

1 **BOARD BILL # 491 INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG**

2 AN ORDINANCE APPROVING THE PETITION OF DILLARDS BUILDING LLC,
3 AS THE OWNER OF CERTAIN REAL PROPERTY, TO ESTABLISH A COMMUNITY
4 IMPROVEMENT DISTRICT, ESTABLISHING THE LAUREL COMMUNITY
5 IMPROVEMENT DISTRICT, FINDING A PUBLIC PURPOSE FOR THE ESTABLISHMENT
6 OF THE LAUREL COMMUNITY IMPROVEMENT DISTRICT, AND CONTAINING A
7 SEVERABILITY CLAUSE.

8 **WHEREAS**, Mo. Rev. Stat. §67.1400 *et seq.* (the “CID Act”) authorized the Board of
9 Aldermen to approve the petitions of property owners to establish a Community Improvement
10 District; and

11 **WHEREAS**, a petition has been filed with the City, requesting formation and
12 establishment of the Laurel Community Improvement District, signed by authorized
13 representatives of the owners of more than fifty percent by assessed value and per capita of the
14 property located within the Laurel Community Improvement District (as amended, the
15 “Petition”); and

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

18 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in
19 accordance with the CID Act was held at 10:00 a.m. on February 6, 2008, by the Board of
20 Aldermen; and

21 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this ordinance is
22 in the best interest of the City of St. Louis and that the property owners of the Laurel Community

1 Improvement District, as well as the City as a whole, will benefit from the establishment of the
2 Laurel 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 “Laurel Community
6 Improvement District” (hereinafter referred to as the “District”), is hereby established pursuant
7 to the CID Act on certain real property described below to provide services, construct
8 improvements, impose assessments and taxes 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 and are
11 legally described as follows:

12 All of Block 125 in the City of St. Louis, and portions of vacated Lucas and Washington
13 Av, more specifically described as follows:

14
15 Beginning at the point of intersection of the west line of N. 6th ST (60' wide) with the
16 south line of Lucas AV (50' wide), thence southwardly 226' along said west line of N. 6 th Street
17 to a point of intersection with the north line of Washington Av (62' wide), thence 55.92'
18 Westwardly along side north line of Washington AV to a point, thence south 15.02' to a point,
19 thence 125' 3" along the south line of a portion of vacated Washington AV, Ordinance 59091, to
20 point, thence north 15' to a point on the north line of Washington AV, thence westwardly 90'
21 along said north line of Washington AV to its point of intersection with the east line of N. 7th
22 ST (60' wide); thence northwardly 225.75' along said east line of N. 7th ST to its point of
23 intersection with the south line of Lucas AV, thence northwardly 25' to the midpoint of vacated
24 Lucas AV, per Ordinance 59553, thence eastwardly 271.78' to a point, thence southwardly 25'
25 along the north line of said vacated Lucas to the point of beginning.

26
27 Parcel identification number 0125 000 0151.

28 **Section Two.**

29 The District is authorized by the Petition, in accordance with the CID Act to impose a tax
30 upon retail sales within the District, to provide funds to accomplish any power, duty or purpose
31 of the District.

32 **Section Three.**

1 The District is authorized by the CID Act, at any time, to issue obligations, or to enter
2 into agreements with other entities with the authority to issue obligations, for the purpose of
3 carrying out any of its powers, duties, or purposes. Such obligations shall be payable out of all,
4 part or any combination of the revenues of the District and may be further secured by all or any
5 part of any property or any interest in any property by mortgage or any other security interest
6 granted. Such obligations shall be authorized by resolution of the District, and if issued by the
7 District, shall bear such date or dates, and shall mature at such time or times, but not more than
8 twenty (20) years from the date of issuance, as the resolution shall specify. Such obligations
9 shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in
10 such place or places, be subject to redemption as such resolution may provide and be sold at
11 either public or private sale at such prices as the District shall determine subject to the provisions
12 of Mo. Rev. Stat. §108.170. The District is also authorized to issue such obligations to refund, in
13 whole or part, obligations previously issued by the District.

14 **Section Four.**

15 (a) Pursuant to the Petition, the District shall be in the form of a political
16 subdivision of the State of Missouri, known as the Laurel Community Improvement District.

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

19 (c) No earlier than one hundred and eighty (180) days and no later than ninety
20 (90) days prior to the first day of each fiscal year, the District shall submit to the Board of
21 Aldermen a proposed annual budget for the District, setting forth expected expenditures,
22 revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may
23 review and comment on this proposed budget, but if such comments are given, the Board of
24 Aldermen shall provide such written comments no later than sixty (60) days prior to the first day

1 of the relevant fiscal year; such comments shall not constitute requirements, but shall only be
2 recommendations.

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

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

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

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

13 **Section Eight.** The District is located within the 600 Washington Redevelopment Area,
14 which was declared “blighted” under Chapter 99 RSMo. in Ordinance No. 67237 of the City of
15 St. Louis Board of Aldermen, and such designation of blight is hereby reaffirmed.

16 **Section Nine.** Within one hundred twenty (120) days after the end of each fiscal year, the
17 District shall submit a report to the Register of the City and the Missouri Department of
18 Economic Development stating the services provided, revenues collected and expenditures made
19 by the District during such fiscal year, and copies of written resolutions approved by the board of
20 the District during the fiscal year. The Register shall retain this report as part of the official
21 records of the City and shall also cause this report to be spread upon the records of the Board of
22 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,
2 as 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 Park Pacific
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”), such Directors to be appointed by the Mayor of the City with the consent of the
14 Board of Aldermen, in accordance with the CID Act. By his approval of this ordinance, the
15 Mayor does hereby appoint the following named individuals as Directors of the District for the
16 terms set forth in parentheses below, and by adoption of this ordinance, the Board of Aldermen
17 hereby consents to such appointments:

- 18 1. John Steffen (four years)
- 19 2. Matt O’Leary (four years)
- 20 3. Amos Harris (two years)
- 21 4. Cathy Hagan (two years)
- 22 5. Jeff Wojciechowski (two years)

23 **Section Fourteen.** If any section, subsection, sentence, clause, phrase or portion of this
24 ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of

1 competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
2 distinct and independent provision of this ordinance, and such holding or holdings shall not
3 affect the validity of the remaining portions of this ordinance.

APPENDIX A

Petition to Establish the Laurel Community Improvement District

ON FILE WITH THE CITY REGISTER