

**PETITION TO THE CITY OF SAINT LOUIS, MISSOURI  
TO CREATE THE  
LAFAYETTE SQUARE SPECIAL BUSINESS DISTRICT**

To be Submitted February 2024

# **PETITION TO ESTABLISH THE LAFAYETTE SQUARE SPECIAL BUSINESS DISTRICT(SBD)**

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

The undersigned, being owners of real property subject to real property taxes and within the proposed boundaries of the Lafayette Square Special Business District, do hereby petition and request the City of St. Louis to create the Lafayette Special Business District is described herein, under the authority of Sections 71.790 through 71.808 RSMo.

## **1. Description of the Lafayette Square Special Business District (District)**

### **A. District Boundaries**

The boundaries of the **Lafayette Square Special Business District** shall commence at the point of the intersection of the south line of Chouteau Avenue and the east line of Jefferson Avenue; thence eastwardly along said south line of Chouteau Avenue, to its point of intersection with the west line of Truman Parkway; thence southwardly along said west line of Truman Parkway to its point of intersection with the north line of Lafayette Avenue; thence westwardly along said north line of Lafayette Avenue to its intersection with 18th Street; thence southwardly along the extension of the east line of said 18th Street to its intersection with Interstate Forty-Four; thence westwardly along the north line of said Interstate Forty-Four to its intersection with Jefferson Avenue; thence northwardly along the east line of said Jefferson 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 Lafayette Square Special Business District. (LSQSBD)

## **2. Purposes of the District**

The district will generally provide for certain services and public improvements listed in the statute. The district shall:

- A. **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 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 (d) demolition and securing of vacant buildings, structures and exterior improvements to homes essential for safety. (e) the matching of funds for grants and projects intended to benefit the district

- 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; and (f) the purchase and installation of way-finding signage throughout the District. Services in this category may include but are not limited to the provision of or contracting of transportation services. 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; and (d) transportation related improvements; (e) public Wi-Fi; and (f) parks.
- C. 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; (g) the matching of funds for grants and projects intended to benefit the district.
- D. Public Transportation: Services in this category may include, but are not limited to fund, promote, plan, design, construct, improve, maintain and operate one or more projects or to assist 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. Additionally, the matching of funds for grants and projects intended to benefit the district.

- 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; (c) contracting of services for District-wide events; (d) Services in this category may include, but are not limited to (e) the purchase of marketing materials such as banners, newsletters, and other promotional materials; (f) the contracting of services for the planning and implementation of District-wide events; (g) funds to help in the planning, coordination, and implementation of District-wide events; (h) the purchase or lease of tents, bleachers, and other similar equipment for use at District-wide events; and (i) 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 shall:

- A. Cooperate with other public agencies and with any industry or business in the district in implementing projects within it.
- 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 to sue or be sued.
- D. Accept gifts, grants, loans, or contributions from the 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.
- F. A description of the Budget, proposed services and improvements are attached as **Exhibit B**.

### 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 Directors

A. The district will be governed and operated by a seven-member board of directors (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. One member of the Board must be a member of the Board of The Lafayette Park Conservancy and the owner of real property within the Lafayette Square Neighborhood of the district or their representative.
3. One member must be a member of the Lafayette Square Neighborhood Association, a resident and owner of real property within the Lafayette Square Neighborhood of the district or their representative.
4. Two members of the Board must be a renter of real property within the district or their representative.
5. Two members of the Board must be a resident and owner of real property within the district or their representatives.
6. One Member must be an owner of real property within the district as well as a business owner in the district or their representative

Term of Office: Each member of the Board of Commissioners 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. No member shall serve more than 2 (two) terms.

#### C. 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, 2025; two (2) members shall be appointed for a term expiring December 31, 2026; two (2) members shall be appointed for a term expiring December 31, 2027; and two (2) members shall be appointed for a term expiring December 31, 2028.

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

Vacancies: Vacancies on the Board of Commissioners, occasioned by removal, resignation, expiration of term, or otherwise, shall be reported in writing to the Mayor by the Board of Commissioners. The vacancy shall be filled in the same 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.

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

**5. Life of the District**

The district will continue to exist and function for a period of ten (10) years following the effective date of the City’s ordinance which established the district. The district 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 Lafayette Square Special Business District (“*District*”) shall be authorized to levy up to \$0.75 per \$100 assessed valuation on real property, tracts, lots or parcels of real property for the purpose of providing revenue to the district. Property classified as residential by the City of St. Louis will have a Max Cap of \$750.

**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 the requirements of reporting and meetings described in R.S.MO. § 67.1471. Meetings shall be open to the public.

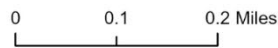
**9. Severability**

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

## Lafayette Square Special Business District Map of Boundaries

### Proposed Lafayette Square SBD Boundaries





## EXHIBIT B

### PROPOSED FIVE-YEAR BUDGET

Description	2024	2025	2026	2027	2028
Special Assessments	\$453,000	\$453,000	\$453,000	\$453,000	\$453,000
<b>TOTAL</b>	<b>\$453,000</b>	<b>\$906,000</b>	<b>\$1,359,000</b>	<b>\$1,812,000</b>	<b>\$2,265,000</b>

**Note:** Property assessments were calculated using the 2023 rate of 19% of Appraised Value. The tax revenue will be \$.75 for every \$100 of City Assessed Value with a maximum levy of \$750.00 for all residential crdland description except Multi-family building. Tax revenue generated is 75 cents for the current \$100 of the Saint Louis City 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 \$2,265,000, 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 increases or decreases.

- 1) Assumptions
  - a. \$2,265,000 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. 30% - Public Safety & Security
    - ii. 30% - Purchase and Installation of Public Infrastructure
    - iii. 19% - Cleaning, Landscaping and Maintenance
    - iv. 8% - Marketing, Promotions and Special Events
    - v. 13% - Administration