



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Economic Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2026

Re: Setting a Public Hearing to Consider the Establishment of the Creekside Community Improvement District (CID)

Impacted Ward: Ward 3

Executive Summary

Setting a public hearing for September 8, 2026, at 7:00 p.m. to consider the establishment of the Creekside Community Improvement District (CID).

Discussion

On August 3, 2026, property owners within the proposed district filed a petition with the City Clerk requesting the establishment of the Creekside Community Improvement District (CID) pursuant to Sections 67.1401 through 67.1571 RSMo (the "CID Act").

The proposed Creekside CID consists of approximately 72.075 contiguous acres located near U.S. Highway 63 and Vandiver Drive in Columbia, Missouri. The petitioners, Novelty Construction Inc. and Novelty Development, LLC, propose establishing a political subdivision governed by a 5-member Board of Directors appointed by the Mayor with the consent of the City Council.

The proposed CID is being formed to fund and finance an estimated \$18,594,000 in public infrastructure and site improvements (including utility connections, stormwater detention, retaining walls, grading, shared access roads, and bridges) associated with a proposed mixed-use commercial development containing hotel rooms, retail, residential apartments, and a convention center. Funding mechanisms requested in the petition include:

- **Special Assessment:** A special assessment on applicable users at a rate not to exceed \$8.00 per occupied hotel room per night.
- **Sales Tax:** A community improvement district sales and use tax at a rate of up to one percent (1%) on eligible retail sales.

Under Section 67.1431 RSMo, the City Council must hold a public hearing on the petition within 45 days of verification of the petition by the City Clerk. The attached resolution sets the date of the public hearing for September 8, 2026, at 7:00 p.m. in the Council Chamber.

Notice of the public hearing will be provided by certified mail to all property owners of record within the proposed district at least 15 days prior to the hearing, as well as published once a week for two consecutive weeks prior to the week of the hearing, in accordance with state statute.

Fiscal Impact

Short-Term Impact: All costs incurred by the City associated with public notices, legal review, and petition processing will be reimbursed by the petitioner/district.

Long-Term Impact: The proposed CID allows for the annual reimbursement of the City's reasonable actual expenses incurred to review annual budgets and reports, capped at 1.5% of the CID revenues collected per year.

Strategic & Comprehensive Plan Impact[Strategic Plan Impacts:](#)

Primary Impact: Resilient Economy, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Organizational Excellence

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Inter-Governmental Cooperation, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Adoption of the resolution setting a public hearing for September 8, 2026, to consider the establishment of the Creekside Community Improvement District.