
**PETITION FOR THE CREATION
OF THE
DOWNTOWN CAPE GIRARDEAU COMMUNITY IMPROVEMENT DISTRICT**

June 27, 2013

**PETITION FOR THE CREATION OF THE
DOWNTOWN CAPE GIRARDEAU COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and City Council of the City of Cape Girardeau, Missouri:

The undersigned real property owners (the “**Petitioners**”), being the owners collectively owning:

- (1) more than fifty percent (50%) by assessed value of the real property, and
- (2) more than fifty percent (50%) per capita of all owners of real property

within the boundaries of the hereinafter described proposed community improvement district, do hereby petition and request that the City Council of the City of Cape Girardeau, Missouri create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the “**CID Act**”). In support of this petition, the Petitioners set forth the following information in compliance with the CID Act:

1. District Name. The name for the proposed community improvement district (the “**District**”) is:

Downtown Cape Girardeau Community Improvement District

2. Legal Description and Map. A legal description and map of the proposed District are attached hereto as Exhibit A. The proposed district is located entirely within the City of Cape Girardeau, Missouri.
3. Five-Year Plan. A five-year plan containing a description of the purposes of the proposed District, the services and public improvements that will be funded by the District, an estimate of costs of these services and improvements to be incurred, and other details and requirements as set forth in the CID Act is attached hereto as Exhibit B (the “**Five Year Plan**”).
4. Form of District. The proposed district will be established as a political subdivision of the State of Missouri under the CID Act.
5. Board of Directors. The Board of Directors will consist of seven (7) members. The initial Board of Directors shall be appointed by the Mayor with the consent of the City Council. The Petitioners propose that the names of the initial directors and their terms be as follows:

| <u>Name</u> | <u>Term</u> |
|----------------|-------------|
| Lindy Lysell | 4 Years |
| Jon Rust | 4 Years |
| Dave Hutson | 4 Years |
| Sheila Sauer | 2 Years |
| Kent Zickfield | 2 Years |

James Stapleton

2 Years

Daniel Statler

2 Years

In addition to the eligibility requirements set forth in Section 67.1451 of the CID Act, only owners of real property or their legally authorized representatives will be eligible to be appointed to the Board of Directors.

6. Assessed Value. The total assessed value of all real property in the District is \$8,197,340.00.
7. Blight. The Petitioners are not seeking a finding of blight.
8. Duration of District. The duration of the District will be for a minimum of one (1) year.
9. Real Property Tax. To assist in the funding of certain public improvements and services that serve the properties within the District, the qualified voters of the District will be asked to approve a real property tax of \$0.6708, which is the maximum rate of real property tax to be imposed by the District (the “**District Property Tax**”).
10. Business License Tax. The Petitioners do not propose that a business license tax be imposed within the District. Accordingly, the maximum rate of a business license tax to be imposed by the District is \$0.
11. Special Assessments. The Petitioners do not propose that special assessments be imposed within the District. Accordingly, the maximum rate of a special assessment to be imposed by the District is \$0.
12. Sales Tax. Qualified voters of the District will be asked to approve a sales tax of one-half of one percent (0.5%) (The “**District Sales Tax**”) to assist in the funding of certain public improvements and services that serve the properties within the District.
13. Borrowing Limits. The Petitioners do not seek limitations on the borrowing capacity of the District.
14. Revenue Limits. The Petitioners do not seek limitations on the revenue generation of the District.
15. Authority Limits. The Petitioners do not seek limitations on the powers of the District.
16. Revocation of Signatures. The Petitioners acknowledge that **THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, the Petitioners respectfully request that the City Council establish the Downtown Cape Girardeau Community Improvement District in accordance with the information set forth in this Petition and take all other appropriate and necessary action that is consistent with the Community Improvement District Act to establish the requested district.

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
DOWNTOWN CAPE GIRARDEAU COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: _____

Owner's telephone number: _____

Owner's mailing address: _____

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:

Single

Married

If owner is not an individual,
state what type of entity:

Corporation

General Partnership

Limited Partnership

Limited Liability Company

Partnership

Urban Redevelopment Corporation

Not-for-profit Corporation

Other _____

Map and parcel number:

Assessed value: \$ _____

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: _____

Signature: _____

STATE OF MISSOURI)

COUNTY OF _____)

Before me personally 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 _____, 2013.

Notary Public

My Commission Expires: _____

City Clerk Verification

Pursuant to Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID Act”), I, Gayle Conrad, City Clerk of the City of Cape Girardeau, Missouri, state the following:

1. A petition to create the Downtown Cape Girardeau Community Improvement District was filed with the City Clerk on _____, 2013.
2. I have reviewed the petition and have determined on _____, 2013, which does not exceed ninety days after receipt of the petition, that the petition substantially complies with the requirements of Section 67.1421.2 of the CID Act.
3. On _____, 2013, I delivered the verified petition to the City Council.

(SEAL)

Date _____

Gayle Conrad
City Clerk
City of Cape Girardeau, Missouri

EXHIBIT A
BOUNDARY DESCRIPTION AND MAP
OF THE
DOWNTOWN CAPE GIRARDEAU COMMUNITY IMPROVEMENT DISTRICT

DESCRIPTION OF DOWNTOWN CAPE GIRARDEAU, MISSOURI
COMMUNITY IMPROVEMENT DISTRICT

ALL OF THAT PART OF THE CITY OF CAPE GIRARDEAU, STATE OF MISSOURI, WITHIN TOWNSHIP 30 AND 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the southwest corner of Lot #23 of Range D of the City of Cape Girardeau, MO, approximately 112 feet south of the south line of Broadway, said point being the Southwest corner of a tract of land now or formerly owned by Carl W. and Lori A. Wensky et al., thence west, parallel to the South line of Broadway to a point on the west line of Ellis Street, thence south, with said west line of Ellis Street, to the north line of an existing east-west alley through Lot #28 of Range D of the City of Cape Girardeau, thence west, with the north line of said alley to the east line of an existing north-south alley on the west side of said Lot #28 of Range D, thence in a southwesterly direction to a point on the west line of said alley, said point being also the southeast corner of a tract of land now or formerly owned by the Robert W. Bohnsack Trust, and said point being approximately 172.39 feet south of the south line of Broadway, thence in a westerly direction parallel to the south line of Broadway to the east line of Pacific Street, thence in a southwesterly direction to the northwest corner of Pacific Street and Themis Street, thence west, with the North line of Themis Street, to the southwest corner of a tract of land now or formerly owned by Luke Michael Pavone, said point being approximately 66.8 feet east of the northeast corner of the intersection of Hanover Street and Themis Street, thence North, parallel with the East line of Hanover Street, to the North line of Luce Street, thence westerly, with the north line of Luce Street, to the southeast corner Lot #8 of Albert Place Subdivision (Plat Book 3, Page 17) and also of a tract of land now or formerly owned by Cape County Area Investors, LLC, thence with the east line of said Lot #8 and said Cape County Area Investors parcel, approximately 77 feet to the northeast corner of said Cape County Area Investors parcel, thence with the north line of said Cape County Area Investors, LLC parcel, westerly to a point on the west line of said Lot #8 and the east line of Lot #10 of said Albert Place, thence with the east line of said Lot #10, North to the Northeast corner of said Lot #10, thence along the north line of said Lot #10, westerly to the Northwest corner of said Lot #10, said point being on the east line of an existing Alley, thence with the east line of said Alley, northerly approximately 66.2 feet to a bend in said alley, thence continuing along the east / northeast line of said Alley, to the intersection of the northeast line of said alley with the east line of Henderson Avenue, thence north, with the East line of Henderson Avenue, approximately 36 feet, to the intersection of the east line of Henderson Avenue and an extension of the north line of a tract of land now or formerly owned by the Eric J. Gooden Trust, being located at 229 North Henderson Avenue, thence in a westerly direction to the northeast corner of said Gooden Trust Parcel, said point being on the west line of Henderson Avenue and also on the South line of a tract of land now or formerly owned by the Southeast Missouri University Foundation, thence with the South line of the University Foundation Property, westerly to the east line of Park Avenue, thence with the east line of Park Avenue, north approximately 70 feet to the northwest corner of the University Foundation Parcel, thence with the north line of the University Foundation Parcel east, approximately 68 feet to a corner of the University Foundation Parcel, thence running north, along the west line of the University Foundation Parcel and parallel to the east line of Park Avenue, approximately 180 feet, to the southeast corner of a tract of land now or formerly owned by Eleanor L. Jones, said parcel being located at 1231 Broadway, thence with the south line of said Jones parcel to the east line of Park Avenue, thence north along the east line of Park Avenue 84.6 feet to the intersection of the south line of Broadway and the East line of Park Avenue, thence in a northeasterly direction across Broadway

to the intersection of the north line of Broadway and the east line of Park Avenue, thence north, with the east line of Park Avenue to the southwest corner of Lot #25 of Block #1 of Park Place Addition, thence east, along the south line of said Lot #25 to the southeast corner of said Lot #25, said corner falling on the west line of Lot #2 of Block #1 of said Park Place Addition, thence southerly with the west line of said Lot #2 to the southwest corner of said Lot #2, thence east with the south line of said Lot #2 of block #1, to the southeast corner of said Lot #2, thence in a southeasterly direction and perpendicular to the present (2011 ad.) east right of way line of Henderson Avenue to a point on said present east right of way line, thence with said east line, in a northeasterly direction, approximately 70 feet, to a point where the present east right of way line of Henderson Avenue intersects the originally platted east right of way line of Henderson Avenue, thence southerly with the original east right of way line of Henderson Avenue to the Southwest corner of Lot #4 of Block 1 of Matteson Terrace (Plat Book 3, Page 8), thence east with the south line of said Lot #4, and said line extended to the center of the alley located in Block 1, a distance of 157.5 feet, thence southerly with the center of said alley to the extension of the southerly line of Lot #5 of said Block 1 of Matteson Terrace, thence west with the south line of Lot 5 and said line extended, to the southwest corner of said Lot #5 of block 1 of Matteson Terrace, thence southerly along the west line of Lot #6 of said block #1 to the southwest corner of said Lot #6, thence east along the south line of said Lot #6 and said south line extended, to the center of the existing alley indicated in Block 1 of Matteson Terrace, thence in a southeasterly direction along the center of said alley to the west line of Houck Place as it presently exists, thence in a southeasterly direction to the most westerly corner of Lot #9 of Block #2 of said Matteson Terrace, said point being also on the South line of Bellevue Street, thence east with the south line of said Bellevue Street to the Northwest corner of Lot #15 of Block #2 of Matteson Terrace, thence along the west line of said Lot #15, to the Southwest corner of said Lot #15, thence with the southern line of Matteson Terrace Subdivision, being also the south line of Lots 15 and 17 of said Block 2, to the west right of way line of Pacific Street, thence south along the west line of said Pacific Street, to a point opposite the extension of the north line of a tract of land owned by the Southeast Missouri University Foundation, thence eastwardly on the extension of this north line to a point on the east line of Pacific Street, said point being approximately 134.06 feet south of the southeast corner of the intersection of Pacific Street and Bellevue street, thence with the North line of the University Foundation Parcel, east to the west line of an existing alley, thence southerly with the west line of said alley to a point on the north line extended of a tract now or formerly owned by the Southwestern Bell Telephone Company, thence with said north line, and the extension of said line, and being approximately 189.16 feet north of and parallel to the north line of Broadway Street, to the east line of Ellis Street, thence north, with the east line of Ellis Street, to the northwest corner of a tract of land now or formerly owned by Mansouri Karim, thence easterly with the north line of said tract, to the northeast corner of said tract on the west line of an alley, thence in an easterly direction, to a point on the east line of the same alley, and being on the northwest corner of a tract of land now or formerly owned by Lee P. and Cassandra G. Scott, thence east along the north line of the Scott parcel, parallel to and approximately 231.52 feet north of the north line of Broadway, to a point on the west line of Sprigg Street, thence easterly to the northwest corner of Lot #33 of Range E in the City of Cape Girardeau, thence east with the North line of said Lot #33, and continuing east along the North line of Lot #28 of Range E, to the west line of Frederick Street, thence easterly to a point on the East line of Frederick Street 6.06 feet north of the northwest corner of Lot #25 of Range E, thence easterly and 6.06 feet north of the north line of said Lot #25 of Range E to the west line of an existing alley, thence east to a point on the east line of said alley being also the northwest corner of Lot #20 of said Range E, thence east with the north line of said Lot #20, to a point on the west line of Middle Street, thence easterly to a point on the east line of Middle Street being also the northwest corner of Lot #18 of Range E, thence with the north line of said Lot #18 and said north line extended to a point on the east line of an alley at the NW corner of Lot #15 of Range E, thence north with the west line of Lot #16 of said Range E approximately 80.75 feet to the northwest corner of a tract of land now or formerly owned by G& S Holdings, LLC, thence easterly with the north line of said G & S Holdings, LLC parcel to the west line of Fountain Street, thence in an easterly direction to a point on the east line of Fountain Street at

a point 45.15 feet south of the most western of the northwest corners of Lot #1 of Marquette Towers (Plat Book 22 at Page 33), thence Easterly approximately 203 feet to appoint on the west line of an alley being 157.99 feet south of the south line of Bellevue Street, thence northeasterly to a point on the east line of the same alley being 148 feet south of the south line of Bellevue Street, thence East to a point on the west line of Lorimier Street being 83.6 feet north of the southeast corner of Lot #12 of Range E, thence southerly with the west line of Bellevue Street to the southeast corner of said Lot #12, thence easterly to a point on the east line of Lorimier Street at the northwest corner of Lot #10 of Range E, thence easterly with the north line of said Lot #10 188.83 feet to the northeast corner of said Lot #10, thence east with the north line of Lot #7 of said Range E 11.0 feet, thence north parallel with the west line of Lot #8 of said Range E 1.67 feet, thence east parallel with the south line of Lot #8 of Range E 19.18 feet, thence north parallel with the east line of Lot #8 of Range E, 89.94 feet to a point 140 feet south of the south line of Bellevue Street, thence east and parallel with the south line of Bellevue Street, 188.82 feet to the center of vacated Spanish Street, thence northerly with the center of said vacated Spanish Street, 40 feet, thence easterly and 100 feet south and parallel to the south line of Bellevue street and vacated Bellevue Street to a point on the east right of way of Main Street, thence north with the east right of way line of Main Street, to a point 116 feet south of the intersection of the east line of Main Street with the South line of vacated North Street, thence west, parallel with and 116 feet south of south line of North Street, 156 feet to the southwest corner of a tract of land now or formerly owned by Downtown Investments, Company of Cape Girardeau, thence north parallel to and 95 feet west of the west line of Main Street to a point on the south line of North Street, thence with the south line of North Street westerly to the intersection of the centerline of vacated Spanish Street with the south line of North Street, thence north with the centerline of Vacated Spanish Street and said centerline extended to the North line of Park Drive, thence easterly with the North line of Park Drive and said North line extended to a point on the east right of way line of Main Street, thence north with the east line of Main Street to the northwest corner of a tract of land now or formerly owned by Downtown Investment Company of Cape Girardeau, thence easterly with the north line of said tract to the Northeast Corner of said Tract, thence Southerly along the east line of said tract to the southeast corner of said tract on the east line of Lot #2 of Range F, thence continuing south with the east line of Lots 2 and 1 of Range F to the southeast corner of said Lot #1, thence in a southeasterly direction to the northeast corner of Lot #1 of New River Development Subdivision (Plat Book 22, Page 54), said point being also on the west line of Water Street, thence southerly, with the west line of Water Street, to the northwest corner of Water Street and Independence Street, thence in a southeasterly direction to the intersection of the south line of Independence Street and the west line of the existing Burlington Northern Railroad, thence along the west line of said railroad, to the north line of the Burlington Northern Railroad Maintenance Property, said north line being approximately 72 feet north of the north line of William Street, thence westerly with the north line of said Burlington Northern parcel to the east line of Aquamsi Street, thence with the east line of said Aquamsi Street to a point 150 feet north of the north line of Morgan Oak Street, thence west to the southeast corner of Lot #4 of Range H, thence with the south line of Lots 4 and 9 of Range H to the southwest corner of Lot #9 of Range H on the east line of Spanish Street, thence with the east line of Spanish Street North to the Northwest corner of Lot #12 of Range H, thence east with the south line of Good Hope to the west line of Aquamsi Street, thence north with the west line of Aquamsi Street to the northeast corner of Lot #5 of Range G, thence westerly with the north line of Lot 5 and 8 of Range G to the east line of Spanish Street, thence North with the west line of Spanish Street to a point 112 feet south of the south line of Merriwether Street, thence west parallel to the south line of Merriwether Street approximately 255 feet to the west line of an existing alley, thence south with said west alley line to a point approximately 204 feet south of the south line of Merriwether Street and the southeast corner of a tract of land now or formerly owned by Hutson Enterprises Inc., thence west with the south line of said tract and parallel to the south line of Merriwether Street to the southwest corner of said tract, thence north parallel to the east line of Lorimier Street to the South line of Merriwether Street, thence east with the south line of Merriwether Street to the northwest corner of Lot #5 of Range A, thence with the east line of a 15 foot alley across Merriwether Street and through range B to a point on the south line of Independence Street on the northwest corner of Lot #5 of Range B, thence north to a

point on the southeast corner of Lot #6 of Range C, thence westerly along the north line of Independence Street to the northeast corner of the intersection of the north line of Independence Street and the east line of Lorimier Street, thence north with the east line of Lorimier Street to the intersection of the east line of Lorimier Street with the North line extended of Themis Street, thence west with said north line and said north line extended of Themis Street to the northeast corner of the intersection of Themis Street and Fountain Street, thence with the East line of Fountain Street approximately 165 feet to the intersection of the extension of the south line of an alley between Middle and Fountain Streets and the east line of Fountain Street, thence westerly with the south line of said alley and the extension thereof approximately 276 feet to a corner on the north line of a tract of land now or formerly owned by Z & Z Investments LLC, thence south parallel with Fountain Street approximately 18 feet to a corner on the west line of said Z & Z Investments parcel, thence west parallel with the north line of Themis Street approximately 33.8 feet to the northwest corner of said Z & Z Investments Parcel, thence south approximately 14.5 feet to the southeast corner of a tract of land now or formerly owned by Tom and Karen Mogelnicki, thence with the south line of the Mogelnicki parcel and said line extended approximately 185 feet to the west line of Middle Street, thence south with the west line of Middle Street to the northwest corner of Middle Street and Themis Street, thence westerly along the north line of Themis Street to the northeast corner of the intersection of Themis Street and Frederick Street, thence North along the east line of Frederick Street a distance of 218.35 feet to the intersection of the east line of Frederick Street with the south line of an existing alley, thence westerly to a point on the west line of Frederick Street 128 feet south of the southwest corner of Broadway and Frederick Street, said point being also on the Southeast corner of a tract of land now or formerly owned by Michael L. Jackson et al., thence in a westerly direction parallel to the south line of Broadway Street 113.2 feet, to the most northerly corner of a tract of land now or formerly owned by Stephen and Julie A. Southard, thence south parallel with the west line of Frederick Street 40 feet to a point on the north line of an existing alley, thence with said north line west parallel with the south line of Broadway, 68 feet to the intersection of the north line of said alley with the east line of an existing alley, thence north with the east line of said alley, 55.50 feet to a point on the east line of said alley approximately 112.50 feet south of the south line of Broadway, thence westerly parallel with said south line of Broadway, along the north line of an existing alley and said north line extended east, a distance of 196.0 feet to a point on the east line of Sprigg Street 112.5 feet from the southeast corner of the intersection of Broadway and Sprigg Street, thence westerly 60.0 feet to a point on the west side of Sprigg Street at a point 112.0 feet southerly from the southwest corner of the intersection of Broadway and Sprigg Street, said point being also on the southeast corner of Lot #23 of Range D, thence South, with the west line of Sprigg Street, 63.5 feet, thence west, parallel with the South line of Broadway, 180.2 feet, to a point on the east line of an alley and the west line of Lot #22 of Range D, thence north, with the east line of said alley, 63.5 feet to the place of beginning; as indicated on the accompanying exhibit generated from the City of Cape Girardeau Geographic Information System.

Downtown CID Boundary Map

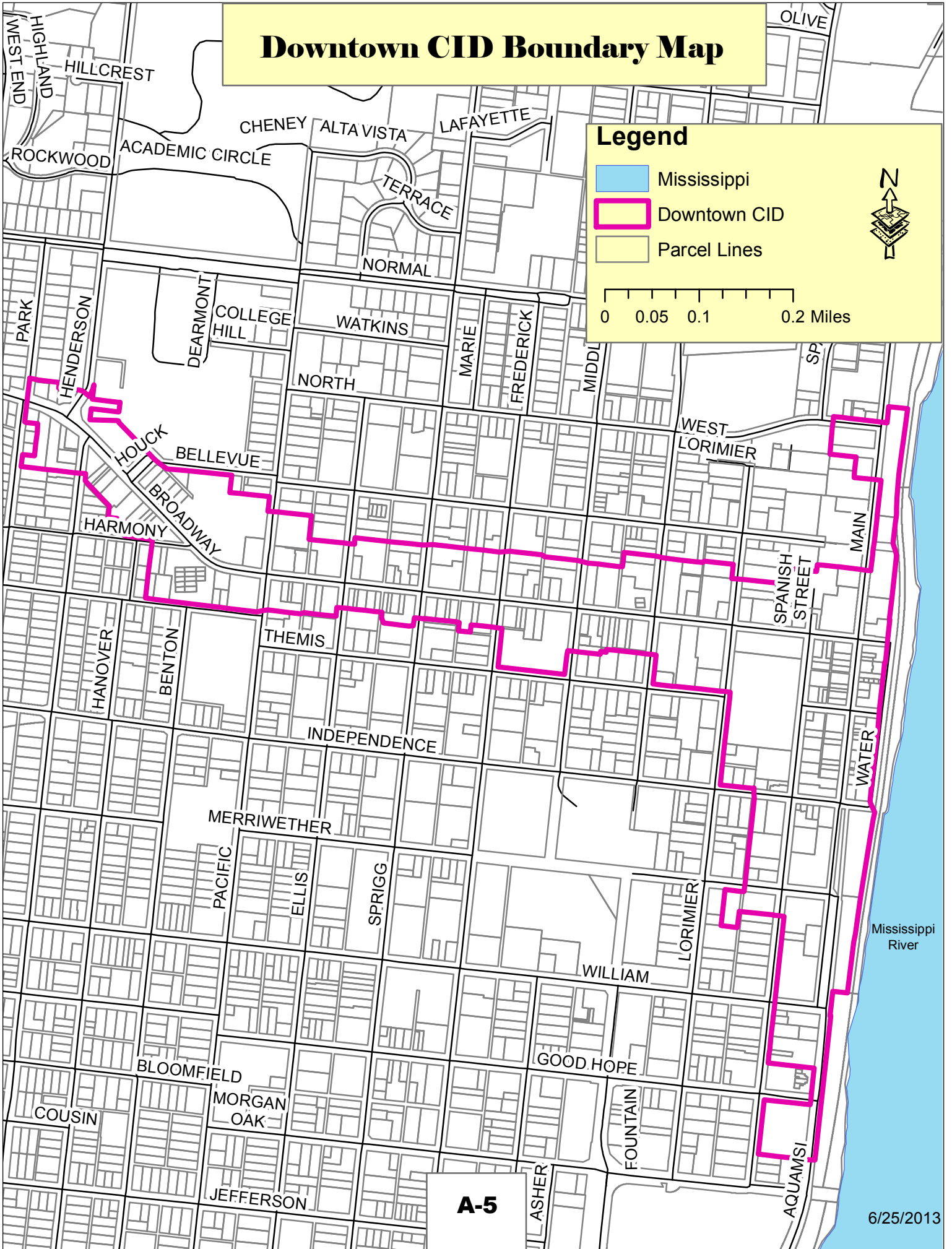


EXHIBIT B

**FIVE-YEAR PLAN
FOR THE
DOWNTOWN CAPE GIRARDEAU COMMUNITY IMPROVEMENT DISTRICT**

The information and details outlined in the following pages represent the strategies, activities, and budgets that will be undertaken during the initial five-year duration of the Downtown Cape Girardeau Community Improvement District. It is an integral and composite part of the Petition for the Creation of the Downtown Cape Girardeau Community Improvement District.

June 27, 2013

Introduction

Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “**CID Act**”) allow municipalities to create community improvement districts (“**CIDs**”) for the purpose of providing additional services and improvements to specific areas of the municipalities. The City of Cape Girardeau has been presented with a petition (the “**Petition**”) for the creation of the Downtown Cape Girardeau Community Improvement District (the “**District**”). Section 67.1421 of the CID Act requires that the Petition be accompanied by a five-year plan which includes a description of the purposes of the proposed district, the services it will provide, the improvements it will make, and an estimate of the costs of these services and improvements to be incurred. This Five-Year Plan (the “**Plan**”) is designed to comply with this statutory requirement, and is appended to the Petition.

Section 1 District Description and Purpose

A CID is an entity that is separate from the City of Cape Girardeau (“**City**”) and is formed by the adoption of an ordinance by the Cape Girardeau City Council (“**City Council**”) upon submittal of a petition signed by the requisite number of property owners within the proposed CID and following a public hearing before the City Council regarding formation of the proposed CID. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. The Petition states that the District will be a political subdivision. CIDs are empowered to provide a variety of public services and to finance a number of different public improvements. The District intends to provide the hereinafter-defined District Improvements and Services. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used for the benefit of the properties within the CID. The District intends to seek voter approval for the hereinafter-defined District Sales Tax and District Property Tax. A CID is operated and managed by a board of directors, whose members initially are named in the petition to establish the CID. For this District, board members will serve for a designated period of time, and at the expiration of each term, successors to the board positions will be appointed by the Mayor. Only owners of real property within the District or their legally authorized representatives will be eligible for appointment.

Section 2 Management Plan

This Plan is proposed to improve and convey special benefits to properties located within the boundaries of the District by providing certain services and improvements within the District. The District will be governed by a board of directors that will consist of seven (7) members (the “**Board of Directors**”), whose names and terms of office will be stated initially in the Petition, subject to appointment by the Mayor and confirmation by the City Council.

District Formation:

Creation of the District requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and
- representing more than fifty percent (50%) per capita of all owners of real property within the District.

The Petition meets these requirements.

Location:

The District is located generally within the downtown area of Cape Girardeau, Missouri. The District will cover approximately ninety nine point nine (99.9) acres of land, which is more particularly described in **Exhibit A** of the Petition.

Assessed Value of District:

The total assessed value of the properties within the District on the date of the Petition is \$8,197,340.00.

Improvements and Services:

The District will assist in the funding of the following improvements and services authorized under the CID Act (the “**District Improvements and Services**”):

| District Improvements and Services | Estimated Annual Cost |
|---|------------------------------|
| CLEAN & ATTRACTIVE | \$119,850 |
| Trash and Litter Pick Up (the District will contract for additional trash and litter pick up services within the District) | |
| Streetscape Maintenance (the District will fund additional landscaping, beautification and on-going maintenance of the streetscape within the District) | |
| Holiday Decorations | |
| SAFE | \$53,550 |
| Security Management and Contracting (the District will contract for additional security services within the District) | |
| Security Camera Incentive Program (the District will offer a cost-share grant opportunity for businesses within the District that install security cameras) | |
| VIBRANT | \$51,000 |
| Marketing | |
| Special Events | |
| | |
| PROFESSIONAL | \$30,600 |
| Administration of District (including legal, finance, and accounting costs and representation of interests with other entities) | |
| TOTAL | \$ 255,000 |

Method of Financing:

Subject to voter approval, the District will impose a one-half of one percent (0.5%) sales tax (the “**District Sales Tax**”) and \$0.6708 ad valorem real property tax (the “**District Property Tax**”). The District intends for the ballot propositions to approve these taxes to include a twenty (20) year sunset clause, whereby the taxes will automatically expire on the 20th anniversary of their implementation (unless a subsequent election is held, at which the District’s voters approve an extension to the duration of the taxes). The revenue collected from the District Sales Tax and District Property Tax will be used to fund the District Improvements and Services.

Cost:

The total estimated cost of the provision of District Improvements and Services, as described above, is approximately \$255,000 per year.

City Services:

The CID Act mandates that existing City services will continue to be provided within a CID at the same level as before the District was created (unless services are decreased throughout the City) and that District Services and Improvements shall be in addition to existing City services. The District anticipates that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish.

Governance:

The District's budgets and policies will be refined annually, within the limitations set forth in this Plan, by the Board of Directors. The District will enter into contracts with various entities, as are necessary to provide for the District Improvements and Services. Budgets and reports will be submitted annually to the City Council for review and comment. The District will operate at all times in accordance with the District Rules and Regulations (see Section 3, below) and any Bylaws of the District adopted by the Board of Directors.

**Section 3
District Rules and Regulations**

1. The District shall operate at all times in accordance with Bylaws that shall be adopted by the Board of Directors. The District shall at all times conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in the Bylaws.
2. The District will meet on an annual or more frequent basis. The District shall hold meetings when so requested by the City. All meetings will be held in accordance with the Missouri Sunshine Law.
3. The District will annually prepare a budget, and an annual report describing the major activities of the District during the preceding year and upcoming year. The budget shall be submitted to the City Finance Director and City Council for review and comment not less than ninety (90) days prior to the beginning of each fiscal year.

END OF DOCUMENT