

**PETITION TO THE
CITY OF COLUMBIA, MISSOURI
FOR THE CREATION OF THE
DOWNTOWN
COMMUNITY IMPROVEMENT DISTRICT**

Submitted December 8, 2010-Amended January 20, 2011

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

To the City Council of the City of Columbia, Boone County, Missouri (the "City"):

The undersigned property owners (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 proposed DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT (the "District"), and who constitute 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 create and establish a community improvement district as described herein to fund all or part of the cost of services and improvements to be provided and to be made within the District under the authority of Sections 67.1401 to 67.1571, RSMo. (the "Community Improvement District Act" or "Act"). In support of this Petition and request, the Owners state as follows:

1. **Legal Description and Map of District Boundaries; Ownership.** The legal descriptions of all real properties proposed to be included within the boundaries of the District are attached hereto as Exhibit A.

2. **Map of District Boundaries.** A map illustrating the District boundaries is attached hereto as Exhibit B. The boundaries of the District are contiguous.

3. **Listing of Property Owners within District Boundaries.** A list of the owners of all properties included within the boundaries of the District as of the date of the filing of this Petition is attached hereto as Exhibit C. The undersigned are the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the proposed District, and constitute more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District.

4. **Name of District.** The name of the proposed district is the "DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT."

5. **Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.** Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.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.

6. **Five-Year Plan.** A five-year plan stating a description of the purposes of the District, the improvements it will make, and an estimate of costs of these improvements to be incurred is attached hereto as Exhibit D.

7. **Type of District.** The District will be a political subdivision.

8. **Board of Directors.**

a. Appointment of the Board of Directors. The District will be governed by a board of directors (the "Board of Directors" or the "Board"), whose members shall be appointed by the Mayor or the then chief elected officer of the City of Columbia (the "Mayor") with the consent of the City Council or the then governing body of the City of Columbia (the "City Council") and whose initial members of the Board will be the persons named in paragraph 9 for the terms stated therein. Subsequent appointments of Board members shall occur as follows:

i. The Board of Directors shall submit to the Mayor a slate of proposed successor directors (some or all of which may be the then existing directors) for those Board members whose terms will expire within 6 months or less.

ii. Within 30 days of receiving the slate, the Mayor shall either approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council or return the slate to the Board of Directors with a request for alternates for any or all of the Board positions identified on the slate.

iii. Should the Mayor return the slate to the Board within such 30 day period, the Board of Directors shall resubmit the slate to the Mayor with 2 alternates for each of the Board positions requested by the Mayor. Within 10 days of receiving the resubmitted slate, the Mayor shall choose from the alternate(s), approve the slate, and seek consent of the City Council at the next regular meeting of the City Council.

iv. Should the City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternates for any or all of the Board positions identified on the slate. Within 10 days of such refusal, the Mayor shall request such alternates from the Board of Directors. Within 10 days of receiving a slate from the Board containing the requested alternates, the Mayor shall choose from the alternate(s), approve the slate, and seek consent of the City Council at the next regular meeting of the City Council.

b. Number. There shall be fifteen (15) directors on the Board of Directors, initially. At all times there shall be at least nine (9) directors on the Board of Directors.

c. Qualifications. Each director must meet the following requirements:

i. Be at least 18 years of age;

ii. Be either an owner of real property within the District, as defined in the Act, an owner of a business operating within the District as defined in the Act, or a registered voter residing in the District; and

9. **Proposed Initial Board of Directors.** The following individuals are proposed to serve as the initial Board of Directors. The term of the members of the Board of Directors shall be three (3) years. However, the Board of Directors will have a staggered term such that approximately one-third (1/3) of the Board of Directors is up for appointment every year. For this reason, the proposed initial term for each member of the Board of Directors is included next to their name in parenthesis.

- a. Deb Sheals, Historic Preservation Consulting (3 years)
- b. Richard King, The Blue Note, property owner, Central Columbia Association Board (3 years)
- c. Allan Moore, Moore & Shryock, property owner, Special Business District Board (3 years)
- d. Christina Kelly, Makes Scents (3 years)
- e. John Ott, property owner, Special Business District Board (3 years)
- f. Michael Wagner, Boone County National Bank (2 years)
- g. Skip Walther, Walther, Antel, Stamper & Fischer, property owner, Special Business District Board (2 years)
- h. Adam Dushoff, Addison's, property owner, Central Columbia Association Board (2 years)
- i. Marti Waigandt, property owner (2 years)
- j. Michael (Mills) Menser, Buchroeder's (2 years)
- k. Larry Colgin, Landmark Bank, Central Columbia Association Board (1 year)
- l. Paul Land, Plaza Real Estate, property owner (1 year)
- m. Michael McClung, Déjà Vu, Tonic, Quintons, property owner, resident (1 year)

- n. Blake Danuser, Bingham, Special Business District Board (1 year)
- o. Erin Keltner, Swank (1 year)

All of the above-named persons meet the requirements set forth above.

10. **Total Assessed Value.** The total assessed value of all real property located within the District is Thirty-One Million, Thirty-Three Thousand Eight Hundred Eighty-Two and 16/100 Dollars (\$31,033,882.16), as depicted on the chart attached as Exhibit E.

11. **Determination of Blight.** The District does not seek a determination of blight.

12. **Life of District.** The District will continue to exist and function for (1) a period of twenty (20) years following the effective date of the ordinance establishing the District; or (2) until all of the District Obligations, as defined in the Act, have been repaid, whichever occurs last.

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

a. **Special Assessments.** The District will impose special assessments against the real property within its boundaries according to the system set out below in paragraph 14. Assessments will include costs of issuance of the CID Obligations, as defined below in paragraph 15(d), as well as interest on the same.

b. **License Taxes.** The District is not requesting to impose any license taxes at this time.

c. **Sales Taxes.** The District will seek to impose an additional one-half (1/2¢) sales tax on all eligible retail sales within the District boundaries.

14. **Maximum Rates of Special Assessments and the Method of Assessment.** The District shall be authorized to levy special assessments against real property benefited within the District. Said special assessments shall be based on the formula set out in Exhibit F hereto (the "Assessed Valuation"). These special assessments shall be levied against real property within the District for the purpose of providing revenue for completion of the District Projects identified in the Five-Year Plan attached as Exhibit D (the "Improvements"). The maximum amount charged for any special assessment shall be 0.60 per \$100 of assessed valuation. The initial special assessment rate is anticipated to be 0.4778 per \$100 of assessed valuation. The initial special assessment rate may be adjusted as provided by the CID Act, but such adjustment shall not exceed the maximum amount set forth in this Petition, nor may such amount be increased by more than five percent (5%) in any given year. The special assessments shall be levied against each tract, lot, or parcel of real property within the District. District authorization to levy special assessments shall expire on December 31, 2032, unless there remain outstanding any District

Obligations, at which time, the authorization to charge a special assessment shall continue until such District Obligations have been paid in full. All tracts of land in the District will receive special benefits from the Improvements.

15. **Agreement Relating to CID Special Assessment Collection, Funding of Improvements, and CID Project.** The Boone County collector shall collect the special assessments made upon all real property within the District in the same manner as other real property assessments are collected. If the Boone County collector shall refuse to make such collections, the District shall make other satisfactory and lawful arrangements to ensure the collection of the special assessments.

a. **Collection Fee.** If the Boone County collector is willing to collect the special assessments of the District, the County collector shall be entitled to deduct the reasonable and actual cost of collecting all District special assessments, which deduction shall not exceed one percent (1%) of the total collected. The District will provide any assistance and cooperate with the County collector in the collection of the special assessments.

b. **District Treasury.** Upon receipt of District special assessment funds, the collector, on or before the fifteenth (15th) day of each month (or such date as is agreed upon by the collector) and after deducting the collection fee set out above, shall remit the amount received to the District treasurer. The District treasurer shall execute a receipt therefore, which shall be delivered to the collector. The sums shall be deposited into a District account (the "Fund") by the District treasurer.

c. **Collection of Additional Sales Tax.** If approved by the qualified voters within the District, the additional one-half cent (1/2 cent) sales tax will be collected by the Missouri Department of Revenue, consistent with the CID Act. The proceeds will then be delivered to the District via accepted Missouri Department of Revenue procedures and deposited into the Fund for use by the District.

d. **Funding of Improvements.** Until the District issues tax-exempt obligations, the District will fund District Projects from the receipt of the additional sales tax proceeds and the special assessment proceeds, and will pay unpaid District costs and expenses, including program management and business services costs, as said costs and expenses are incurred in a manner consistent with the normal and customary operations of a community improvement district. The District may issue tax-exempt obligations (the "CID Obligations"), the proceeds of which shall fund the District Projects. The CID Obligations will be secured by the special assessments, which constitute liens against the real property within the District, and the additional sales tax charged on retail sales occurring within the District, and shall be payable from the revenues generated by the special assessments and the additional sales tax. These revenues shall be held in the Fund, and distributed as set out below.

e. Prioritization of Disbursements if CID Obligations Exist. If there shall be outstanding CID Obligations, all disbursements from the Fund shall be made in the following manner and order of preference, all of which will be identified in subsequent documentation prepared specifically for the CID Obligations:

i. to the payment of arbitrage rebate, if any, owed with respect to the CID Obligations under Section 148 of the Internal Revenue Code of 1986, as amended, including any costs of calculating arbitrage rebate;

ii. to payment of any District administrative costs and expenses, including, but not limited to, the payment of any collection fee (if not already deducted prior to deposit in the Fund) or other administrative costs owed to the County collector or the City;

iii. for payment to the trustee or any paying agent for the CID Obligations, an amount sufficient for payment of any fees, charges, costs and expenses which are due and owing to the trustee or any paying agent;

iv. to payment of interest becoming due and payable on any CID Obligations;

v. to payment of principal and premium, if any, becoming due and payable on any CID Obligations;

vi. for transfer to the debt service reserve fund created for the CID Obligations, such amount as may be required to restore any deficiency in said fund as provided in the indenture authorizing the issuance of the CID Obligations;

vii. to the payment of any unpaid verified Improvement Costs; and

viii. to the optional redemption of any CID Obligations.

16. Limitations on Borrowing Capacity. The District shall not have any limitations on its borrowing capacity.

17. Limitations on Revenue Generation of the District. The District shall not be limited in the amount of revenue that can be generated by the Special Assessment and Sales Taxes.

18. 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.

19. **Annual Reports and Meetings.** The District shall comply with the reporting and meeting requirements described in RSMo. § 67.1471, and acknowledges that such meetings shall be open to the public.

20. **Request for Establishment.** The undersigned Petitioners respectfully request that the City Council of the City of Columbia, Missouri establish the District in accordance with this Petition.

21. **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.

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

**Signature Page for Petition to Establish the
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

The undersigned request that the City Council of the City of Columbia, Missouri establish the DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT according to the preceding Petition.

Name of Owner/Signer: _____
Owner's/Signer's Telephone Number: (573) _____
Owner's/Signer's Mailing Address: _____

The owner is not an individual, but rather is a Missouri limited liability partnership.

The Map number and assessed value of the property owned:
Map Number: See Map of District Boundaries at Exhibit B
Parcel Numbers:

Assessed Values: \$ \$

By executing this Petition, the undersigned represents and warrants that it has received a copy of this Petition and its exhibits, that its authorized agent and members have read this Petition and its exhibits, that the person who has signed this Petition is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that this signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: _____ Date: _____
Name: _____
Its: _____
Address: _____
Telephone: (573) _____

State of _____)
) ss.
County of _____)

On this ___ day of _____, 2010, before me personally appeared _____, who upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is the authorized agent of _____, a Missouri limited liability partnership, that he executed this document on behalf of said limited liability partnership, as the free act and deed of said limited liability partnership, and pursuant to the authority vested in him to execute this document by the partners of said limited liability partnership, that the foregoing document is binding in all respects upon said limited liability partnership, and that said limited liability partnership is duly empowered to enter into this document.

IN TESTIMONY WHEREOF, I have hereunder set my hand and affixed my seal at my office in _____, the day and year first above written.

_____, Notary Public

My commission expires _____.

**Signature Page for Petition to Establish the
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

The undersigned request that the City Council of the City of Columbia, Missouri establish the DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT according to the preceding Petition.

Name of Owner/Signer: _____
Owner's/Signer's Telephone Number: (573) _____
Owner's/Signer's Mailing Address: _____

The owner is not an individual, but rather is a Missouri limited liability company.

The Map number and assessed value of the property owned:
Map Number: See Map of District Boundaries at Exhibit B
Parcel Numbers:

Assessed Values: \$ _____ \$ _____

By executing this Petition, the undersigned represents and warrants that it has received a copy of this Petition and its exhibits, that its authorized agent and members have read this Petition and its exhibits, that the person who has signed this Petition is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that this signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: _____ Date: _____
Name: _____
Its: _____
Address: _____
Telephone: (573) _____

State of _____)
County of _____) ss.

On this ___ day of _____, 2010, before me personally appeared _____, who upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is the authorized agent of _____, a Missouri limited liability company, that he executed this document on behalf of said limited liability company, as the free act and deed of said limited liability company, and pursuant to the authority vested in him to execute this document by the partners of said limited liability company, that the foregoing document is binding in all respects upon said limited liability company, and that said limited liability company is duly empowered to enter into this document.

IN TESTIMONY WHEREOF, I have hereunder set my hand and affixed my seal at my office in _____, the day and year first above written.

_____, Notary Public

My commission expires _____.

**Signature Page for Petition to Establish the
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

The undersigned request that the City Council of the City of Columbia, Missouri establish the DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT according to the preceding Petition.

Name of Owner/Signer: _____
Owner's/Signer's Telephone Number: (573) _____
Owner's/Signer's Mailing Address: _____

The owner is not an individual, but rather is a Trust.

The Map number and assessed value of the property owned:
Map Number: See Map of District Boundaries at Exhibit B
Parcel Numbers:

Assessed Values: \$ _____ \$ _____

By executing this Petition, the undersigned represents and warrants that it has received a copy of this Petition and its exhibits, that its authorized agent and members have read this Petition and its exhibits, that the person who has signed this Petition is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that this signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: _____ Date: _____
Name: _____
Its: _____
Address: _____
Telephone: (573) _____

State of _____)
) ss.
County of _____)

On this ___ day of _____, 2010, before me personally appeared _____, who upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is the Trustee of _____, that he executed this document on behalf of said trust, as the free act and deed of said trust, and pursuant to the authority vested in him to execute this document by the Grantor of said trust, that the foregoing document is binding in all respects upon said trust, and that said trust is duly empowered to enter into this document.

IN TESTIMONY WHEREOF, I have hereunder set my hand and affixed my seal at my office in _____, the day and year first above written.

_____, Notary Public

My commission expires _____.

**Signature Page for Petition to Establish the
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

The undersigned request that the City Council of the City of Columbia, Missouri establish the DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT according to the preceding Petition.

Name of Owner/Signer: _____
Owner's/Signer's Telephone Number: (573) _____
Owner's/Signer's Mailing Address: _____

The owner is not an individual, but rather a husband and wife.

The Map number and assessed value of the property owned:
Map Number: See Map of District Boundaries at Exhibit B
Parcel Numbers:

Assessed Values: \$ _____ \$ _____

By executing this Petition, the undersigned represents and warrants that it has received a copy of this Petition and its exhibits, that its authorized agent and members have read this Petition and its exhibits, that the person who has signed this Petition is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that this signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

 By: _____ Date: _____
 Name: _____
 Its: _____
 Address: _____
 Telephone: (573) _____

State of _____)
) ss.
 County of _____)

On this ____ day of _____, 2010, before me, a Notary Public, in and for said county and state, personally appeared _____ and _____, husband and wife, known to me to be the persons who executed the foregoing document and who upon their oath and upon being duly sworn, verified and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated, and that the facts therein stated are true to the best of their knowledge and belief.

IN TESTIMONY WHEREOF, I have hereunder set my hand and affixed my seal at my office in _____, the day and year first above written.

 _____, Notary Public

My commission expires _____.

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Columbia, Missouri on the ____ day of _____, 20__.

City Clerk

[SEAL]

**EXHIBIT A
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

Legal Description of Real Estate Within District

A tract of land located in the southeast quarter of Section 12 T48N R13W, the northeast quarter of Section 13 T48N R13W and in the southwest quarter of Section 7 T48N R12W, in Columbia, Boone County, Missouri, described as follows:

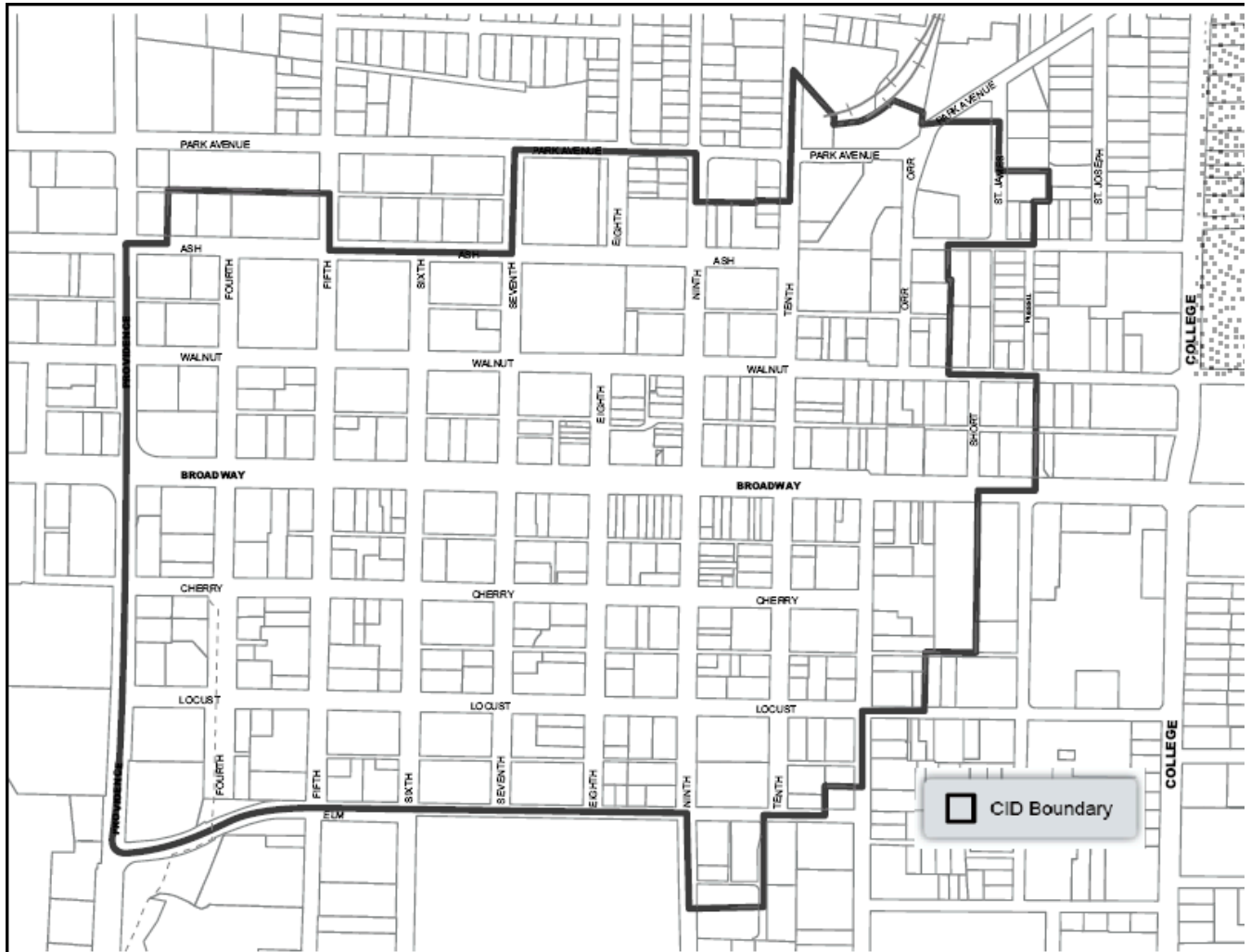
Starting at the northeast corner of Lot 328 in the Original Town (now City) of Columbia, thence northerly, 7.5 feet to the middle of the public alley and the point of beginning.

From the point of beginning, thence easterly along the middle of the public alley to the middle of Fifth Street; thence southerly along the middle of Fifth Street to the middle of Ash Street; thence easterly along the middle of Ash Street to the middle of Seventh Street; thence northerly, along the middle of Seventh Street to the middle of Park Avenue; thence easterly, along the middle of Park Avenue to the middle of Ninth Street; thence southerly along the middle of Ninth Street to the westerly projection of the middle of the public alley between Lots 355, 356, 357 and Lots 346, 347, 348 in the Original Town (now City) of Columbia; thence easterly along the middle of said public alley to the middle of Tenth Street; thence northerly along the middle of Tenth Street to the northwesterly projection of the northerly line of Lot 1 of the administrative plat of Harbision's Addition and Colt Railroad, recorded in book 1775 page 572; thence along said line, and the easterly line thereof, to the northerly line of Lot 3 of the administrative plat of Harbision's Addition and Colt Railroad, recorded in book 1775 page 572; thence along said line and the easterly thereof to the southwest corner of Lot 1 Nifong's Addition, recorded in plat book 1 page 10; thence along the southerly line thereof, to the westerly projection of the southerly line of the tract of land described by a warranty deed recorded in book 863 page 571; thence easterly along said line to the middle of St. James Street; thence southerly along the middle of St. James street to the westerly projection of the north line of Lot 5 Kelly's Addition; thence easterly along said line to the northeast corner of said Lot 5; thence southerly along the easterly line of Lot 5 and Lot 4 Kelly's Addition to the southeast corner of said Lot 4; thence westerly along the southerly line of said Lot 4 to the northeast

corner of the tract of land described by a warranty deed recorded in book 3349 page 130; thence southerly along the easterly line thereof, projected to the middle of Ash Street; thence westerly along the middle of Ash Street to the northerly projection of the easterly line of Rice and Quarles Subdivision; thence southerly along said line, and projected south, to the middle of Walnut Street; thence easterly along said line to the northerly projection of the easterly line of Lots 4 and 5 Hickman's Addition; thence southerly along said line, and projected south, to the middle of Broadway Street; thence westerly along the middle of Broadway Street to the northerly projection of the easterly line of the tract described by a Trustee's Deed recorded in book 169 page 371; thence southerly along the easterly line of said tract, projected to the middle of the 15 foot wide alley dedicated by the plat of Samuel's Addition; thence westerly along the middle of said alley to the northerly projection of the westerly line of the tract in Samuel's Addition, described by a warranty deed recorded in book 1312 page 74; thence southerly along said line to the middle of Locust Street; thence westerly along the middle of Locust Street to the middle of Hitt Street; thence southerly along the middle of Hitt Street to the westerly projection of the northerly line of the tract of land described by a warranty deed recorded in book 385 page 749; thence westerly along the northerly line of said tract, to the northwest corner thereof; thence southerly along the westerly line thereof, projected to the middle of Elm Street; thence westerly along the middle of Elm Street to the northerly projection of the middle of Watson Place; thence southerly along the middle of Watson Place to the easterly projection of the northerly line of the tract described by a warranty deed recorded in book 656 page 343; thence westerly, along said line to the middle of Ninth Street; thence northerly along the middle of Ninth Street to the middle of Elm Street; thence westerly along the middle of Elm Street to the middle of Providence Road (State Route 163); thence northerly along the middle of Providence Road (State Route 163) to the westerly projection of the middle of Ash Street; thence easterly, along the middle of Ash Street to the southerly projection of the easterly line of Lot 328 in the Original Town (now City) of Columbia; thence northerly, along said line to the point of beginning.

**EXHIBIT B
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

MAP OF DISTRICT BOUNDARIES



**EXHIBIT C
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

LIST OF PROPERTY OWNERS WITHIN DISTRICT

Owner	Location Address	Parcel No.

Pending County Assessor's updated list on January 1, 2010

EXHIBIT D
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT

COMMUNITY IMPROVEMENT DISTRICT 5-YEAR PLAN

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

- (1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- (2) Provide or cause to be provided, for the benefit of the District, certain improvements and services described below (the “CID Projects”);
- (3) Obtain financing for the costs, expenditures, and undertakings of the District;
- (4) To levy and collect the authorized funding mechanisms authorized by the Act and approved of in this Petition and by the qualified voters as necessary in order to provide a source of repayment for CID Obligations issued to finance the CID Projects;
- (5) To complete the tasks stated in the Petition; and
- (6) Such other purposes as are authorized by the Act.

B. **Operations and Governance.** The operations and governance of the District shall include, but not be limited to, the following:

- (1) 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;
- (2) Developing funding sources, including the levying of the special assessments necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;
- (3) Providing such accountings, reports and communications as are required by the Act;
- (4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction of the CID Projects as described in this Petition;

(5) Arranging for the construction of the CID Projects in accordance with approved plans for same;

(6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District; and

(7) Providing such other services as are authorized by the Act.

C. **Improvements and Services.** The improvements to be constructed by the District and the services to be provided by the District may include, but not be limited to, the following:

(1) Enhance the Downtown Environment

a. Capital Improvements

- i. Streetscape enhancements such as landscaping, flowers, street furniture and lighting
- ii. Cosmetic improvements such as seasonal banners and decorations

b. Enhanced Cleaning and Maintenance

- i. Increased sidewalk cleaning
- ii. Enhanced maintenance and cleaning of alleys and parking garages
- iii. Enhanced services that would not be expected from the City, such as sidewalk power washing

c. Increased Safety

- i. Partnering with the Columbia Police Department to increase or improve safety patrols
- ii. Deploying downtown ambassadors
- iii. Providing additional equipment for safety patrols

(2) Enhance the Downtown Economy

a. Downtown Economic Development Programs

- i. Business recruitment and retention initiatives to broaden and diversify downtown's small business base
- ii. Market research to understand both consumer and investor opportunities for downtown
- iii. Create investor marketing information to educate entrepreneurs on downtown opportunities

b. Marketing and Events

- i. Consumer marketing to reinforce "*The District*" brand and to generate foot traffic and drive sales
- ii. Enhancement and expansion of "*The District*" website
- iii. Holiday promotions, programs and events
- iv. Merchant promotions and direct merchant assistance, such as merchandising and assistance to help existing businesses better market their products
- v. Support of selective special events which leverage marketing efforts to attract customers and investors to downtown
- vi. Public relations, including efforts to improve the regional image of downtown Columbia

c. Communications and Advocacy

- i. Manage media relations to project a positive image
- ii. Advocate to advance policies and attract additional resources that will improve downtown
- iii. Develop communications tools to reach out to stakeholders and educate ratepayers

The services and the improvements provided by the District are generally referred to herein as the "CID Project." The services and improvements are of a public benefit nature.

D. **Budget.** The Petitioners submit that the majority of the CID Projects are on-going expenses that will be incurred each year the District is in existence. Attached hereto as Exhibit D-1 is a tentative and preliminary budget for the first five (5) years of the District. The Budget contemplates revenue sources authorized by the Act which will fund and fully pay for the cost of each of the line items contained within the Budget over a period of time of not to exceed twenty (20) years, and this, in turn, presumes the establishment of dependable revenue sources for the District. The Petitioners represent and believe that the projected special assessments for the properties located within the District and the revenues generated by the additional sales tax should be sufficient to provide a reliable funding source sufficient to cover the costs of the District as depicted on the Budget.

**EXHIBIT D-1
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

FIVE-YEAR BUDGET

<u>Revenue</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Special Assessment	\$0	\$150,000.00	\$153,000.00	\$156,060.00	\$159,181.20
Sales Tax	\$0	\$300,000.00	\$306,000.00	\$312,120.00	\$318,362.40
Payments In Lieu	\$0	\$30,000.00	\$30,600.00	\$31,212.00	\$31,836.24
Interest	\$0	\$2,000.00	\$2,040.00	\$2,080.80	\$2,122.42
Penalty	\$0	\$100.00	\$102.00	\$104.04	\$106.12
Total Revenue	\$0	\$482,100.00	\$491,742.00	\$501,576.84	\$511,608.38
<u>Expenses</u>					
<u>Environmental</u>					
Cleaning/Maintenance	\$0	\$50,000.00	\$51,000.00	\$52,020.00	\$53,060.40
Public Safety	\$0	\$50,000.00	\$51,000.00	\$52,020.00	\$53,060.40
Beautification/Streetscape	\$0	\$100,000.00	\$102,000.00	\$104,040.00	\$106,120.80
Sub-Total Environmental	\$0	\$200,000.00	\$204,000.00	\$208,080.00	\$212,241.60
<u>Economy</u>					
Business Support Manager	\$0	\$50,000.00	\$51,000.00	\$52,020.00	\$53,060.40
Research and Business					
Marketing	\$0	\$25,000.00	\$25,500.00	\$26,010.00	\$26,530.20
Consumer Marketing/Events	\$0	\$25,000.00	\$25,500.00	\$26,010.00	\$26,530.20
Sub-total Economy	\$0	\$100,000.00	\$102,000.00	\$104,040.00	\$106,120.80
<u>Program Management</u>	\$0	\$175,000.00	\$178,500.00	\$182,070.00	\$185,711.40
Total Expenses	\$0	\$475,000.00	\$484,500.00	\$494,190.00	\$504,073.80
Net Revenue	\$0	\$7,100.00	\$7,242.00	\$7,386.84	\$7,534.58

Numbers assume an annual 2% increase and passage of all funding mechanisms by the appropriate board, council, or qualified voter

EXHIBIT E
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
ASSESSED VALUE OF PROPERTIES WITHIN DISTRICT

<u>Owner</u>	<u>Parcel #</u>	<u>Assessed Value</u>
	<u>Total</u>	\$

Pending County Assessor's updated list on January 1, 2010

**EXHIBIT F
TO
PETITION TO ESTABLISH THE
DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

BUDGET FROM STRATEGIC PLAN

	SBD/CCA Current Conditions	Proposed CID Service Area
REVENUE		
Property Assessment (0.4778)	150,000	150,000
SBD Business License Fees	19,000	0
In Lieu of Tax (Exempts)	30,000	30,000
CCA Dues	19,000	0
CID Sales Tax (1/2 %)	0	300,000
Total Revenue	218,000	480,000
EXPENSES		
Environment		
Cleaning and Maintenance	22,500	50,000
Public Safety	25,000	50,000
Beautification and Streetscape	54,000	100,000
Sub-Total Environment	101,500	200,000
Economy: <i>Business Development</i>		
Business Support Manager	0	50,000
Research and Business Marketing	0	25,000
<i>Consumer Marketing</i>		
Promotions and Events	0	25,000
Sub-Total Economy	0	100,000
Management & Administrative	150,000	175,000
Total Expenses	251,500	475,000