

BOARD BILL NO. 56 INTRODUCED BY: ALDERWOMAN MARLENE DAVIS

1 An ordinance approving the Petition of the owners of certain real property to establish a
2 Community Improvement District, establishing the Grand Center Area Two Community
3 Improvement District; finding a public purpose of the establishment of Grand Center Area Two
4 Community Improvement District, and containing a severability clause.

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

7 WHEREAS, a petition has been filed with the City, requesting formation and establishment of
8 the Grand Center Area Two Community Improvement District (the “CID”), signed by the
9 authorized representatives of the owners of more than fifty percent by assessed value and per
10 capita of the property located within the proposed boundaries of the CID (the “Petition”); and

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

13 WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with
14 the CID Act was held at _____ a.m. on _____ 2014 by the Board of
15 Alderman; and

16 WHEREAS, the Board of Alderman hereby finds that the adoption of this ordinance is in the
17 best interest of the City of St. Louis and that the property owner, and the City of St. Louis, as a
18 whole, will benefit from the establishment of the Grand Center Area Two Community
19 Improvement District.

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

21 **SECTION ONE.**

22 (a) A Community Improvement District, to be known as the “Grand Center Area Two
23 Community Improvement District” (hereinafter referred to as the “CID”), is hereby

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1 established pursuant to the CID Act on certain real property described below to
2 provide services, construct improvements, impose assessments, impose a sales tax,
3 and carry out other functions as set forth in the Petition, which is attached hereto as
4 Appendix A and incorporated herein by this reference.

- 5 (b) The CID boundaries are set forth in the Petition at Exhibit A thereto and are
6 generally described as follows: A tract of land being part of Blocks 1054 and 1060,
7 and all of Blocks 1055, 1056 and 1057 of the City of St. Louis, together with parts
8 of adjoining streets and alleys, said tract of land being bounded on the North by the
9 centerline of Delmar Boulevard, on the East by the centerline of Josephine Baker
10 Boulevard (formerly Channing Avenue) on the South by Olive Street, and on the
11 West by North Theresa Avenue and on the West by the West line of Parcels 1054-
12 00-0035-0 and 1060-00-0140-0 of the City of St. Louis, and being more particularly
13 described as follows: Beginning at the intersection of the centerline of Delmar
14 Boulevard, 80 feet wide, with the centerline of Josephine Baker Boulevard, 60 feet
15 wide; thence Southerly along said centerline of Josephine Baker Boulevard a
16 distance of 1,033 feet to its intersection with the centerline of Locust Boulevard, 60
17 feet wide; thence West along the centerline of Locust Boulevard a distance of 30
18 feet; thence South along the Southern prolongation of the West line of said
19 Josephine Baker Boulevard and along the East line of Lot "B" of HOTEL
20 IGNACIO SUBDIVISION, a subdivision recorded in Book, 20110304 page 033 of
21 the City of St. Louis Records, a distance of 120.5 feet to an angle point; thence East
22 a distance of 60.00 feet; thence continuing along the East line of said Lot "B" and
23 its Southern prolongation South a distance of 129.13 feet more or less to its

1 intersection with the Southeastern prolongation of the centerline of said Olive
2 Street; thence Northwest along the Southeastern prolongation of the centerline of
3 Olive Street and along the centerline of Olive Street a distance of 506 feet to its
4 intersection with the centerline of North Theresa Avenue; thence North along the
5 centerline of North Theresa Avenue a distance of 296 feet to its intersection with
6 the Eastern prolongation of the centerline of an East – West alley, 15 feet wide, in
7 City Block 1060; thence West along the Eastern prolongation of the centerline of an
8 East – West alley and along the centerline of said East – West alley a distance of
9 175 feet to its intersection with the Southern prolongation of the West line of said
10 Parcel 1060-00-0140-0; thence North along the Southern prolongation of said
11 Parcel and along the West line of said Parcel and along the Northern prolongation
12 of said Parcel a distance of 175 feet to its intersection with the centerline of
13 Washington Boulevard, 80 feet wide; thence East along the centerline of
14 Washington Boulevard a distance of 175 feet to its intersection with the centerline
15 of said North Theresa Avenue; thence North along the centerline of North Theresa
16 Avenue a distance of 345 feet to its intersection with the centerline of Samuel
17 Shepard Drive, 60 feet wide; thence East along the centerline of Samuel Shepard
18 Drive a distance of 195 feet to its intersection with the Southern prolongation of the
19 West line of Parcel 1054-00-0035-0; thence North along the Southern prolongation
20 of the West line of said Parcel and along the West line of said Parcel a distance of
21 172 feet to an angle point in said West line; thence West a distance of 4.5 feet to
22 another angle point in said West line; thence North along said West line and along
23 the Northern prolongation of the West line of said Parcel a distance of 171 feet to

1 its intersection with the centerline of said Delmar Boulevard; thence East along the
2 centerline of Delmar Boulevard a distance of 270 feet to the point of beginning.

3 The CID includes Parcel Numbers 10540000350,10550001200, 10550000400,
4 10550000300, 10570000110, 10560000150, 10570000107, 10560001207,
5 10600001400, 10570000220, 10550000700, 10560000900, 10570000230,
6 10560001000, 10550000800, 10550000900, 10560000500, 10550000600,
7 10560000400, 10550001000, 10560000300, 10560000220, 10550001100,
8 10550000500, 10560001100, 10550000200, 10550000100 and
9 10550001300 in the City of St. Louis, Missouri 63103.

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

13 **SECTION THREE.** The CID is authorized by the CID Act, at any time, to issue obligations, or
14 to enter into agreements with outer entities with the authority to issue obligations, for the purpose
15 of carrying out any of its powers, duties or purposes. Such obligations shall be payable out of
16 all, part or any combination of the revenues of the CID and may be further secured by all or any
17 part of any property or any interest in any property by mortgage or any other security interest
18 granted. Such obligations shall be authorized by resolution of the CID, and if issued by the CID,
19 shall bear such date or dates, and shall mature at such time or times, but not more than fifteen
20 (15) years from the date of issuance, as the resolution shall specify. Such obligations shall be in
21 such denomination, bear interest at such rate or rates, be in such form, be payable in such place
22 or places, be subject to redemption as such resolution may provide and be sold at either public or
23 private sale at such prices as the CID shall determine subject to the provision of Mo. Rev. Stat. §

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1 108.170. The CID is also authorized to issue such obligations to refund, in whole or part,
2 obligations previously issued by the CID.

3 **SECTION FOUR.**

4 (a) Pursuant to the CID Petition, the CID shall be in the form of a political subdivision
5 of the State of Missouri, known as the “Grand Center Area Two Community
6 Improvement District”.

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

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

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

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

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

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

4 **SECTION EIGHT.** Within one hundred twenty (120) days after the end of each fiscal year, the
5 CID shall submit a report to the Register of the City and the Missouri Department of Economic
6 Development stating the services provided, revenues collected and expenditures made by the
7 CID during such fiscal year, and copies of written resolutions approved by the board of directors
8 of the CID during the fiscal year. The Register shall retain this report as part of the official
9 records of the City of St. Louis and shall also cause this report to be spread upon the records of
10 the Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

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

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

19 **SECTION ELEVEN.** The Register shall report in writing the creation of Grand Center Area
20 Two Community Improvement District to the Missouri Department of Economic Development.

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

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

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

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