103.

20 **SECTION TWO.** The CID is authorized by the CID Petition, in accordance with the
21 CID Act, to impose a tax upon retail sales within the CID to provide funds to
22 accomplish any power, duty, or purpose of the CID.

1 **SECTION THREE.** The CID is authorized by the CID Act, at any time, to issue
2 obligations, or to enter into agreements with outer entities with the authority to issue
3 obligations, for the purpose of carrying out any of its powers, duties or purposes.
4 Such obligations shall be payable out of all, part or any combination of the revenues
5 of the CID and may be further secured by all or any part of any property or any
6 interest in any property by mortgage or any other security interest granted. Such
7 obligations shall be authorized by resolution of the CID, and if issued by the CID,
8 shall bear such date or dates, and shall mature at such time or times, but not more than
9 fifteen (15) years from the date of issuance, as the resolution shall specify. Such
10 obligations shall be in such denomination, bear interest at such rate or rates, be in such
11 form, be payable in such place or places, be subject to redemption as such resolution
12 may provide and be sold at either public or private sale at such prices as the CID shall
13 determine subject to the provision of Mo. Rev. Stat. § 108.170. The CID is also
14 authorized to issue such obligations to refund, in whole or part, obligations previously
15 issued by the CID.

16 **SECTION FOUR.**

17 (a) Pursuant to the CID Petition, the CID shall be in the form of a political
18 subdivision of the State of Missouri, known as the “GRAND CENTER
19 AREA TWO COMMUNITY IMPROVEMENT DISTRICT”.

20 (b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the CID
21 shall be the same as the fiscal year for the City.

1 (c) No earlier than one hundred and eighty (180) days and no later than ninety
2 (90) days prior to the first day of each fiscal year, the CID shall submit to
3 the Board of Alderman a proposed annual budget for the CID, setting forth
4 expected expenditures, revenues, and rates of assessments, if any, for such
5 fiscal year. The Board of Alderman may review and comment on this
6 proposed budget, but if such comments are given, the Board of Alderman
7 shall provide such written comments no later than sixty (60) days prior to
8 the first day of the relevant fiscal year; such comments shall not constitute
9 requirements but shall only be recommendations.

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

12 **SECTION FIVE.** The CID is authorized to use the funds of the CID for any of the
13 improvements, service, or other activities authorized under the CID Act.

14 **SECTION SIX.** Pursuant to the CID Act, the CID shall have all the powers
15 necessary to carry out and effectuate the purposes of the CID and the CID Act as set
16 forth in the CID Act.

17 **SECTION SEVEN.** The City of St. Louis hereby finds that the uses of the CID
18 proceeds as provided for in the Petition will serve a public purpose by remediating
19 blight and encouraging the redevelopment of real property within the CID.

20 **SECTION EIGHT.** Within one hundred twenty (120) days after the end of each
21 fiscal year, the CID shall submit a report to the Register of the City and the Missouri

1 Department of Economic Development stating the services provided, revenues
2 collected and expenditures made by the CID during such fiscal year, and copies of
3 written resolutions approved by the board of directors of the CID during the fiscal
4 year. The Register shall retain this report as part of the official records of the City of
5 St. Louis and shall also cause this report to be spread upon the records of the Board of
6 Aldermen, pursuant to Section 67.1471 of the CID Act.

7 **SECTION NINE.** The term for the existence of the CID shall be as set forth in the
8 CID Petition, as may be amended from time to time, or as such term may be otherwise
9 modified in accordance with the CID Act.

10 **SECTION TEN.** Pursuant to the CID Act, the Board of Alderman shall not decrease
11 the level of publicly funded services in the CID existing prior to the creating of the
12 CID or transfer the burden of providing the services to the CID unless the services at
13 the same time are decreased throughout the City of St. Louis, nor shall the Board of
14 Alderman discriminate in the provision of the publicly funded services between areas
15 included in the District and areas not so included.

16 **SECTION ELEVEN.** The Register shall report in writing the creation of GRAND
17 CENTER AREA TWO COMMUNITY IMPROVEMENT DISTRICT to the Missouri
18 Department of Economic Development.

19 **SECTION TWELVE.** The Petition provides that the CID shall be governed by a
20 Board of Directors consisting of five (5) individual directors (collectively the
21 “Directors” and each a “Director”), such Directors to be appointed by the Mayor of

1 the City of St. Louis with the consent of the Board of Aldermen, in accordance with
2 the CID Act. By his approval of this ordinance, the Mayor does hereby appoint the
3 following named individuals as Directors of the CID for the terms set forth below, and
4 by adoption of this ordinance, the Board of Aldermen hereby consents to such
5 appointments:

6	<u>Name</u>	<u>Term</u>
7	1. Martie Aboussie	2 years
8	2. Mon F. Wong	2 years
9	3. Gary Clark	4 years
10	4. Paul Meier	4 years
11	5. Stephen A. Smith	4 years

12 **SECTION THIRTEEN.** If any section, subsection, sentence, clause, phrase, or
13 portion of this ordinance is held to be invalid or unconstitutional, or unlawful for any
14 reason, by any court of competent jurisdiction, such portion shall be deemed and is
15 hereby declared to be separate, distinct, and independent provision of this ordinance,
16 and such holding or holdings shall not affect the validity of the remaining portions of
17 this ordinance.