

 **YOUR**



LOVE YOUR NEIGHBORHOOD

What Is A CID?

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*Adapted from Gillmore Bell Economic Development Tools
and the Missouri Department of Economic Development*



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DEFINITION

State Government with the responsibility of Local Government provides oversight for Community Improvement Districts (CID).

AUTHORIZATION

Community Improvement District Act,
Sections, 67.1401-67.1571, RSMO.

PURPOSE

Facilitate funding for public services and infrastructure.

ELIGIBLE APPLICANTS

Districts are distinct and apart from local government.

KINDS OF PROJECTS FUNDED

- *Public* facilities or improvements
- May include, but are not limited to
 - Pedestrian or shopping malls and plazas,
 - Parks, lawns, trees and any other landscape,
 - Convention centers, arenas, aquariums, aviaries and meeting facilities,
 - Sidewalk, street, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic sign and signals, utilities, drainage, water, storm and sewer systems and other site improvements,
 - Parking lots, garages or other facilities,
 - Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers,
 - Telephone and information booths, bus stop and other shelters, rest rooms and kiosks
 - Paintings, murals, display cases, sculptures and fountains, and
 - Music, news, and child care facilities.

This activity is financed in part through an allocation of Community Development Block Grant funds from the Department of Housing and Urban Development and the City of St. Louis Community Development Administration.

WHAT OTHER SERVICES MAY A CID PROVIDE?

- A community improvement district may provide a variety of public services, including but not limited to:
 - With the municipality’s consent, prohibiting or restricting vehicular and pedestrian traffic and vendors on streets.
 - Operating or contracting for the provision of music, news, child-care or parking facilities, and buses, mini-buses, or other modes of transportation.
 - Leasing space for sidewalk cafe tables and chairs.
 - Providing or contracting for the provision of security personnel, equipment, or facilities for the protection of property and persons.
 - Providing or contracting for cleaning maintenance and other services to public and private property.
 - Support for business activity, economic development, and tourism.
- Within a blighted area, the district also may:
 - Contract with any private property owner to demolish, renovate, or rehabilitate any building or structure owned by such property owner.
 - Spend or loan its revenues for such purpose, if the governing body of the municipality has determined that such action is anticipated to remediate the blighting conditions and will serve a public purpose.

HOW TO FORM A COMMUNITY IMPROVEMENT DISTRICT

- Seek support from your local elected official (Aldersperson) very early in the process.
- If the district is to be created as a nonprofit corporation, the corporation must be formed and in good standing prior to filing a petition for creation.
- Initial petition
 - Creation by ordinance of the governing body upon petition signed by a property owners collectively owning more than 50% of the assessed value of the real property within the proposed district; and more than 50% per capita of all owners of real property within the proposed district.
 - In order for a parcel to be counted toward the above requirements, all owners of record (or their properly designated representatives) of a parcel must sign the petition.
- Petition must include a wide variety of information, including:
 - Name of the proposed district, which must include “Community Improvement District” as part thereof,

- Legal description and boundary map.
 - A five-year plan describing the purposes of the proposed district, the services it will provide, the improvements it will make and an estimate of costs of those services and improvements.
 - Organizational and governance information, including:
 - Whether the district will be a political subdivision or a nonprofit corporation,
 - Description and number of the board of directors and selection process, and
 - The maximum rates of real property taxes, business license taxes and special assessments that may be imposed.
 - Limitations, if any, on borrowing capacity and revenue generation of the district, and
 - Petition signers may not be withdrawn later than seven days after petition filed.
- Verification of petition
 - The municipal clerk must verify, within 90 days after filing, whether the petition meets the requirements of the Act.
 - If not, the clerk must notify the party who filed the petition of its deficiencies.
 - Upon verification, the municipal clerk files the verified petition with the governing body of the municipality.
- Public hearing
 - Within 45 days of governing body's receipt of verified petition.
 - Notices must be published once a week for two consecutive weeks immediately prior to the week of the public hearing.
 - Notices must be mailed to property owners at least 15 days prior to the public hearing.
 - Notices must include the following information:
 - Date, time, and place of hearing
 - Statement that a petition for the establishment of a district has been filed
 - Boundaries of the district by street location and map
 - A statement that a copy of the petition is available for review at the clerk's office during regular business hours.
 - Statement that all interested persons be given an opportunity to be heard at the hearing.
- Establishment by city ordinance
- Public comment required when voting to create a CID, to implement a tax increase, to approve a redevelopment plan that pledges public funds, or with respect to a retail development project which utilizes the power of eminent domain unless passage of an ordinance dealing with such issues requires two separate readings.

GOVERNANCE

- Because a CID is a political subdivision, the initial petition:
 - Specifies whether directors will be elected by “qualified voters” or appointed and by whom,
 - Board consists of at least 5 but not more than 30 directors. Each director must:
 - Own real property within the district;
 - Own or operate a business within the district; or
 - A registered voter residing within the district
- Election of directors.
 - Election must take place 10-15 days after effective date of the ordinance establishing the district.
 - “At-large” election by mail-in ballot by “qualified voters”.
 - A “qualified voter” must:
 - Own real property, which is not exempt from assessment or levy of taxes, within the district; and
 - Be a registered voter residing within the district.
- Appointment of directors
 - Mayor makes appointments with the consent of the governing body.

SEEK SUPPORT FROM YOUR ELECTED ALDERPERSON VERY EARLY IN THE PROCESS.

EXPENDITURES MADE PRIOR TO TIF APPROVAL CANNOT BE REIMBURSED.

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Reference Links:

Gilmore Bell Summary of Economic Development Tools

[www.gilmorebell.com/Economic_Development_Memo_\(2016\).pdf](http://www.gilmorebell.com/Economic_Development_Memo_(2016).pdf)

City of St. Louis, List of TIF Projects

www.stlouis-mo.gov/government/departments/slhc/documents/upload/Summary-of-TIF-Redevelopment