
CID POLICY RECOMMENDATIONS
ORDINANCE NO. 210565
REVISED

Neighborhood Planning and Development Committee
10/20/21

ORDINANCE SUMMARY

Initial Presentation
to NPD on
8/11/21

Last Revisions
Presented to NPD
9/14/21

- Repeals prior Resolutions*
- Codifies/Centralizes Policy – Amends Ch 74, Enacts Article VII

Establishes:

- Purpose
- Requirements to Establish a CID
- Restrictions
- Reporting Requirements
- Fines/Fees

*Doesn't disallow existing ten-year renewals

FEEDBACK FROM IMPACTED STAKEHOLDERS



DEVELOPMENT
ATTORNEYS – 8/9/21 &
10/11/21



CID EXECUTIVE
DIRECTORS – 8/16/21 &
10/5/21



SUMMARY OF REVISIONS



SECTIONS UNDER REVIEW

1. Board Composition
2. Petition Evaluation Criteria
3. Reporting Requirements
4. Fees/Fines

GENERALLY (74-301)

- **Purpose:** Established to pay for public improvements or private projects through sales/use tax, special assessment or real property tax
- **Application:** To establish additional local requirements in addition to RSMO 67.1401 – 67.1571 “Community Improvement District Act. Clarifying that where any conflicts exist, CID Act rules, but local requirements can be more restrictive as long as not prohibited by state statute.

REQUIREMENTS ON ESTABLISHMENT OF A CID (74-302)

- **Petition** – notification of right to terminate, right for City Auditor to audit, estimate and description of revenues being used for public benefits
- **Board Composition** – **Designate at least 1 individual who meets new state representation requirements if there are no registered voters in the proposed district. State Statute requirements = a City resident, registered to vote, with no financial interest, not a immediate relative to anyone w financial interest. ~~Still requires all new CID Boards to include 1 community member.~~**
- **Term:** CIDS limited to 20 Years. May go up to 27 Years if Sales Taxes being used for D/S on CapX, Blight Removal, or Both (consistent with State Statute). **Clarified that this also applies to special assessment revenues.**
- **Blight Determination** – blight study no less than 5 years old, location/total AV, budget delineating expenditures related to blight remediation, schedule for remediation, capital outlays on property prior to seeking a blight finding, **scrivener modifications**
- **City Manager Execution** – Not without Council approval
- **Cooperative Agreement** – regarding local and state requirements and to establish applicable PILOTs

CRITERIA FOR REVIEW FOR ESTABLISHMENT OF CID (74-303)

- Alignment with City Goals
- Community Benefits – Preference for petitions that fund public improvements ~~with minimum of 10% of revenues over initial term for community benefits as identified in the petition in conference with City~~
- Overlapping - Whether there are any existing CIDs in proposed boundaries and if existing CIDs support
- Analysis of Overall Tax Rate (NEW) – Breakdown of proposed taxes, comparison to neighboring cities, and impact on the City's ability to impose additional taxes. Such information shall be provided by the Finance Department
- Shorter Term – Consideration of ~~Need for~~ Appropriate Length of Term of CID
- Construction Budget – The extent to which ~~Whether completion of exterior improvements are~~ is prioritized
- Pre-Existing Blight – Evaluation of whether existing property owners responsible for factors establishing blight
- Interior Private Blight – ~~The amount of~~ Whether ~~> 25% of revenues shall be~~ used for interior blight remediation
- Petitioner Provided Letter – Describing Criteria to be Evaluated (except Tax Rate Analysis)

REPORTING REQUIREMENTS (74-304)

- **Annual Reports** – Annual report which is consistent with State Requirements. ~~detailed breakdown of revenues used for public infrastructure, exterior improvements, interior improvements, other improvements, and services~~; contact information for current board members ~~including required neighborhood representative~~.
- **Annual Proposed Budget** - which shall include detailed breakdown revenues used for public infrastructure, exterior improvements, interior improvements, other improvements, and services;
- **Clerk Notifications** – to Council for each Annual Budget/Report Received
- **Annual Staff Reports to NPD** – October 1st, CIDs not current on reporting
- CIDs as requested by City Council

FINES/FEES/MISC (74-305)

- **Fees** (City Reimbursement/Cost Recovery) – reasonable and actual expenses related to 1) review of budgets/reports, 2) review/approval of petitions and 3) review/approval of amended petitions. Shall not exceed 1.5% of revenues collected in preceding year. **Contemplating a Tiered Schedule**
- **Fines** - \$100/30 days delinquent on reporting up to max of \$3000. **Need to designate responsibility for Administration**
- **Ineligibility** – CIDs with unpaid fees/fines are ineligible to amend or extend terms until paid
- **Waiver** – Provides for waiver of Fees/Fines by ~~City Planning Director~~ **City Manager**
- **Effective Dates:** 74-302 (Creation) and 74-303 (Restrictions) shall apply to future CIDs only. CIDs circulating petitions prior to effective date of new Code have 90 Day grace period, after which new Code will apply.



THANK YOU



QUESTIONS? COMMENTS?