

1 benefit from the establishment of the 1133 Washington Avenue Community Improvement
2 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 “1133 Washington
6 Avenue Community Improvement District” (hereinafter referred to as the “District”), is hereby
7 established pursuant to the CID Act on certain real property described below to provide services,
8 construct improvements, impose a sales tax and carry out other functions as set forth in the
9 Petition, which is attached hereto as Appendix A and incorporated herein by this reference.

10 (b) The District boundaries are set forth in the Petition in Appendix A.

11 **Section Two.**

12 (a) The District is authorized by the Petition, in accordance with the CID Act, to
13 impose a tax upon retail sales within the District, at a rate not to exceed one percent (1%), to
14 provide funds to accomplish any power, duty or purpose of the District.

15 **Section Three.**

16 The District is authorized by the CID Act, at any time, to issue obligations, or to enter
17 into agreements with other entities with the authority to issue obligations, for the purpose of
18 carrying out any of its powers, duties, or purposes. Such obligations shall be payable out of all,
19 part or any combination of the revenues of the District and may be further secured by all or any
20 part of any property or any interest in any property by mortgage or any other security interest
21 granted. Such obligations shall be authorized by resolution of the District, and if issued by the
22 District, shall bear such date or dates, and shall mature at such time or times, but not more than
23 twenty (20) years from the date of issuance, as the resolution shall specify. Such obligations
24 shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in

1 such place or places, be subject to redemption as such resolution may provide and be sold at
2 either public or private sale at such prices as the District shall determine subject to the provisions
3 of Mo. Rev. Stat. §108.170. The District is also authorized to issue such obligations to refund, in
4 whole or part, obligations previously issued by the District.

5 **Section Four.**

6 (a) Pursuant to the Petition, the District shall be in the form of a political
7 subdivision of the State of Missouri, known as the 1133 Washington Avenue Community
8 Improvement District.

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

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

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

21 **Section Five.** The District is authorized to use the funds of the District for any of the
22 improvements, services or other activities authorized under the CID Act.

1 **Section Six.** Pursuant to the CID Act, the District shall have all of the powers necessary
2 to carry out and effectuate the purposes of the District and the CID Act as set forth in the CID
3 Act.

4 **Section Seven.** The City of St. Louis hereby finds that the uses of the District proceeds as
5 provided for in the Petition hereto will serve a public purpose by remediating blight and
6 encouraging the redevelopment of real property within the District.

7 **Section Eight.** The District has been declared “blighted” under Chapter 99 RSMo. in
8 Ordinance No. 60939 and Ordinance No. 66421 of the City of St. Louis Board of Aldermen, and
9 such designation of blight is hereby reaffirmed.

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

17 **Section Ten.** The term for the existence of the District shall be as set forth in the Petition,
18 as may be amended from time to time or as such term may be otherwise modified in accordance
19 with the CID Act.

20 **Section Eleven.** Pursuant to the CID Act, the Board of Aldermen shall not decrease the
21 level of publicly funded services in the District existing prior to the creation of the District or
22 transfer the burden of providing the services to the District unless the services at the same time
23 are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision
24 of the publicly funded services between areas included in the District and areas not so included.

1 **Section Twelve.** The Register shall report in writing the creation of the 1133 Washington
2 Avenue Community Improvement District to the Missouri Department of Economic
3 Development.

4 **Section Thirteen.** The Petition provides that the District shall be governed by a Board of
5 Directors consisting of five individual directors (collectively the “Directors” and each a
6 “Director”), such Directors to be appointed by the Mayor of the City with the consent of the
7 Board of Aldermen, in accordance with the CID Act. By his approval of this ordinance, the
8 Mayor does hereby appoint the following named individuals as Directors of the District for the
9 terms set forth in parentheses below, and by adoption of this ordinance, the Board of Aldermen
10 hereby consents to such appointments:

- 11 1. Bill Bruce_____ (four years)
- 12 2. Brian Bruce_____ (four years)
- 13 3. Rachel Robards_____ (two years)
- 14 4. John Perkins_____ (two years)
- 15 5. Eyad Tammas_____ (two years)

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

APPENDIX A

Petition to Establish the 1133 Washington Avenue Community Improvement District

ON FILE WITH THE CITY REGISTER

June 26, 2009

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BB # _____ Sponsor: Alderwoman Young