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P. Hrngs.   X    
Pgs.   23    
Filed:   05-24-16  

Sponsored by:   Fishel  

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

COUNCIL BILL NO.   2016- 116  

SPECIAL ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE

1 REPEALING Special Ordinance No. 26678 and enacting in lieu thereof a special  
2 ordinance approving the Petition to Amend and Restate the Petition to  
3 Establish the Downtown Springfield Community Improvement District  
4 and directing the City Clerk to notify the Missouri Department of  
5 Economic Development and the Greene County Clerk of the  
6 amendments. (Staff and the Downtown Springfield Community  
7 Improvement District Board of Directors recommend approval).  
8  
9

10 WHEREAS, Sections 67.1401 to 67.1571 RSMo. ("Community Improvement  
11 District Act") authorize the governing body of any municipal corporation, upon proper  
12 petition requesting the formation or amendment of an existing Community Improvement  
13 District's petition, and after a public hearing, to adopt an ordinance establishing or  
14 amending the Community Improvement District's petition; and  
15

16 WHEREAS, the Downtown Springfield Community Improvement District (DTCID)  
17 was established by General Ordinance No. 4924 on September 7, 1999 for a period of 7  
18 years; and  
19

20 WHEREAS, the DTCID's petition was amended and the DTCID was  
21 reestablished by Special Ordinance 25085 on October 30, 2006 for a period of 10  
22 years; and  
23

24 WHEREAS, said District's legal description and map of its current boundaries  
25 and proposed boundaries are attached hereto in "Attachment 2 –Exhibit A and Exhibit  
26 B" respectfully; and  
27

28 WHEREAS, on October 17, 2015, a petition for the amendment and restatement  
29 of the DTCID was filed with the City Clerk of the City of Springfield, Missouri (the "City");  
30 and  
31

32 WHEREAS, the Amended and Restated Petition was approved by City Council  
33 on January 25, 2016 by Special Ordinance No. 26678; and

34  
35 WHEREAS, it was subsequently determined that the Petition approved by  
36 Special Ordinance No. 26678 did not meet the requirements of the Community  
37 Improvement District Act, since the Petition lacked the required signatures of property  
38 owners collectively owning more than fifty percent of the assessed value of property in  
39 the proposed expansion area; and

40  
41 WHEREAS, the DTCID has since gathered more signatures and have provided  
42 these additional signatures to the City Clerk; and

43  
44 WHEREAS, City Council authorized the City Clerk to verify the Petition by  
45 Resolution No. 10267; and

46  
47 WHEREAS, the City Clerk verified that the petition complied with the Community  
48 Improvement District Act and set a public hearing with all proper notice being given in  
49 accordance with the Community Improvement District Act or other applicable law; and

50  
51 WHEREAS, the City Council held a public hearing on May 31, 2016, which was  
52 continued to June 13, 2016, at which all persons interested in the amendment and  
53 restatement of the petition, and consequently its duration, powers and boundaries, were  
54 allowed an opportunity to speak and at which time the City Council heard all protests  
55 and received all endorsements; and

56  
57 WHEREAS, the City Council finds that notice of the amendment and restatement  
58 of the petition to create the DTCID and the public hearing thereon had been held in  
59 which all reasonable protest, objections and endorsements have been heard in  
60 accordance with Section 67.1431 of the Community Improvement District Act; and

61  
62 WHEREAS, the City Council further finds that the amended petition to create the  
63 DTCID is proper in that it meets all of the requirements of Section 67.1421 and 67.1441  
64 of the Community Improvement District Act.

65  
66 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
67 SPRINGFIELD, MISSOURI, as follows, that:

68  
69 Section 1 – Special Ordinance No. 26678 is hereby repealed in its entirety and  
70 this ordinance is hereby enacted in lieu thereof.

71  
72 Section 2 – There is hereby approved a petition to amend and restate the petition  
73 that created the DTCID, with said amendments altering provisions and restrictions of the  
74 petition including the expanding of the DTCID's boundaries, increasing police presence  
75 and public safety, providing additional image enhancement funds for branding and  
76 gateways, extending the life of the DTCID by 15 years, and increasing the DTCID sales  
77 and use tax from a quarter-cent to a half-cent (subject to approval by the qualified  
78 voters of the DTCID), and that the DTCID shall remain within the City as a political  
79 subdivision of the State of Missouri having the powers and purposes set forth in the

80 amended petition, the original of which is on file with the City Clerk and is incorporated  
81 herein by reference as if copied verbatim. The DTCID shall include the contiguous tracts  
82 of real estate described in "Attachment 2 – Exhibit A," also attached to the Petition and  
83 attached hereto and incorporated by reference, and shall be governed by a board of  
84 directors consisting of eleven (11), thirteen (13), or fifteen (15) members as determined  
85 by the board of directors by resolution adopted from time to time, members shall be  
86 appointed by the Mayor of the City of Springfield, Missouri, and confirmed by the City  
87 Council of the City of Springfield, Missouri, and shall have the authority to levy the  
88 assessments and establish a sales tax in amounts not to exceed the rates set forth in  
89 the Petition.

90  
91 Section 3 – The term of existence of the DTCID shall be as set out in the  
92 amended petition approved herein.

93  
94 Section 4 – The City Clerk is hereby directed to prepare and file with the Missouri  
95 Department of Economic Development the report specified in Subsection 6 of Section  
96 67.1421 of the Community Improvement District Act, and to further notify the Office of  
97 the Greene County Clerk of the DTCID's amended petition and continued existence  
98 past its previously amended termination date of December 31, 2016.

99  
100 Section 5 – This Ordinance shall be in full force and effect from and after its  
101 passage.

102  
103 Passed at meeting: \_\_\_\_\_

104  
105 \_\_\_\_\_  
106 Mayor

107  
108  
109 Attest: \_\_\_\_\_, City Clerk

110  
111 Filed as Ordinance: \_\_\_\_\_

112  
113 Approved as to form: Richard J. Weder, Assistant City Attorney

114  
115 Approved for Council action: Greg B. Smith, City Manager

## EXPLANATION TO COUNCIL BILL NO: 2016- 116

FILED: 05-24-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To repeal Special Ordinance No. 26678 and to enact in lieu thereof a special ordinance approving the Petition to Amend and Restate the Petition to Establish the Downtown Springfield Community Improvement District. (Staff and the Downtown Springfield Community Improvement District Board of Directors recommend approval).

BACKGROUND: The Downtown Springfield Community Improvement District (DTCID) was first established in 1999 and continued in 2006. It is set to expire on December 31, 2016. The DTCID currently provides sidewalk cleaning; parking enforcement; and image enhancement projects such as brochures, banners, and event funding for the property within its boundaries in downtown Springfield. The DTCID's work has improved the cleanliness and vibrancy of downtown and has provided a clean, safe, and friendly environment, which supports the public and private investments that have been made to date. The DTCID currently levies a quarter-cent sales tax and a special assessment on real property inside the District.

The DTCID Board of Directors prepared the Petition to Amend and Restate the Petition to Establish the DTCID (Amended and Restated Petition) and filed it with the Springfield City Clerk on October 17, 2016. The Amended and Restated Petition contains a number of new initiatives that the DTCID Board of Directors would like to implement. These new initiatives include expanding the DTCID boundaries to include the Boonville Avenue and West College Street/West Walnut Street corridors, increasing police presence and public safety, providing additional image enhancement funds for branding and gateways, extending the life of the District for an additional 15 years, and increasing the DTCID sales and use tax from a quarter-cent to a half-cent (subject to approval by the qualified voters in the DTCID). An information sheet regarding the proposed DTCID continuation is attached as "Attachment 1."

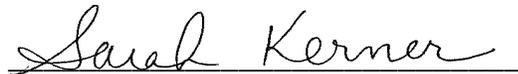
The Amended and Restated Petition was approved by City Council on January 25, 2016. However, it was discovered shortly thereafter that the Amended and Restated Petition did not meet all the statutory requirements for approval. State law requires the Amended and Restated Petition to contain the signatures of property owners collectively owning more than 50 percent of real property by assessed value and by more than 50 percent per capita of all owners of real property inside both the existing District boundaries and the proposed expansion areas. The Amended and Restated Petition satisfied this requirement with regard to the existing District boundaries and the combined existing and expanded area, however it lacked the required signatures in the expansion areas.

The DTCID has since gathered additional signatures and presented them to the Clerk for verification. The City Council directed the City Clerk to re-verify the October 17 signatures by Resolution No. 10267. The City Clerk verified all signatures relating to this bill on May 17, 2016, with assistance from Hogan Land Title Company to confirm ownership. The Amended and Restated Petition, as corrected, is now being presented to City Council for approval.

The City Clerk has certified that the corrected Amended and Restated Petition satisfies the statutory requirements for approval. For the existing DTCID area, which will be renewed by this Petition, it contains the signatures of 59.81 percent (125 out of 209) of the real property owners in the District, whom collectively own 74.33 percent of the total assessed value of real property inside the District. For the expansion areas of the DTCID, the Petition contains the signatures of 62.71 percent (37 out of 59) of the real property owners in the expansion areas, whom collectively own 50.70 percent of the total assessed value of real property.

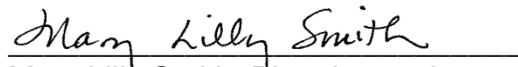
This bill supports the following Field Guide 2030 goal(s): Chapter 3, Economic Development; Major Goal 7, Continue the development and revitalization of center city Springfield.

Submitted by:



Sarah Kerner, Interim Economic  
Development Director

Recommended by:



Mary Lilly Smith, Planning and  
Development Director

Approved by:



Greg Burris, City Manager



Established in 1999, the Downtown Springfield Community Improvement District has provided the “clean, safe, and friendly” services that are foundational for revitalization.

### **Downtown Milestones**

- Since 1999, assessed values have grown from \$8.2M to \$36.4M (10.4% annually).
- Since 2002, the number of lofts have increased from 45 to 815 (59 per year).
- Since 2007, taxable sales have grown from \$45.1M to \$55.2M (3% annually).
- The assessed values with the proposed expanded boundaries will be \$47.7M.

### **Core Services of the current Downtown Springfield CID include:**

#### **Maintenance and Parking**

- Cleaning of public sidewalks, gathering spaces, alleys, and parking lots.
- Removing snow on designated routes as needed.
- Power washing sidewalks.
- Enforcing parking ordinances on public streets and public parking lots
- Identifying public parking through publication of guides in print and online.

#### **Image Enhancement**

- Maintaining the [www.itsalldowntown.com](http://www.itsalldowntown.com) website and social media sites.
- Enhancing public ways with banners, flower hanging baskets, and trash cans.
- Facilitating community events to be held Downtown.

#### **Safety and Security**

- Provide and/or coordinate supplemental police patrols for daytime hours and special events.
- Promoting the Business Watch program.
- Planning for safety with facility improvements and technology.

### **The extended Downtown Springfield CID petition includes:**

- Expanding boundaries to include the Boonville and College/Walnut corridors.
- Increasing police presence and public safety
- Additional image enhancement funds for Downtown branding and gateways.
- 15-year term – beginning January 2016
- Increasing sales tax rate from quarter-cent to half-cent in DSCID Boundary

### **Questions?**

**Contact Barb Baker, CID Manager, at 831-6200 or [barb@itsalldowntown.com](mailto:barb@itsalldowntown.com)**

**ATTACHMENT 2**

**PETITION TO AMEND AND RESTATE  
THE PETITION TO ESTABLISH THE  
DOWNTOWN SPRINGFIELD  
COMMUNITY IMPROVEMENT DISTRICT**

Springfield, Greene County, Missouri

Submitted October 17, 2015

**PETITION TO AMEND AND RESTATE THE PETITION TO ESTABLISH THE  
DOWNTOWN SPRINGFIELD COMMUNITY IMPROVEMENT DISTRICT**

To the City Council of the City of Springfield, Greene County, Missouri (the “City”)

The undersigned (the “Owners”), being the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the Downtown Springfield Community Improvement District (the “District”) and represent more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City approve and establish the Downtown Springfield Community Improvement District in order to fund all or part of the cost of services and public improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, RSMo. (the “Community Improvement District Act” or “Act”) in accordance with this Petition.

**1. Legal Description and Map of District Boundaries; Property Areas; Ownership.**

The legal description of the District is attached hereto as Exhibit A. A map illustrating the District boundaries is attached hereto as Exhibit B. The boundaries of the District are contiguous. The Owners are the owners of more than 50% by assessed value of the real estate within the District and represent more than 50% per capita of all owners of real property within the boundaries of the District.

**Name of District.**

The name of the District is the “Downtown Springfield Community Improvement District.”

**2. Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.**

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

**3. Five-Year Plan.**

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit C and Exhibit C-1

**4. Type of District.**

The District will be a political subdivision of the State of Missouri.

## **5. Board of Directors.**

The District will be governed by a board of directors (the “**Board**”), whose members shall be appointed by the Mayor of the City of Springfield (the “**Mayor**”) with the consent of the City Council of Springfield (the “**City Council**”) in accordance with the qualifications as established by law and as set forth below.

There shall be 11, 13, or 15 director positions on the District’s board of directors as determined by the board of directors by resolution adopted from time to time.

### **A. Qualifications.**

Each Director shall meet the following requirements:

1. Be at least eighteen (18) years of age; and
2. Be either an owner of real property within the District as defined in the Act (“**Property Owner**”), the legally authorized representative of an owner of real property in the District (“**Property Owner Representative**”), an owner of a business operating within the District (“**Business Owner**”), the legally authorized representative of an owner of a business operating within the District (“**Business Owner Representative**”), or a registered voter residing in the District (“**Registered Voter**”); and
3. Be nominated pursuant to a slate submitted by the Board to the City Council pursuant to the nominating procedures set forth below.

### **B. Representation**

1. A minimum of seven (7) directors must be either Property Owners or Property Owner Representatives that are not exempt from real property taxes;
2. A minimum of two (2) directors must be Business Owners or Business Owner Representatives and must not own real property located within the District;
3. A minimum of one (1) director must be a Registered Voter, so long as there are registered voters living in the District; and
4. A minimum of one (1) director must be the authorized representative of a Property Owner that is exempt from real property taxes, so long as such owners exist.

Each director may represent more than one of the foregoing categories.

The failure of the Board to meet representation requirements set forth in this **Section 6.B.** shall not affect the Board's authority to hold meetings, exercise any of the District's powers or take any action that is otherwise lawful.

### **C. Nominating Committee**

The Board shall appoint a nominating committee of five (5) persons, with:

1. At least one (1) owner of real property within the District having a cumulative assessed value in the top one-half by assessed value of all owners of real property in the District;
2. At least one (1) owner of real property within the District having a cumulative assessed value in the bottom one-half by assessed value of all owners of real property within the District;
3. At least one (1) registered voter living within the District; and
4. At least one (1) business owner owning a business in the District.

In addition to the aforementioned criteria, all such persons must be at least eighteen (18) years of age. Each member of the nominating committee may represent more than one of the foregoing categories. A person is not required to be a member of the Board to be eligible to serve on the nominating committee.

### **D. Nominating Process**

1. The nominating committee shall submit a slate to the Board for its approval. In preparing each slate, the nominating committee shall adhere to the following criteria:
  - a. Each person nominated must meet the qualifications specified in **Section 6.A.** of this Petition; and
  - b. The nominating committee must ensure that the slate submitted maintains the Board representation as set forth in **Section 6.B.** of this Petition.
2. Once a slate has been approved by the Board, the slate shall be submitted to the City Clerk by the Board. The City Clerk shall immediately deliver the slate to the Mayor. The Mayor may appoint the successor Directors according to the slate submitted, and the City Council shall consent by resolution to the appointment; or the Mayor or the City Council may reject the slate submitted and request in writing, with written reasons for rejection of the slate, that the Board submit an alternate slate.

3. If an alternate slate is requested, the Board shall submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternate slate to the Mayor. The Mayor may appoint the successor Directors according to the alternate slate submitted, and the City Council shall consent by resolution to the appointment; or, the Mayor or the City Council may reject the alternate slate submitted and request that the Board submit another alternate slate.
4. The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the City Council.

**E. Successor Directors.**

Successor directors shall be appointed as provided herein. The proposed directors shall meet the qualifications and satisfy the representation criteria set for in Sections 6.A. and B. of this Petition. The initial Board was duly constituted, serving such terms as provided by law. Hereafter, all successor directors shall serve four (4) year terms.

**F. Removal**

Any director may be removed for cause or to ensure the representation requirements set forth in **Section 6.B.** of this Petition are met, pursuant to the provisions of the Act.

In the event for any reason a Director is not able to serve his or her full term or is removed from the Board for any reason (“Exiting Director”), any vacancy to the Board shall be filled by appointment of an interim director (“Interim Director”) which shall be nominated by the remaining Directors and appointed by the Mayor as described above. Notwithstanding anything to the contrary, any Director’s failure to meet the qualification requirements set forth in this Article, either in a Director’s individual capacity or in a Director’s representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director. Provided, however, that the failure to meet such representation requirements shall not affect the Board’s authority to hold meetings, exercise any of the District’s powers or take any otherwise lawful action, assuming a lawful quorum to do so.

**6. Total Assessed Value.**

As of the date of submittal, the total assessed value of all real property located within the District is \$39,151,240.

**7. Determination of Blight.**

The District does not seek a determination of blight.

**10. Life of District.**

The District will continue to exist and function for a period of fifteen (15) years following the effective date of the ordinance establishing the District or until December 31, 2030, whichever last occurs.

**11. Maximum Rates of Business License Tax, Real Property Tax and Sales Tax.**

**A. License and Real Estate Taxes.**

The District will not impose business license taxes or real estate taxes.

**B. Sales and Use Taxes.**

The District may impose a sales and use tax, at a maximum rate of one-half (1/2) cent, on all retail sales made in the District that are subject to taxation pursuant to Sections 144.010 to 144.525, R.S.Mo., except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities (the "CID Sales Tax").

**12. Maximum Rates of Special Assessments and the Method of Assessment.**

A. The District may impose a special assessment against real property within its boundaries at a maximum rate of \$0.75 per one hundred dollars (\$100) of assessed value upon receipt of a petition that is signed by:

1. Owners of real property collectively owning more than fifty percent by assessed value of real property within the boundaries of the district; and
2. More than fifty percent per capita of the owners of all real property within the boundaries of the district.

B. The special assessment petition shall be substantially similar to the Petition attached as Exhibit D.

**13. Limitations on Borrowing Capacity.**

The District will have the authority to borrow funds from any public or private source and issue obligations and provide security for the repayment of same as provided by the Act and as otherwise provided by law.

**14. Limitations on Revenue Generation.**

The parties who have executed this Petition do not desire to establish any limitations on the revenue generation of the District.

**15. Other Limitations on District Powers.**

The District will have the authority and powers granted to community improvement districts and political subdivisions under the Act and as otherwise provided by law.

**16. Annual Reports and Meetings.**

The District shall comply with the reporting and meeting requirements described in Sections 67.1471 and 105.145, R.S.Mo., and acknowledges that such meetings shall be open to the public.

**17. Request for Ordinance Establishing District.**

The parties who have executed this Petition respectfully request the City Council to establish the District in accordance with this document.

**18. 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 or 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.

*[Remainder of page left intentionally blank. Signature Pages follow]*



**CLERK'S RECEIPT OF PETITION**

This Petition to Amend and Restate the Petition to Establish the Downtown Springfield Community Improvement District was filed in the office of the City Clerk of Springfield, Missouri on the 17th day of October, 2015.

  
\_\_\_\_\_  
Anita J. Cotter, CMC/MRCC  
City Clerk

[SEAL]



## EXHIBIT A

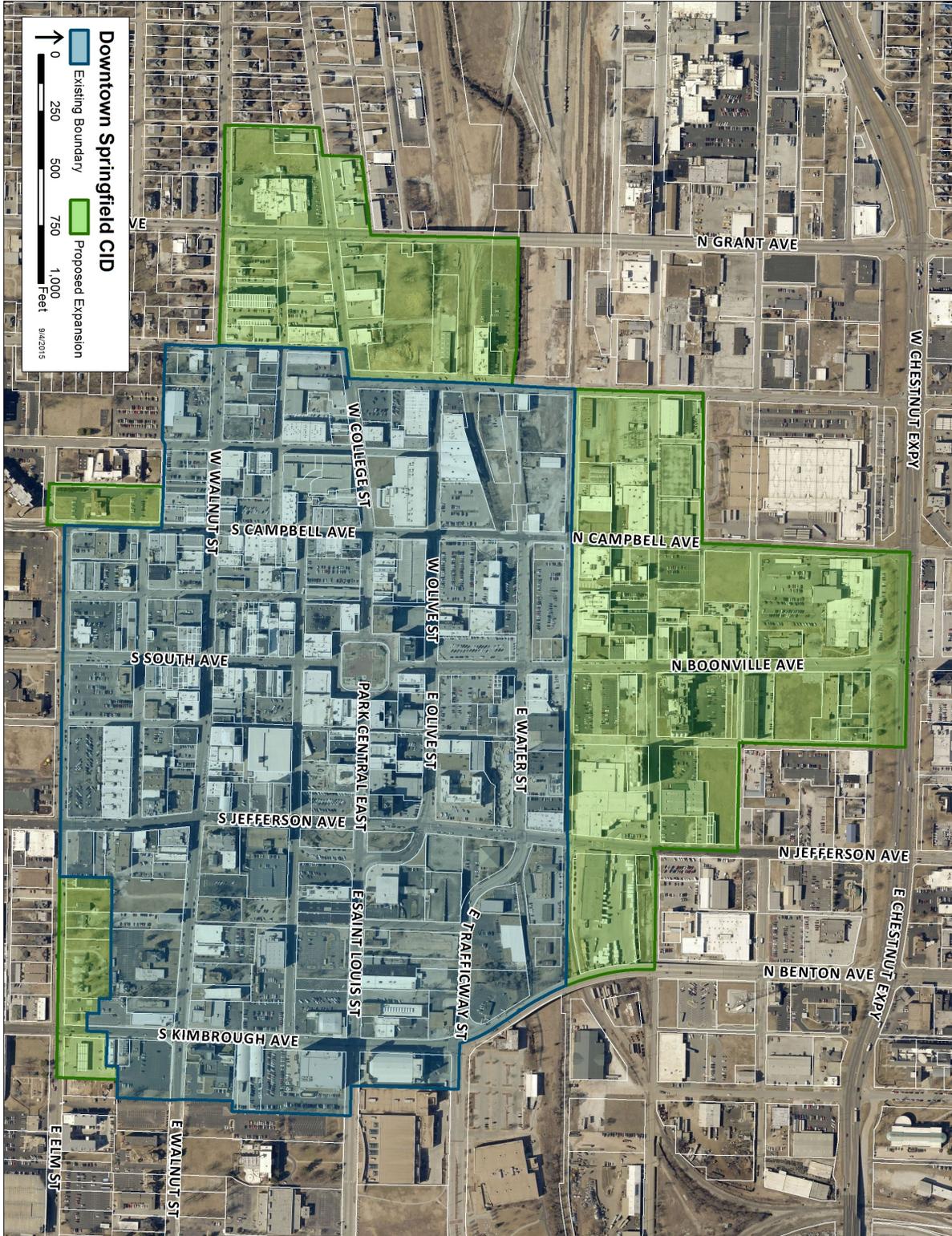
### District Legal Description

Beginning at the intersection of the centerline of Campbell Avenue and the northernmost centerline of Elm Street; thence east along centerline of Elm Street to a point approximately 180 feet east of the east right-of-way line of Kimbrough Avenue; thence north 265.17 feet to the northeast corner of Lot 2 of John S. Kimbrough's Third Addition; thence east 79.00 feet to the southeast corner of Lot 1 of said John S. Kimbrough's Third Addition; thence north 232.30 feet to the south right-of-way line of Walnut Street; thence northwesterly to a point on the north right-of-way line of Walnut Street approximately 250.5 feet east of the east right-of-way line of Kimbrough Avenue; thence north approximately 212 feet; thence east to a point approximately 300 feet east of the east right-of-way line of Kimbrough Avenue; thence north to a point on the centerline of St. Louis Street; thence west along the centerline of St. Louis Street to a point approximately 147 feet east of the east right-of-way line of Kimbrough Avenue; thence north to a point on the centerline of East Trafficway Street; thence west to the intersection of the centerlines of East Trafficway Street and Kimbrough Avenue, which is also known as Benton Avenue and as Memorial Plaza; thence north along the centerline of Benton Avenue and Memorial Plaza to the centerline of Phelps Street; thence west along the centerline of Phelps Street to the centerline of Jefferson Avenue; thence north along the centerline of Jefferson Avenue approximately 360' to the centerline of Tampa Street; thence west along the centerline of Tampa Street to the centerline of Robberson Avenue; thence north along the centerline of Robberson Avenue to the centerline of Chestnut Expressway; thence west along the centerline of Chestnut Expressway to the centerline of Campbell Avenue; thence south along the centerline of Campbell Avenue approximately 910 feet to the centerline of Tampa Street; thence west along the centerline of Tampa Street to the centerline of Main Avenue; thence south along the centerline of Main Avenue to a point 276.33 feet south of the north line of Section 23, Township 29 North, Range 22 West; thence west to the west right-of-way line of Main Avenue, being at the northeast corner of a tract of land currently owned by the City of Springfield as described in a Quit-Claim Deed recorded in Book 2006 at page 18815-06 of the Greene County Recorder's office; thence westerly, along the north line of said tract of land, to the centerline of Grant Avenue as defined by the centerline of the Grant Avenue viaduct structure and pavement; thence south, along said centerline of Grant Avenue, approximately 642 feet to the intersection with the northeasterly extension of the south right-of-way line of a 20 feet wide alley as partially dedicated and defined on the final plat of R.A. McCluer's Addition; thence southwest, along said south right-of-way line extension, being a line 140 feet north of and parallel with the north right-of-way line of College Street, to a point 150 feet northeast of the northeast corner of Lot 60 in said R.A. McClure's Addition; thence south to the centerline of College Street; thence southwest, along the centerline of College Street, to the centerline of Douglas Avenue; thence south, along the centerline of Douglas Avenue, to the centerline of Walnut Street; thence east, along the centerline of Walnut Street to the centerline of Main Avenue; thence south, along the centerline of Main Avenue to a point approximately 197.5 feet south of the south right-of-way line of Walnut Street; thence east to the west right-of-way line of Market Avenue; thence northeasterly to the centerline of Market Avenue, at a point approximately 190 feet south of the south right-of-way line of Walnut Street; thence east, along the centerline of a 20 feet wide alley as shown on

the final plat of John S. Phelps Addition, a distance of 183.38 feet to the centerline of a 16.75 feet wide alley as shown on said final plat of John S. Phelps Addition; thence south, along said centerline of the alley, to the centerline of Elm Street; thence east, along the centerline of Elm Street to the centerline of Campbell Avenue; thence north, along the centerline of Campbell Avenue to the point of beginning.

# EXHIBIT B

## Map of District Boundaries



## **EXHIBIT C**

### **Five-year Plan**

**A. Purpose of the District.** The purposes of the District are to:

- 1) Provide or cause to be provided for the benefit of the District, certain improvements and services described in Paragraphs B and C of this Exhibit;
- 2) To levy and collect the CID Sales Tax and Special Assessments against real property in order to provide a source of repayment for the CID Projects and related expenses; and
- 3) Such other purposes as authorized by the Act.

**B. Services.** The services to be performed by the District shall include, but not be limited to, the following:

- 1) The District will generally provide for:
  - a. Cleaning and maintenance of public sidewalks, alleys, and parking lots;
  - b. Removal of litter and sweeping of sidewalks as well as sidewalk cleaning, and snow removal on snow routes as needed;
  - c. Removal of trash from public sidewalk receptacles;
  - d. Operation of shared private trash collection;
  - e. Enforcement of parking on public ways and public lots;
  - f. Coordination of police, safety and security presence;
  - g. Creation of information and image enhancement, such as maintaining a website, publishing visitor guides and maps, installing and maintaining street furniture and banners on public property, as well as additional services approved by the Board;
  - h. Acquisition of personal property or any interest in such property consistent with the District's mission and intent, and;
  - i. Administrative services and personnel (contracted and/or hired employees) necessary to manage the District as approved by the Board.
- 2) The District may also provide for:
  - a. Additional police, safety and security services;
  - b. Acquisition of real property or any interest in such property consistent with the District's mission and intent;
  - c. Sell, lease, exchange, transfer, assign or otherwise encumber or dispose of any real or personal property or any interest in such property;

- d. Provide assistance to and/or to construct, install, repair, maintain and equip any useful, necessary or desired improvement; and
    - e. Enter into contracts for services consistent with the mission and intent of the District.
  - 3) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;
  - 4) Developing funding sources, including the levying of the CID Sales Tax and Special Assessments against real property, necessary in order to pay for the required expenses, costs and expenses of the District and to pay for the CID Projects in a manner authorized by the Act;
  - 5) Providing such accountings, reports and communications as are required by the Act and the Agreement; and,
  - 6) Providing such other services as are authorized by the Act.
- C. Budget.** The estimated five-year budget for the District is attached to and made a part of this Petition as Exhibit C-1.

**EXHIBIT C-1**

**Five-Year Budget**

	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>
<b>Revenue</b>						
Sales Tax <sup>1</sup>	\$145,000	\$290,000	\$295,800	\$301,700	\$308,000	\$314,000
Special Assessments <sup>2</sup>	\$170,000	\$220,000	\$224,400	\$229,000	\$234,000	\$238,000
Extended Parking						
Passes	\$10,000	\$8,000	\$8,000	\$5,500	\$5,500	\$6,000
Guide & Banner Ads	\$3,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Voluntary Contributions	\$22,000	\$35,500	\$36,000	\$36,000	\$37,000	\$37,000
<u>Interest Income</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>
<b>Total Revenues</b>	<b>\$352,000</b>	<b>\$560,500</b>	<b>\$571,200</b>	<b>\$579,200</b>	<b>\$591,500</b>	<b>\$602,000</b>
<b>Expense</b>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>
Administration	\$7,500	\$7,500	\$8,000	\$8,000	\$8,500	\$8,500
Management Contract	\$60,000	\$60,000	\$61,200	\$62,200	\$63,600	\$65,000
Renewal Reserve	\$2,600	\$2,750	\$3,000	\$3,000	\$3,000	\$3,000
Image Enhancement	\$52,500	\$111,000	\$113,000	\$114,000	\$116,000	\$118,000
Maintenance	\$152,000	\$240,500	\$245,000	\$249,000	\$254,000	\$259,000
Parking	\$35,400	\$26,750	\$27,000	\$27,500	\$28,000	\$28,500
<u>Safety &amp; Security</u>	<u>\$42,000</u>	<u>\$112,000</u>	<u>\$114,000</u>	<u>\$115,500</u>	<u>\$118,400</u>	<u>\$120,000</u>
<b>Total Expenses</b>	<b>\$352,000</b>	<b>\$560,500</b>	<b>\$571,200</b>	<b>\$579,200</b>	<b>\$591,500</b>	<b>\$602,000</b>
<b>Net Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> The sales and use taxes were based on a rate of one-half (1/2) cent. The maximum sales tax rate authorized by this petition is one-half (1/2) cent.

<sup>2</sup> Special assessments on real property were calculated using the 2015 rate of \$0.4020 per \$100 of assessed valuation. For properties entitled to real property tax abatement, the assessed values of such properties were based on the assessed valuation they would otherwise have if they were not entitled to tax abatement as determined by the county assessor. The maximum special assessment rate is \$0.7500 per \$100 of assessed valuation. Beginning in 2016, the special assessment rate may be increased by the lesser of 3% per year or the percentage increase of the U.S. Consumer Price Index.

**Exhibit D**

**PETITION TO IMPOSE SPECIAL ASSESSMENTS  
IN DOWNTOWN SPRINGFIELD  
COMMUNITY IMPROVEMENT DISTRICT**

The following property owners petition the Board of the Downtown Springfield Community Improvement District ("***District***") to impose a special assessment on the property described in the Petition to create the District. This petition is to be effective upon approval by the City of Springfield of such Petition to create the District.

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The Downtown Springfield Community Improvement District ("District") shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue to complete the services identified in **Exhibit D** of the Petition to create the District, attached hereto for reference. Such special assessments to be levied against each tract, lot or parcel of real property listed below within the district which receives special benefit as a result of such service and/or projects, the cost of which shall be allocated among this property per one hundred dollars (\$100) of assessed value in an amount not to exceed \$0.7500 dollars per \$100 assessed valuation.

Such authorization to levy the special assessment shall expire on December 31, 2030. The tracts of land, with common addresses and legal descriptions, located in the District which will receive special benefit from this service and/or projects are attached hereto on **Exhibits A-C** of the Petition to create the District, attached hereto for reference.

Beginning in the year 2016, such maximum rates may, at the discretion of the Board of Directors of the District, increase by the lesser of 3% per year or the percentage increase in the U.S. Consumer Price Index for all Urban Consumers: U.S. City Average for all items (prepared by the United States Department of Labor Bureau of Labor Statistics) for the twelve (12) month period ending on the last day of the two months preceding the date on which the District determines new levy rates of the assessment. For purposes of property that is entitled to real property tax abatement, the assessed value of such property shall be deemed to be that assessed value which such property would have had if it were not entitled to such tax abatement as determined by the county assessor.

Name

Signature

Property

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STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF GREENE    )

Before me personal appeared \_\_\_\_\_, to me personally known to be the individual described in and who executed the foregoing instrument.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for said County and State  
(Type, print or stamp the Notary's name below his or her signature)

My commission expires:

\_\_\_\_\_