

1 **BOARD BILL NO. 132 INTRODUCED BY ALDERWOMAN MARLENE DAVIS**

2 An ordinance approving the Petition of Grand Center Community Improvement District,  
3 Inc. and property owners establishing the Grand Center Community Improvement  
4 District, and containing a severability clause and an emergency clause.

5 **WHEREAS**, Mo. Rev. Stat. § 67.1400 et seq. (the "Act") authorized the Board of  
6 Aldermen to approve the petitions of property owners to establish a Community  
7 Improvement District; and

8 **WHEREAS**, petitions signed by the property owners in the Grand Center Area,  
9 hereinafter described, have been filed with the City, requesting formation of a  
10 Community Improvement District; and

11 **WHEREAS**, the Register of the City of St. Louis did review and determine that the  
12 petition substantially complies with the requirements of the Act; and

13 **WHEREAS**, such public hearing, duly noticed, was held at \_\_\_\_\_ on  
14 \_\_\_\_\_, 2008, by the Board of Aldermen; and

15 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this ordinance is  
16 in the best interest of the City of St. Louis and that the property owners, residents, and  
17 persons engaging in business or visiting the Grand Center Area, and the public in general  
18 will benefit by the establishment of said Community Improvement District.

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

20 **SECTION ONE.**

21 (a) A Community Improvement District, to be known as the "Grand Center Community  
22 Improvement District" (hereinafter referred to as the "District"), is hereby established

1 within an 8-block area to receive services, benefits, and assessments as set forth in  
2 Appendix A.

3 (b) The District boundaries are set forth on the map in Appendix A and are described as  
4 follows:

5 A tract of land being all of City Blocks 1060, 1061, 1062, 1054, 1058, 1059 and Part of  
6 City Blocks 2287 & 2288 with Parts of adjoining streets, all in the City of St. Louis,  
7 Missouri, being more particularly described as follows:

8  
9 Beginning at the intersection of the centerline of Spring Avenue (80 foot wide) and the  
10 centerline of Delmar Boulevard (varying width); thence Southeasterly along said  
11 centerline to its intersection with the centerline of Grand Blvd. (80 foot wide); thence  
12 continuing Southeasterly along said centerline of Delmar Boulevard to its intersection  
13 with the Northerly extension of the Westerly right of way line of Josephine Baker  
14 Boulevard, formerly Channing Avenue, (60 foot wide); thence Southerly along said  
15 Northerly extension and Westerly right of way line to its intersection with the centerline  
16 of Samuel Shepard Drive (60 foot wide); thence Westerly along said centerline to its  
17 intersection with the centerline of Theresa Avenue (60 foot wide); thence Southerly along  
18 said centerline to its intersection with the centerline of Olive Street (varying width);  
19 thence Southeasterly along said centerline to its intersection with the centerline of Lindell  
20 Blvd. (varying width); thence Westerly along said centerline to its intersection with the  
21 centerline of Grand Blvd. (80 foot wide); thence Northeasterly along said centerline to  
22 its intersection with the centerline of Olive Street (varying width); thence Westerly along  
23 said centerline to its intersection with the centerline of Spring (varying width) Avenue;

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**Sponsored by: Alderwoman Marlene Davis**

1 thence Northeasterly along said centerline to its intersection with the centerline of Enright  
2 (60 foot wide) Avenue and the Point of Beginning.

3 **SECTION TWO.**

4 (a) The District is authorized by the Act to use any one or more of the assessments or  
5 other funding methods specifically authorized by the Act to provide funds to accomplish  
6 any power, duty or purpose of the District; provided, however, the District shall not have  
7 the authority to impose any such assessment on any real property located in a special  
8 business district authorized pursuant to Mo. Rev. Stat. § 71.790 et seq. or on any business  
9 or individual doing business in such special business district until the taxes imposed by  
10 such special business district have been repealed by such special business district.

11 (b) The District is authorized by the Act to establish different classes of real property  
12 within the District for purposes of special assessments. The levy rate for special  
13 assessments may vary for each class or subclass based on the level of benefit derived  
14 from services or improvements funded, provided, or caused to be provided by the  
15 District.

16 (c) The District is authorized by the Act to assess and collect an annual calculation of lot  
17 gross square footage and gross square footage of the building footprint.

18 (d) (i) The District is authorized by the Act and the Petitions when approved by the Board  
19 of Aldermen to assess and collect annual yearly assessments not to exceed the following  
20 rate for all non owner occupied single family residential parcels:

21 Per Square Footage of Lot \$0.199

22 Per Square Footage of Building Footprint \$0.199

1 each as adjusted, beginning in the year 2009, to reflect the annual percentage increase in  
2 the Consumer Price Index (CPI) for all Urban Consumers: U.S. City Average for all  
3 items (prepared by the United States Department of Labor, Bureau of Labor Statistics), or  
4 3 percent, whichever is less.

5 (ii) The District is authorized by the Act and the Petitions when approved by the Board of  
6 Aldermen to assess and collect annual yearly assessments for the class of parcels  
7 consisting of owner occupied single family residences as follows:

8 Each parcel containing an owner occupied single family residence shall have an annual  
9 yearly special assessment of \$500.00.

10 (iii) Special assessments shall be levied in advance beginning in 2008 so that funds will  
11 be available for operations on January 1, 2009.

12 (iv) The special assessments levied and collected by the District represent the costs of the  
13 services and improvements described in the Petitions to each property owner within the  
14 District. Each property owner's special assessment shall represent that owner's share of  
15 the benefit and the cost of such services and improvements.

16 (e) Notwithstanding anything to the contrary, the District shall have no power to levy any  
17 tax, but shall have only the power to levy special assessments in accordance with the Act.

18 **SECTION THREE.**

19 The District is authorized by the Act, at any time, to issue obligations for the purpose of  
20 carrying out any of its powers, duties, or purposes. Such obligations shall be payable out  
21 of all, part of any combination of the revenues of the District and may be further secured  
22 by all or any part of any property or any interest in any property by mortgage or any other  
23 security interest granted. Such obligations shall be authorized by resolution of the

1 District, and if issued by the District, shall bear such date or dates, and shall mature at  
2 such time or times, but not more than 20 years from the date of issuance, as the resolution  
3 shall specify. Such obligations shall be in such denomination, bear interest at such rate or  
4 rates, be in such form, be payable in such place or places, be subject to redemption as  
5 such resolution may provide and be sold at either public or private sale at such prices as  
6 the District shall determine subject to the provisions of Mo. Rev. Stat. § 108.170. The  
7 District is also authorized to issue such obligations to refund, in whole or in part,  
8 obligations previously issued by the District.

9 **SECTION FOUR.**

10 (a) Pursuant to the Petitions, the District shall be administered by the Grand Center  
11 Community Improvement District, Inc., a Missouri not-for-profit corporation.

12 (b) Pursuant to the Act, the fiscal year for the District shall begin on July 1.

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

21 (d) The Grand Center Community Improvement District, Inc. shall hold an annual  
22 meeting for the District and adopt an annual budget no later than 30 days prior to the first  
23 day of each fiscal year.

1 **SECTION FIVE.** The District is authorized by the Act to use the funds of the District  
2 for any of the improvements and activities authorized by the Act.

3 **SECTION SIX.** Pursuant to the Act, the District shall have all the powers necessary to  
4 carry out and effectuate the purposes of this act as set forth in the Act.

5 **SECTION SEVEN.** Within 120 days after the end of each fiscal year, the District shall  
6 submit a report to the Register of the City and the Missouri Department of Economic  
7 Development stating the services provided, revenues collected and expenditures made by  
8 the District during such fiscal year, and copies of written resolutions approved by the  
9 board of the District during the fiscal year. The Register shall retain this report as part of  
10 the official records of the City and shall also cause this report to be spread upon the  
11 records of the Board of Aldermen.

12 **SECTION EIGHT.** The term for the existence of the District begins on the date this  
13 ordinance is enacted by the Board of Aldermen, and ends on December 31, 2013. Special  
14 assessments shall be levied in advance beginning in 2008 so that funds will be available  
15 for operations on January 1, 2009.

16 **SECTION NINE.** Pursuant to the Act, the Board of Aldermen shall not decrease the  
17 level of publicly funded services in the District existing prior to the creation of the  
18 District or transfer the financial burden of providing the services to the District unless the  
19 services at the same time are decreased throughout the City, nor shall the Board of  
20 Aldermen discriminate in the provision of the publicly funded services between areas  
21 included in the District and areas not so included.

1 **SECTION TEN.** The Register shall report in writing the continuation of the Grand  
2 Center Community Improvement District to the Missouri Department of Economic  
3 Development.

4 **SECTION ELEVEN.** If any section, subsection, sentence, clause, phrase or portion of  
5 this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any  
6 court of competent jurisdiction, such portion shall be deemed and is hereby declared to be  
7 a separate, distinct and independent provision of this ordinance, and such holding or  
8 holdings shall not affect the validity of the remaining portions of this ordinance.

9 **SECTION TWELVE.** Being necessary for the immediate preservation of the public  
10 health, welfare and safety, it is declared to be an emergency measure within the Charter  
11 of the City of St. Louis and shall become effective immediately upon its passage and  
12 approval by the Mayor.

13

14 APPENDIX A

15 MAP OF DISTRICT\*

16

17 \*Note: the purpose of this map is only to show the geographic boundaries of the Revised

18 District. It is not to be relied on for information about property ownership.