



701 East Broadway, Columbia, Missouri 65201

## Council Memo

Department Source: Law

To: City Council

From: City Manager & Staff

Council Meeting Date: May 4, 2026

Re: Removal of Real Property from North 763 Community Improvement District Boundary Impacted Ward: Ward 2

### Executive Summary

The City received a request from the North 763 Community Improvement District (the "District") for consent to remove property owned by Burrell from the District. This includes a Burrell project titled in the name of Edenton Ridge Apartments, LP. This ordinance would approve the removal of the requested property from the District.

### Discussion

On December 15, 2008, the City Council approved the North 763 Community Improvement District (the "District") through adoption of Ordinance No. 020153. The District is located generally at the northeast intersection of Brown School Road and Hwy North 763/Range Line Street and consists of approximately 40 acres. Supplemental information on the original formation of the District is attached if additional background on the establishment of the District is desired.

In order for property to be removed from the boundary of a community improvement district, state law requires the City Council to hold a public hearing where all members of the public may be heard. Following the public hearing, the Council may determine whether it is in the best interest of the community improvement district to remove the requested property from the boundary. Removal requires the Council to make a finding that the District can meet its obligations without the revenues from the property to be removed.

A request to remove the Burrell entities property was considered by the District Board of Directors and on November 16, 2022 it passed Resolution No. 2022-19 by which the District consented to the removal of the Burrell entities property from the CID boundary. The District also found that removal of the property will not impair any District obligations and that the Burrell entities tracts do not generate any revenues to contribute to the District. Since that time, the District has reaffirmed its desire to have the Burrell entities property removed from the boundary of the District. If approved by Council, this action would remove Tracts B, C and G on the informational map from the District boundaries.

Because removal of the requested tracts from the boundary of the CID will not have any affect on revenues or repayment obligations of the District, City staff recommends approval of the request.

Fiscal Impact

Short-Term Impact: None.  
Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
04/20/2026	R70-26: Setting a public hearing to consider removal of tracts owned by Burrell, Inc. and Edenton Ridge Apartments, LP from the boundary of the North 763 Improvement District.
12/15/2008	Ordinance No. 020153 (B 369-08A): Approving a petition requesting the formation of the North 763 Community Improvement District.

Suggested Council Action

Passage of the ordinance.