Summary
Board Bill Number 54
Introduced by Alderman Thomas Oldenburg
June 18, 2026

An ordinance to approve the Petition for Creation, Extension, Renewal, and Establishment of the Bevo Community Improvement District (the "CID") pursuant to Section 67.1421(5) R.S.Mo. to authorize the CID to continue to provide services, construct improvements, and carry out other functions as set forth in such Petition, to impose special assessments upon real property within the CID boundaries to provide funds to accomplish any power, duty or purpose of the CID, and to receive the services and benefits all as set forth in the Petition; and containing severability, savings, and emergency clauses.

BOARD BILL NUMBER 54 INTRODUCED BY ALDERMAN TOM OLDENBURG

An ordinance approving the Petition of owners of real property seeking the creation, extension, renewal, and establishment of "The Bevo Community Improvement District," finding a public purpose for the creation, extension, renewal, and establishment of The Bevo Community Improvement District; and containing a severability clause and an emergency clause.

WHEREAS, Mo. Rev. Stat. § 67.1401, *et seq*. (the "Act") authorizes the Board of Aldermen to approve the petition of property owners to establish a Community Improvement District; and

WHEREAS, in 2016, certain property owners or authorized representatives of the owners of more than 50% by assessed value and per capita located within the proposed boundaries of The Bevo Community Improvement District requested the establishment of The Bevo Community Improvement District; and

WHEREAS, the Board of Aldermen on October 7, 2016 adopted and on the same date, the Mayor approved Ordinance 70353 which authorized the establishment of The Bevo Community Improvement District for a term ending December 31, 2026; and

WHEREAS, certain property owners within The Bevo Community Improvement District wish to extend its term; and

WHEREAS, the Act does not contain a provision for the extension of an existing Community Improvement District; and

WHEREAS, a petition (the "Petition") has been signed by certain property owners or authorized representatives of the owners of more than 50% by assessed value and per capita (the "Property Owners") within The Bevo Community Improvement District requesting the creation, extension, renewal, and establishment of The Bevo Community Improvement District to continue

to be known as The Bevo Community Improvement District as of the effective date of this ordinance; and

WHEREAS, the Petition has been filed with the Register of the City; and

WHEREAS, the Register of the City reviewed and determined that the Petition substantially complies with the requirements of the Act; and

WHEREAS, the Board of Aldermen did introduce Board Bill No. _____ declaring its intention to create, extend, renew and establish The Bevo Community Improvement District and calling for a public hearing on the matter; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the Act, was held at [___] a.m. on _____, 2026, [___] by the Board of Aldermen, and said Petition was approved by Resolution of the Board of Aldermen; and

WHEREAS, this Board of Aldermen hereby finds that the adoption of this ordinance is in the public interest of the City; that the creation, extension, renewal, and establishment of The Bevo Community Improvement District is a public purpose; and that the property owners, residents and persons engaging in business or visiting The Bevo neighborhood, and the public in general will benefit by the creation, extension, renewal and establishment of said Community Improvement District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE.

(a) A Community Improvement District, in the form of a political subdivision of the State of Missouri, to be known as "The Bevo Community Improvement District" (hereinafter referred to as the "District"), is hereby created, extended, renewed, and established under the Act to provide services, construct improvements, impose special assessments, and carry out other functions as set forth in the Petition, and to receive the services and benefits all as set forth in the Petition attached hereto as Appendix A and made a part hereof.

(b) The District boundaries are set forth on the map in the Petition set forth as Appendix A and the Legal Description set forth in Exhibit A, and are made a part of this Ordinance.

SECTION TWO.

(a) The District is authorized by the Petition, and in accordance with the Act, to impose a tax upon retail sales within the District to provide funds to accomplish any power, duty, or purpose of the District.

(b) The District is authorized by the Petition in accordance with the Act to use any one or more of the tax upon retail sales, assessments upon real property, or other funding methods specifically authorized by the Act and the Petition to provide funds to accomplish any power, duty or purpose of the District.

(c) The District is authorized by the Act to establish different classes of real property within the District for purposes of special assessments. The levy rate for special assessments may vary for each class or subclass based on the level of benefit derived from services or improvements funded, provided, or caused to be provided by the District.

(d) The District is authorized by the Act to assess and collect an assessment based upon an annual calculation of lot gross square footage and building gross square footage above the first floor.

(e) (i) The District, when approved by the Board of Aldermen, is authorized by the Act and by the Petition, when approved by the District, to assess and collect annual assessments against each tract, lot or parcel of real property in an amount calculated effective January 1, 2026 not to exceed an annual rate of One Hundred ($100.00) US Dollars for parcels deemed by the Assessor to be Single-Family Parcels and an annual rate of $0.0325 per square foot of land and $0.135 per square foot of the first floor of all General-Use parcels.

(ii) Such special assessments shall be levied annually in advance beginning in 2027 so that funds will be available for operations on January 1, 2027, and thereafter during the term of the District.

(iii) Such special assessments levied and collected by the District represent the costs of the services and improvements described in the Petition to each Property Owner within the District. Each property owner's special assessment shall represent that Property Owner's share of the benefit and the cost of such services and improvements.

SECTION THREE. The District is authorized by the Act, at any time, to issue obligations for the purpose of carrying out any of its powers, duties or purposes. Such obligations shall be payable out of all, part, or any combination of the revenues of the District and may be further secured by all or any part of any property or any interest in any property by mortgage or any other security interest granted. Such obligations shall be authorized by resolution of the District, and if issued by the District, shall bear such date or dates, and shall mature at such time or times, but not

more than 20 years from the date of issuance, as the resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in such place or places, be subject to redemption as such resolution may provide and be sold at either public or private sale at such prices as the District shall determine subject to the provisions of Mo. Rev. Stat. § 108.170. The District is also authorized to issue such obligations to refund, in whole or in part, obligations previously issued by the District.

SECTION FOUR.

(a) Pursuant to the Act, the fiscal year for the District shall begin on July 1.

(b) Pursuant to the Act and no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year, the District shall by resolution of the District's board, submit to the Missouri Department of Revenue, the state auditor, the City Register, and the Board of Aldermen, a proposed annual budget for the District, setting forth expected expenditures, revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if such comments are given, the Board of Aldermen shall provide such written comments no later than 60 days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements but shall only be recommendations.

(c) Pursuant to the Act, the District shall hold an annual meeting for the District and adopt an annual budget no later than 30 days prior to the first day of each fiscal year.

(d) Within 120 days after the end of each fiscal year, the District shall submit a report to the Register of the City, the Missouri Department of Revenue, the state auditor, and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions

approved by the board of the District during the fiscal year. The Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the Board of Aldermen.

SECTION FIVE.

(a) The District is authorized by the Act to use the funds of the District for any of the improvements and activities authorized by the Act.

(b) Pursuant to the Petition, the Board of Directors of the District is authorized to appropriate and pay over any remaining sums from the tax upon retail sales or the levy of special assessments on properties located within the District pursuant to the Petition approved by Ordinance 70353, authorizing the creation, extension, renewal, and establishment of the current District.

(c) Pursuant to the Act, the District shall have all the powers necessary to carry out and effectuate the purposes as set forth in the Act.

(d) The term for the existence of the District will begin on the effective date of this ordinance and will end at the end of the twentieth full calendar year thereafter: December 31, 2046.

SECTION SIX. The Board of Aldermen hereby finds that the use of the proceeds of the special assessments as provided in the Petition will serve a public purpose by remediating blight and encouraging the redevelopment of real property within the District.

SECTION SEVEN. Pursuant to the Act, the Board of Aldermen shall not decrease the level of publicly funded services in the District existing prior to the creation of the District or transfer the financial burden of providing the services to the District unless the services at the same time are decreased throughout the City, nor shall the Board of Aldermen discriminate in the

provision of the publicly funded services between areas included in the District and areas not so included.

SECTION EIGHT.

(a) The Register shall report in writing the creation of the District to the Missouri Department of Economic Development.

(b) The Board of Directors of the District shall, as soon as practicable following the approval of this ordinance by the Mayor, submit the following information to the Missouri Department of Revenue and state auditor: a description of the boundaries of the District as well as the rate of property tax or sales tax levied in the District; any amendments made to the boundaries of the District or the tax rates levied in the District; and the date on which the District is to expire unless earlier terminated.

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

SECTION TEN. **Emergency Clause**. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.