

**PETITION TO THE CITY OF SAINT LOUIS, MISSOURI  
TO CREATE THE  
ST. LOUIS HILLS SPECIAL BUSINESS DISTRICT**

Submitted January 6, 2023

**PETITION TO ESTABLISH THE  
ST. LOUIS HILLS SPECIAL BUSINESS DISTRICT(SBD)**

To: The Board of Aldermen, City of Saint Louis, Missouri:

The undersigned, being owner(s) of real property subject to real property taxes and within the proposed boundaries of the St. Louis Hills Special Business District, do hereby petition and request the City of St. Louis to create the St. Louis Hills Special Business District as described herein, under the authority of Sections 71.790 through 71.808 RSMo.

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

**1. Description of the St. Louis Hills Special Business District (the “District”)**

**A. District Boundaries**

The boundaries of the **St. Louis Hills Special Business District** are as follows: Beginning at the point of intersection of Hampton Avenue and Gravois Avenue, and proceeding southwesterly along the center line of Gravois Avenue to its intersection with the center line of River Des Peres, then proceeding northwesterly along the center line of River Des Peres to the center line of Chippewa Street, then proceeding northeasterly along the center line of Chippewa Street to the center line of Hampton Avenue, then proceeding southerly along the center line of Hampton Avenue to the point of beginning.

**B. Map of District Boundaries**

A map illustrating the District boundaries is attached hereto as **Exhibit A**. The boundaries of the District are contiguous.

**C. Name of District.**

The name of the District shall be the “St. Louis Hills Special Business District.”

## 2. Purposes of the District

The District will generally provide for certain services and public improvements listed in the SBD statutes. A description of the Budget, proposed services and improvements are attached as **Exhibit B**. Without limiting the services and improvements authorized by statute, the District shall:

- A. **Cleaning, Landscaping, and Maintenance:** Services in this category will include the contracting of cleaning and maintenance services to a maintenance provider, which maintenance activities will include, but are not limited to (a) scheduled street sweeping and cleaning; (b) additional trash collection; (c) landscape and streetscape maintenance within the District; (d) maintenance of public art, decorations, improvements, banners, lighting, and signage; (e) graffiti removal; and (f) the purchase of equipment to assist in the above-listed cleaning and maintenance services.
- B. **Purchase, Installation, and Construction of Public Improvements:** Services in this category will include the (a) the purchase, installation, and maintenance of lighting within the District; (b) the purchase, installation, and maintenance of street and/or sidewalk furniture; (c) the purchase, installation, and maintenance of beautification materials throughout the District, including seasonal and holiday decorations and landscaping; (d) the contracting of services for installation of street improvements throughout the District; (e) the matching of funds for grants and projects intended to benefit the District; (f) the purchase and installation of way-finding signage throughout the District; and (g) the provision of or contracting of transportation services including, but not limited to, valet parking. Public improvements in this category may include, but are not limited to (a) acquisition, construction, reconstruction and/or operation of parking lots and parking structures; (b) construction or reconstruction of sidewalks; (c) acquisition, construction, reconstruction and/or operation of buildings and other structures and the leasing of such buildings or structures to tenants; (d) transportation related improvements; (e) public Wi-Fi; and (f) parks.
- C. **Security and Public Safety:** Services in this category will include (a) the contracting of security services to private security providers, off duty police officers, or a local police department; and (b) the purchase, installation, and maintenance of security cameras within the District. Services in this category may also include, but are not limited to, (a) the purchase of communication equipment designed to address security related issues; (b) the purchase, installation, and maintenance of lighting for the security of the District; (c) the purchase of bicycles or automobiles for security personnel; and (d) demolition and securing of vacant buildings, structures and exterior minor improvements to homes essential for safety.
- D. **Public Transportation:** Services in this category may include, but are not limited to, funding, promoting, planning, designing, constructing, improving, maintaining and operating one or more public transportation projects or assisting in such activities, including street, intersection, signage, traffic signals, bus stop, bicycle lanes and

parking facilities, shuttles, or other mass transit and any similar or related public transportation improvement.

- E. Marketing, Advertising, Promotion, Branding and Special Events: Services in this category will include (a) the contracting of services for the purposes of marketing, advertising and promotion of the District; (b) the purchase and installation of way-finding markers, banners, electronic and or print newsletters and other promotional materials; and (c) contracting of services for District-wide events. Services in this category may also include, but are not limited to, (a) the purchase of marketing materials such as banners, newsletters, and other promotional materials; (b) the contracting of services for the planning and implementation of District-wide events; (c) funds to help in the planning, coordination, and implementation of District-wide events; (d) the purchase or lease of tents, bleachers, and other similar equipment for use at District-wide events; and (e) the District's professional fees.
- F. Administrative Support: Services in this category will include (a) the purchase of administrative support materials such as office supplies, postage, reporting, and necessary equipment; (b) fees associated with the administrative activities of the district; (c) the contracting of services with a separate entity for the administration of the District; and (d) the hiring of personnel.

Also, the district may:

- A. Cooperate with other public agencies and with any industry or business located within the district in the implementation of projects within the District.
- B. Enter into agreements with any other public agency, any person, firm, or corporation to effect any of the provisions contained in SBD statutes.
- C. Contract and be contracted with, and sue or be sued.
- D. Accept gifts, grants, loans, or contributions from City of Saint Louis, the state of Missouri, political subdivisions, foundations, other public or private agencies, individuals, partnerships or corporations.
- E. Employ or contract managerial, engineering, legal, technical, clerical, accountant, and other assistance as it may deem advisable.

**3. Type of District**

The District is a separate political subdivision of Missouri with the power to impose a real property tax.

**4. Board of Commissioners**

- A. The District will be governed and operated by a seven member board of commissioners (the "**Board**"), appointed by the Mayor of the City of Saint Louis (the "**Mayor**") with the consent of the Board of Aldermen in accordance with qualifications as established by law and as set forth below.

**B. Qualifications**

1. Members of the Board must be at least 18 years of age;
2. Five (5) members of the Board shall be owners of real property within the District, or their representatives. Of these five (5) property-owning members:
  - a) One (1) member must be a member of Friends of Francis Park, or their representative.
  - b) One (1) member must be a member of the St. Louis Hills Neighborhood Association and a resident of the District, or their representative.
  - c) Two (2) members must be residents within the District, or their representatives.
  - d) One (1) member must be a licensed business owner within the District, or their representative.
3. Two (2) members of the Board must be renters of real property within the District, or their representatives.

**C. Term of Office:** Each member of the Board shall serve for a four (4) year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.

**D. Initial Members and Terms:** The initial members shall be appointed for the terms set forth as follows: one (1) member shall be appointed for a term expiring December 31, 2024; two (2) members shall be appointed for a term expiring December 31, 2025; two (2) members shall be appointed for a term expiring December 31, 2026; and two (2) members shall be appointed for a term expiring December 31, 2027.

**E. Removal:** The Mayor, with approval of the Board of Aldermen, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.

**F. Vacancies:** Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise shall be reported in writing to the Mayor by the Board. The vacancy shall be filled in like manner as an original appointment no later than thirty (30) days after the date of said report to the Mayor.

Appointments to fill vacancies shall be for the unexpired portion of a term only.

**G. Compensation:** The members of the Board shall serve without compensation of any kind.

**5. Life of the District**

The District will continue to exist and function until dissolved by a City ordinance. If approved by qualified voters in accordance with Section 71.800 RSMo, the levy of tax on

real property shall be effective for a period of seven (7) years from the tax year in which the election is held (i.e., tax years 2023, 2024, 2025, 2026, 2027, 2028 and 2029). Thereafter, the District's authority to levy real property tax shall be established and renewed by a public vote of property owners and residents.

**6. Maximum Rates and the Method of Assessment**

The special assessment petition shall be in substantially the following form:

The St. Louis Hills Special Business District ("*District*") shall be authorized to levy up to \$0.85 per \$100 assessed valuation on real property, tracts, lots or parcels of real property for the purpose of providing revenue to the District. Authorization to levy the special assessment shall expire on December 31, 2029. For purposes of property receiving tax abatement, the assessed value for each is at the current rate until abatement ends. The amount levied annually will be set by the Board each fiscal year by resolution of the Board with a public hearing within the district.

**7. Limitations on Revenue Generation**

The District will have no additional authority to levy taxes except as provided herein, or as provided by amendments to this petition.

**8. Reports and Meetings**

The District shall comply with requirements of reporting and meetings described in RSMo. § 67.1471. Meetings shall be open to the public.

**9. Severability**

If any provision of this Petition shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

**EXHIBIT A**

**St. Louis Hills Special Business District Map of Boundaries**



\*Proposed boundary outlined in red

**EXHIBIT B**  
**PROPOSED FIVE-YEAR BUDGET**

<b>Description</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Special Assessments	\$197,304	\$591,914	\$591,914	\$591,914	\$591,914
<b>TOTAL</b>	\$197,304	\$591,914	\$591,914	\$591,914	\$591,914

**Note:** Property assessments were calculated using the 2020 rate of 19% of Appraised Value. The tax revenue is estimate at \$.35 for every \$100 of City Assessed Value. The district will be authorized up to \$.85 per \$100 of assessed value.

Budget: The activities will be funded from the District Special Assessment. The estimated costs of these services and improvements to be incurred by the district during the first five years are approximately \$2,564,960 as set forth in the Five-Year Budget Projections. The actual revenue collected, and expenses incurred may vary from the estimated budget. The Five-Year Budget contained herein shall not limit the district in the event the cost of the Project increase or decrease.

- 1) Assumptions
  - a. \$591,914 annually will be raised from the Special Assessments (first revenue arrives in 2024)
  - b. It is contemplated that the budget over this five-year period will be distributed in approximate percentages as follows:
    - i. 20% - Public Safety & Security
    - ii. 20% - Purchase and Installation of Public Infrastructure
    - ii. 20% - Cleaning, Landscaping and Maintenance
    - iii. 20%-Marketing, Promotions and Special Events
    - iv. 20%- Administration



