

Source

Law Department/
City Manager

TB

TO: City Council
FROM: City Manager and Staff 
DATE: November 20, 2008
RE: Proposed North 763 Place Community Improvement District

SUMMARY:

Property owners in the Auburn Hills Subdivision on Highway 763 have filed a petition for the formation of the North 763 Place Community Improvement District with the City Clerk. The petition requests the City Council to establish a Community Improvement District consisting of approximately 40 acres of land on the east side of Highway 763 immediately north of Brown School Road. The purpose of the District is to fund approximately \$1 million in public improvements including streets, storm sewers, sanitary sewers, utilities, landscaping and signage. Revenue to finance the project would be generated by a ½ percent sales tax and possibly by real estate taxes and special assessments.

Fiscal Impact

YES
NO X

Other Info.

DISCUSSION:

On October 31, 2008, property owners filed a petition with the City Clerk requesting the City Council to establish the North 763 Place Community Improvement District. A copy of this petition is attached to this memorandum.

The City Clerk reviewed the petition and determined that it contains the information required by the Community Improvement District statute and that it was signed by property owners collectively owning more than 50% by assessed value of the real property in the proposed District and by more than 50% per capita of all owners of real property within the proposed District, as required by the statute.

The City Clerk has advertised a public hearing on the petition and has mailed notice of the hearing to all owners of property in the proposed District as required by statute. The City Council, after the public hearing, may pass an ordinance approving the petition and establishing the District.

The proposed District consists of approximately 40 acres of land on the east side of Highway 763 immediately north of Brown School Road. The District would be a political subdivision governed by a five member board of directors. The first five board members are named in the petition. Subsequent board members would be appointed by the Mayor with the advice and consent of the City Council.

The proposed CID would fund the following:

PHASE ONE:

Streets	\$ 135,010.00
Storm Sewer	68,430.00
Earth Excavation/Erosion Control	90,000.00
Water Main	82,000.00
Sanitary Sewer	40,405.00
Electric, Phone, Cable, Conduits	54,000.00
Landscaping	50,000.00
Signage	25,000.00
Miscellaneous/Contingency	50,000.00
Engineering	25,000.00
Professional	<u>10,000.00</u>
	\$629,845.00

PHASE TWO:

Streets	\$ 85,360.00
Storm Sewer	99,775.00
Earth Excavation/Erosion Control	90,000.00
Electric, Phone, Cable, Conduits	30,000.00
Landscaping	50,000.00
Signage	25,000.00
Miscellaneous/Contingency	50,000.00
Engineering	<u>25,000.00</u>
	\$455,135.00

Total Estimated Public Improvement Cost **\$1,084,980.00**

Petitioners propose to fund the improvements with a ½ percent sales tax but may also levy a real property tax not to exceed \$1.00 per \$100.00 of assessed value and special assessments not to exceed \$0.25 per square foot in any year.

The listed improvements are typically constructed at the developer's cost. Using sales tax dollars for "on-site" infrastructure is a major policy issue which should not be taken lightly. However, a developer of a project which produces sales taxes, can create a TDD without Council approval to fund both internal and external transportation projects and associated components (e.g. stormwater controls stemming from the transportation infrastructure). In both the TDD and CID, the developer must front the cost of the improvements with the hope of being repaid from tax revenues. Interest is an eligible cost for reimbursement.

If a developer is only going to use sales tax, a TDD could fund most of the proposed improvements. If the developer does use property tax as a special assessment, then the buyer/tenant will end up paying a portion of the cost. We should have language agreeing not to establish a TDD if a CID is formed, thus eliminating the possibility of a 1 per cent sales tax surcharge. An option may be to require some property tax surcharge to be used in addition to any sales tax.

SUGGESTED COUNCIL ACTION:

Should Council elect to approve the formation of the requested CID, approval of the attached legislation is suggested.



CITY OF COLUMBIA, MISSOURI

OFFICE OF CITY CLERK

November 13, 2008

Gross & Associates
Attn: Darrell E. Gross
3225 South Farm Road 87
Republic, MO 65738

Re: Petition submitted on November 5, 2008 for the creation of the North 763 Community Improvement District

Dear Mr. Gross:

Pursuant to Subsection 67.1421.3 of the Missouri Revised Statutes, the petition submitted on November 5, 2008 for the creation of the North 763 Community Improvement District has been reviewed and substantially complies with the requirements of Subsection 67.1421.2.

If you have any questions, please contact me at 874-7207.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheela Amin', written over a horizontal line.

Sheela Amin
City Clerk

Cc: Bill Watkins, City of Columbia City Manager
Mayor and City Council

PETITION FOR CREATION
OF A
COMMUNITY IMPROVEMENT DISTRICT
UNDER MISSOURI REVISED STATUTES 67.1401 TO 67.1571,
AS AMENDED

PETITION SUBMITTED TO: City of Columbia, Missouri

DATE OF PETITION: OCTOBER 31, 2008

NAME OF THE PROPOSED DISTRICT: North 763 Place Community Improvement District

Comes now the recorded owners of more than fifty-percent (50%) of the total assessed value of all real property within the proposed Community Improvement District requesting the establishment of a Community Improvement District as allowed under Missouri Revised Statutes 67.1401 to 67.1571, as amended.

The Petition request that the City Clerk of the City of Columbia, Missouri, review said petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

The Petition request that City Council the City of Columbia, Missouri hold a public hearing in accordance with Missouri Revised Statue 67.1431 to receive public comments concerning the Petition.

The Petition request that upon the conclusion of the required public hearing that an ordinance be adopted establishing the North 763 Community Improvement District as a political subdivision granting it the powers as provided for under Missouri Revised Statutes 67.1401 to 67.1571, as amended and other such powers as stated and requested within the herein Petition.

REQUIRED COMPONENTS OF THE PETITION:

1. THE LEGAL DESCRIPTION OF THE PROPOSED DISTRICT: Attached as Exhibit A of this Petition with a map of the proposed district. All real property is contiguous as required under RSMo 67.1411. A map of the proposed district boundaries is attached as Exhibit B.
2. THE NAME OF THE PROPOSED DISTRICT: North 763 Community Improvement District.
3. NOTICE THAT SIGNATURES OF THE SIGNERS MAY NOT WITHDRAW THEIR SIGNATURE LATER THAN SEVEN DAYS AFTER THE PETITION IS FILED WITH THE CITY CLERK: See statement on signature page of Petition.
4. A FIVE-YEAR PLAN FOR THE DISTRICT: Attached as Exhibit C of this Petition.
5. STATEMENT OF THE TYPE STRUCTURE THE DISTRICT WILL BE FORMED: The District shall be formed as a political subdivision under RSMo Chapter 67.1401 to 67.1571, as amended.
6. GOVERNING BOARD OF DIRECTORS: The District shall be governed by a board of directors appointed by the City Council of the City of Columbia, Missouri as provided under Missouri Revised Statures 67.1451 as amended. Said definitions are restated below.

a. Of the initial appointed directors named in the herein Petition, one-half shall be appointed to serve for a two-year term, and one-half shall be appointed to serve for the term specified by the district for successor directors pursuant to this subsection, and if an odd number of directors are appointed, the last person appointed shall serve for a two-year term; provided that each director shall serve until such director's successor is appointed. Successor directors shall be appointed in the same manner as the initial directors and shall serve for a term of years specified by the district prior to the appointment, which term shall be at least three years and not more than four years.

b. The herein Petition states the names of the initial directors, those directors shall serve for the terms specified in the petition and successor directors shall be appointed by the Mayor of the City of Columbia and confirmed by the City Council for all successor directors to be chosen from the eligible property owners, business owners, or registered voters within the District.

7. **NUMBER OF DIRECTORS:** The number of directors shall be five, serving four-year staggered terms. The directors shall be at least eighteen years of age; and either an owner as defined in RSMo 67.1401, or real property or of a business operating within the District; or a registered voter residing within the district. An initial board has been selected and appointed by action of this Petition to serve for the terms designated

DIRECTOR	REPRESENTING	TERM
a. Roger Moser	Moser Realty, L.L.C.	Four-Year Term
b. Ralph Hennerich	North 763 Lands, L.L.C.	Two-Year Term
c. Robert Walters	WWB Development, L.L.C.	Four-Year Term
d. Mark Robb	RPM Land Company, L.L.C.	Two-Year Term
e. Ovie Lee Stidham	Ovie Lee & Gail Stidham	Two-Year Term

8. **TOTAL ASSESSED VALUE OF ALL REAL PROPERTY OF THE DISTRICT:**
\$147,182; See Exhibit A for details and owners by parcels.

9. **SEEKING BLIGHTED STATUS:** The petitioners are not seeking a determination of blight for any property within the proposed District.

10. **PROPOSED LENGTH OF TIME FOR THE EXISTENCE OF THE DISTRICT;** The petitioners herein request that the number of years be twenty-five years as provided in RSMo. 67.1481.

11. **MAXIMUM SALES TAX RATE TO BE IMPOSED:** The petitioners herein request that a maximum one-half (1/2%) percent sales and use tax be imposed on all retail sales made within the district which are subject to taxation pursuant to sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities, subject to approval by the qualified voters of the District.

12. **MAXIMUM RATE OF REAL PROPERTY TAXES:** The maximum rate of real property taxes shall not exceed \$1.00 per \$100 of assessed value, subject to approval be the qualified voters of the District.

13. **MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHOD OF ASSESSMENTS:** The maximum rate of special assessment shall not exceed the value of twenty-five cents (\$.25) per square foot of land in a given tax year. The assessment method shall be per square foot on each square foot of real property owned. Property classification and assessments may vary between residential and

commercial property based on usage and service provided. Only property owners who will benefit from the service of the improvement shall be levied with a special assessment.

14. DISTRICT FUND TO BE ESTABLISHED: The petitioner will establish a depository designated to receive any and all revenue and pay all expenses of the district and to disburse them in accordance of the actions of the North 763 Community Improvement District Board of Directors actions, as provided for in RSMo 67.1511.
15. LIMITATIONS ON BORROWING CAPACITY OF DISTRICT: The District will have no preset borrowing limitations prescribed by this petition.
16. LIMITATIONS ON REVENUE OF DISTRICT: The District shall not be limited in the amounts or type of revenue, except as allowed by RSMo 67.1401 to 67.1571, as amended.
17. OTHER LIMITATIONS: No other limitations are herein requested by this petition.

The Petitioners herein request that the City Council of the City of Columbia, Missouri authorize the creation of the North 763 Community Improvement District as herein requested and grant it the powers and authority as provided for under Missouri Revised Statutes 67.1401 to 67.1571, as amended and as provided in this petition.

PETITIONERS:

North 763 Lands, L.L.C.

RPM Land Company, L.L.C.

WWB Development Co., L.L.C.

Ovie Lee & Gail Stidham

Legal Description and Map Attached as Exhibit A of the Petition:

We, the above named real property owners, which are the recorded owners of record of more than 50% of the total real property and more than 50% of the assessed value within the proposed North 763 Community Improvement District do hereby submit this petition to the City Council of the City of Columbia, Missouri for consideration as requested in the petition. We further represent and warrant that we are the owner or are authorized to execute this petition on behalf of the owner named immediately above. We further understand that we may not withdraw this petition for any reason after the seventh day it has been submitted to the City Clerk.

A SEPARATE SIGNATURE PAGE IS PROVIDED FOR EACH SIGNER OF THE PETITIONER

Owners of property with 93.6% of the assessed value have executed this Petition.

Of the owners of real property within the District, 71.4% have executed this Petition.

PETITIONER:

RPM Land Company, L.L.C.

LISTING OF PARCELS, ASSESSED VALUE AND LEGAL DESCRIPTION OWNED

PARCEL # 12 701 00 02 260.00 01

\$14,250.00 ASSESSED VALUE

AUBURN HILLS PLAT 12, LOT 1202, ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 261.00 01

\$7125.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1203. ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 262.00 01

\$8122.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1204. ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 263.00 01

\$3676.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1205. ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 264.00 01

\$5130.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1206. ALL WITHIN BOONE COUNTY, MISSOURI

TOTAL ASSESSED VALUE FOR RPM LAND COMPANY, L.L.C.: \$38,303 OR 26% OF THE TOTAL DISTRICT ASSESSED VALUE

Legal Description and Map Attached as Exhibit A of the Petition:

We, RPM Land Company, L.L.C., a Missouri limited liability company, one of the real property owners and petitioners, which are the recorded owners of record of more than 50% of the total real property and more than 50% of the assessed value within the proposed North 763 Community Improvement District do hereby submit this petition to the City Council of the City of Columbia, Missouri for consideration as requested in the petition. We further represent and warrant that we are the owner or are authorized to execute this petition on behalf of the owner named immediately above. We further understand that we may not withdraw this petition for any reason after the seventh day it has been submitted to the City Clerk.

RPM Land Company, L.L.C.

705 Regency Cove Drive

Four Seasons, MO 65049

573-439-8929

Address and telephone number is the same for the signer and the owner

SIGNER: Phil Blom

Phil Blom, Member of L.L.C.

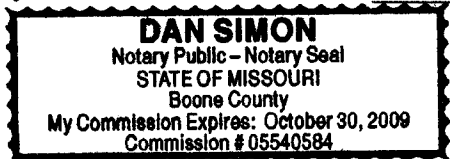
11/05/08

DATE SIGNED

STATE OF MISSOURI)
SS)
COUNTY OF BOONE)

Before me personally appeared Phil Blom, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate their legal authority to execute this document on behalf of the owners of the real property described within this Petition.

WITNESS my hand and official seal this 5 day of November, 2008



Dan Simon
DAN SIMON, NOTARY PUBLIC

PETITIONER:
WWB Development Co., L.L.C.

LISTING OF PARCELS, ASSESSED VALUE AND LEGAL DESCRIPTION OWNED

PARCEL # 12 701 00 02 266.00 01

\$5,508.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1208. ALL IN BOONE COUNTY, MISSOURI

PARCEL #12-701-00-02-460.00 01

\$900.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 15 LOT 1505 ALL IN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 265.00 01

\$9576.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 10-A, LOT 1007. ALL WITHIN BOONE COUNTY, MISSOURI

TOTAL ASSESSED VALUE FOR WWB DEVELOPMENT COMPANY, L.L.C.: \$15,984 OR 10.9% OF TOTAL DISTRICT ASSESSED VALUE

Legal Description and Map Attached as Exhibit A of the Petition:

We, WWB Development Co., L.L.C., a Missouri limited liability company, one of the real property owners and petitioners, which are the recorded owners of record of more than 50% of the total real property and more than 50% of the assessed value within the proposed North 763 Community Improvement District do hereby submit this petition to the City Council of the City of Columbia, Missouri for consideration as requested in the petition. We further represent and warrant that we are the owner or are authorized to execute this petition on behalf of the owner named immediately above. We further understand that we may not withdraw this petition for any reason after the seventh day it has been submitted to the City Clerk.

WWB Development Co., L.L.C.

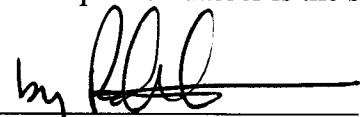
C/O Rob Wolverton

2504 Saint Regis Court

Columbia, MO 65203

573-234-1145

Address and telephone number is the same for the signer and the owner

SIGNER: 
Rob Wolverton, Member of L.L.C.

11/5/08
DATE SIGNED

STATE OF MISSOURI)
 SS)
COUNTY OF BOONE)

Ch. Ph 3/25/2012

CHRIS PALMER
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 3/25/2012
Commission # 08512947

Before me personally appeared Rob Wolverton, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate their legal authority to execute this document on behalf of the owners of the real property described within this Petition.

WITNESS my hand and official seal this 5th day of November, 2008

PETITIONER:

Ovie Lee & Gail Stidham

LISTING OF PARCELS, ASSESSED VALUE AND LEGAL DESCRIPTION OWNED

PARCEL # 12 701 00 02 259.00 01

\$34,200.00 ASSESSED VALUE OR 23.2% OF THE TOTAL DISTRICT ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 10-A, LOT 1001, ALL WITHIN BOONE COUNTY, MISSOURI

TOTAL ASSESSED VALUE FOR OVIE LEE & GAIL STIDHAM: \$34,200 OR 23.2% OF TOTAL DISTRICT ASSESSED VALUE

Legal Description and Map Attached as Exhibit A of the Petition:

We, Ovie Lee & Gail Stidham, a married couple, one of the real property owners and petitioners, which are the recorded owners of record of more than 50% of the total real property and more than 50% of the assessed value within the proposed North 763 Community Improvement District do hereby submit this petition to the City Council of the City of Columbia, Missouri for consideration as requested in the petition. We further represent and warrant that we are the owner or are authorized to execute this petition on behalf of the owner named immediately above. We further understand that we may not withdraw this petition for any reason after the seventh day it has been submitted to the City Clerk.

Ovie Lee Stidham
11220 Audrain Rd. 906
Centralia, MO 65240
573-874-3600

Gail Stidham
11220 Audrain Rd. 906
Centralia, MO 65240
573-874-3600

Address and telephone number is the same for the signer and the owner

SIGNER: *Ovie Lee Stidham*
Ovie Lee Stidham, Joint Owner

SIGNER: *Gail Stidham*
Gail Stidham, Joint Owner

DATE SIGNED: 11-5-08

DATE SIGNED: 11-5-08

STATE OF MISSOURI)
 SS)
COUNTY OF BOONE)

Before me personally appeared Ovie Lee Stidham, and Gail Stidham, a married couple, to me personally known to be the individuals described in and executed the foregoing instrument, and possessing such documentation as to demonstrate their legal authority to execute this document as owners of the real property described within this Petition.

WITNESS my hand and official seal this 5 day of November, 2008



Dan Simon
DAN SIMON, NOTARY PUBLIC

EXHIBIT A

**LEGAL DESCRIPTIONS AND MAP OF PROPOSED NORTH 763 COMMUNITY
IMPROVEMENT DISTRICT**

Legal Description of all real property within the proposed

North 763 Community Improvement District

ALL PROPERTY LOCATED ON BOONE COUNTY TAX MAP #12-701-00-02

**North 763 Lands, L.L.C.
705 Regency Cove Drive
Four Seasons, MO 65049**

PARCEL #12-701-00-02-461.00 01

\$4,698.00 ASSESSED VALUE

AUBURN HILLS PLAT 15, LOT C1506. ALL IN BOONE COUNTY, MISSOURI

PARCEL #12-701-00-02-459.00 01

\$2,466.00 ASSESSED VALUE

AUBURN HILLS PLAT 15 LOTS 1504 & C1504. ALL IN BOONE COUNTY, MISSOURI

PARCEL #12-701-00-02-458.00 01

\$6,768.00 ASSESSED VALUE

AUBURN HILLS PLAT 15 LOTS 1503 & C1503. ALL IN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 267.00 01

\$35,334.00 ASSESSED VALUE

AUBURN HILLS PLAT 15 LOTS 1502 & C1502. ALL IN BOONE COUNTY, MISSOURI

**TOTAL ASSESSED VALUE OF NORTH 763 LANDS, L.L.C.: \$49,266 OR 33.5% OF TOTAL DISTRICT ASSESSED
VALUE**

**Moser Realty, L.L.C.
5088 Monticello Road
Fulton, MO 65251**

PARCEL # 12 701 00 02 268.00 01

\$6,408.00 ASSESSED VALUE 4.4% OF TOTAL DISTRICT ASSESSED VALUE

AUBURN HILLS PLAT 15, LOTS 1501 AND C1501. ALL WITHIN BOONE COUNTY, MISSOURI

**WWB Development Company, L.L.C.
2504 Saint Regis Court
C/O Rob Wolverton
Columbia, MO 65203**

PARCEL # 12 701 00 02 266.00 01

\$5,508.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1208. ALL IN BOONE COUNTY, MISSOURI

PARCEL #12-701-00-02-460.00 01

\$900.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 15 LOT 1505 ALL IN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 265.00 01

\$9576.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 10-A, LOT 1007. ALL WITHIN BOONE COUNTY, MISSOURI

TOTAL ASSESSED VALUE FOR WWB DEVELOPMENT COMPANY, L.L.C.: \$15,984 OR 10.9% OF TOTAL DISTRICT ASSESSED VALUE

RPM Land Company, L.L.C.

705 Regency Cove Drive

Four Seasons, MO 65049

PARCEL # 12 701 00 02 260.00 01

\$14,250.00 ASSESSED VALUE

AUBURN HILLS PLAT 12, LOT 1202, ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 261.00 01

\$7125.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1203. ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 262.00 01

\$8122.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1204. ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 263.00 01

\$3676.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1205. ALL WITHIN BOONE COUNTY, MISSOURI

PARCEL # 12 701 00 02 264.00 01

\$5130.00 ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12, LOT 1206. ALL WITHIN BOONE COUNTY, MISSOURI

TOTAL ASSESSED VALUE FOR RPM LAND COMPANY, L.L.C.: \$38,303 OR 26% OF THE TOTAL DISTRICT ASSESSED VALUE

UMB Bank

906 Grand Blvd, 10 th Floor

C/O UMBFC Tax Department

Kansas City, MO 64106-8096

PARCEL # 12 701 00 02 268.01 01

\$3021.00 ASSESSED VALUE OR 2% OF THE TOTAL DISTRICT ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 12 LOT 1216. ALL WITHIN BOONE COUNTY, MISSOURI

Ovie Lee & Gail Stidham

11220 Audrain Rd 906

Centralia, MO 65240

PARCEL # 12 701 00 02 259.00 01

\$34,200.00 ASSESSED VALUE OR 23.2% OF THE TOTAL DISTRICT ASSESSED VALUE

PROPERTY DESCRIPTION: AUBURN HILLS PLAT 10-A, LOT 1001, ALL WITHIN BOONE COUNTY, MISSOURI

TOTAL ASSESSED VALUES: ALL PROPERTIES	VALUE	PERCENT
NORTH 763 LANDS, L.L.C.	\$49,266	33.5%
MOSER REALTY, L.L.C.	\$6,408	4.4%
WWB DEVELOPMENT, L.L.C.	\$15,984	10.9%
RPM LAND COMPANY, L.L.C.	\$38,303	26.0%
UMB BANK	\$ 3,021	2.0%
OVIE LEE & GAIL STIDHAM	\$34,200	23.2%
TOTAL	\$147,182	100%

EXHIBIT B: MAP OF NORTH 763 COMMUNITY IMPROVEMENT DISTRICT



EXHIBIT C

FIVE YEAR PLAN OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT FIVE YEAR DEVELOPMENT PLAN

NORTH 763 COMMUNITY IMPROVEMENT DISTRICT

OBJECTIVES AND PURPOSE OF DISTRICT:

The North 763 Community Improvement District comprises estimated 40 acres of land lying east of Highway 763, north of Brown School Road and west of Edenton Blvd in the City of Columbia, Missouri all in Boone County, Missouri. The site has been planned as a mixed use commercial development. The primary focus of the development will be to develop a new commercial retail district which will enhance the economic growth of the area and provide essential neighborhood shopping choices for the area residents. The property has several challenging issues in developing the required roads, storm water, and utility services needed to properly develop the property.

PUBLIC IMPROVEMENTS TO BE FUNDED BY DISTRICT:

The District will be responsible for the funding of all public infrastructure cost for the entire development, which will include all utilities installation, streets, sidewalks, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, drainage, water, storm and sewer systems, and other site improvements such as; parking lots, garages, lades, dams and waterways, streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, barriers, telephone and information booths, bus stop and other shelters, rest rooms, kiosks, paintings, murals, display cases, sculptures, fountains, parks, trails, lawns, trees, and any other landscape, pedestrian or shopping malls and plazas, convention centers, arenas, aquariums, aviaries, and meeting facilities, child-care facilities, and any other useful, necessary, or desired improvement to the District as allowed by section 67.1401 to 67.1571 of RSMo, as amended.

The District intends to develop the required interior streets, utility extensions, and storm water detention needed to develop the property. The development of the required improvements will occur in phases as development occurs.

ESTIMATED COST OF PUBLIC IMPROVEMENTS:

PHASE ONE:

STREETS	\$135,010
STORM SEWER	\$68,430
EARTH EXCAVATION/EROSION CONTROL	\$90,000
WATER MAIN	\$82,000
SANITARY SEWER	\$40,405
ELECTRIC, PHONE, CABLE CONDUITS	\$54,000
LANDSCAPING	\$50,000
SIGNAGE	\$25,000
MISCELLANEOUS/CONTINGENCY	\$50,000

ENGINEERING	\$25,000
PROFESSIONAL	\$10,000
TOTAL PHASE ONE COST	\$629,845

PHASE TWO:

STREETS	\$85,360
STORM SEWER	\$99,775
EARTH EXCAVATION/EROSION CONTROL	\$90,000
ELECTRIC, PHONE, CABLE CONDUITS	\$30,000
LANDSCAPING	\$50,000
SIGNAGE	\$25,000
MISCELLANEOUS/CONTINGENCY	\$50,000
ENGINEERING	\$25,000
TOTAL PHASE ONE COST	\$455,135

TOTAL ESTIMATED PUBLIC IMPROVEMENT COST **\$1,084,980**

REVENUE GENERATION:

SALES TAX: The District has proposed approval of a one-half percent (1/2 %) sales tax and use tax on all retail sales within the District to be collected to fund, or assist in the funding of the above proposed public improvements. The District may impose a real estate tax and or a special assessment to fund project cost, subject to voter approval.

FINANCING PLAN:

It is anticipated that revenues will not be sufficient upon creation of the District to fund all of the proposed improvements. It is proposed that the owner or owners of the real property within the District will provide the funds to make the initial public improvements and enter into a financing/development agreement with the District to reimburse the owners as funds are available with interest or to be repaid from bond or loan proceeds which the District may issue or borrow. Property owners believe it is in the best interest of the District to cause the improvements to be made so as to attract new business and investment so as to increase the District revenues.

OPERATIONS OF DISTRICT:

The District Board of Directors shall approve and oversee the public improvements and the provision of services within the District in accordance with sections 67.1401 to 67.1571 of the RSMo. As amended on August 28, 2007. All funds generated by the District through the collection of sales tax, real estate tax, special assessments or any other revenue which the District may earn. The Board of Directors shall meet no less than quarterly in any year and shall maintain minutes of all meetings and shall post such meetings in accordance with the Missouri Sunshine Law and any other applicable sections of the Missouri Revised Statutes as required for a political subdivision. The Board of Directors shall comply with all reporting provisions of section 67.1471 RSMo as amended on August 28, 2007 and submit an annual report to the City of Columbia, Missouri and the Missouri Department of Economic Development within one hundred-twenty days (120) of the end of the fiscal year. The fiscal year of the District will be the same as the City of Columbia, Missouri.

REMOVAL FROM AND ADDITION OF REAL PROPERTY TO DISTRICT:

The District will be entitled to remove property and add property to the District as provided for in section 67.1441 of the RSMo 67.1441.

TERMINATION OF THE DISTRICT:

The District has been established with a term of twenty-five years. Such term was selected in order to provide adequate time to generate sufficient revenue to fund the cost of the public improvements. Extension of the District beyond the twenty-five year period may be done by vote of the qualified voters of the District in accordance with sections 677.1401 to 67.1571 RSMo. As amended on August 28, 2007. The district will terminate prior to the designated terms if all debts and obligations of the District have been paid and the objectives of the District to develop a self-sustaining community has been accomplished, or in accordance with section 67.1481 of RSMo as amended on August 28, 2007.

REVENUE PROJECTIONS

The District projects revenue and expenses for the first five years of operation based on existing businesses within the District and some new growth.

SOURCE OF REVENUE	YR 1	YR 2	YR 3	YR 4	YR 5
CID ½ % Sales Tax	\$30,000	\$30,000	\$50,000	\$50,000	\$60,000
EXPENSES	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
NET REVENUE TO REPAY COST	\$27,500	\$27,500	\$47,500	\$47,500	\$57,500

From: "Darrell Gross" <grossasc@mowisp.net>
To: <cityclerk@gocolumbiamo.com>
Date: 11/11/2008 4:50 PM
Subject: CORRECTED PAGE 1
Attachments: PETITION FOR CREATION Page 1.doc

Sheila, Please find attached the corrected page 1 of the North 763 Community Improvement District. In error, the caption was listed as North 763 Place Community Improvement District, yet throughout the petition the name North 763 Community Improvement District was used. Please be advised that the correct name is the North 763 Community Improvement District.

Additionally , as we discussed the Petitioners will be responsible to reimburse the City for all cost of publications and such other cost as incurred. Please bill me at the address below and I will ensure payment.

Darrell Gross

Gross & Associate

3225 South Farm Road 87

Republic, MO 65738

417-425-9460

**PETITION FOR CREATION
OF A
COMMUNITY IMPROVEMENT DISTRICT
UNDER MISSOURI REVISED STATUTES 67.1401 TO 67.1571,
AS AMENDED**

PETITION SUBMITTED TO: City of Columbia, Missouri

DATE OF PETITION: OCTOBER 31, 2008

NAME OF THE PROPOSED DISTRICT: North 763 Community Improvement District

Comes now the recorded owners of more than fifty-percent (50%) of the total assessed value of all real property within the proposed Community Improvement District requesting the establishment of a Community Improvement District as allowed under Missouri Revised Statutes 67.1401 to 67.1571, as amended.

The Petition request that the City Clerk of the City of Columbia, Missouri, review said petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

The Petition request that City Council the City of Columbia, Missouri hold a public hearing in accordance with Missouri Revised Statute 67.1431 to receive public comments concerning the Petition.

The Petition request that upon the conclusion of the required public hearing that an ordinance be adopted establishing the North 763 Community Improvement District as a political subdivision granting it the powers as provided for under Missouri Revised Statutes 67.1401 to 67.1571, as amended and other such powers as stated and requested within the herein Petition.

REQUIRED COMPONENTS OF THE PETITION:

1. THE LEGAL DESCRIPTION OF THE PROPOSED DISTRICT: Attached as *Exhibit A* of this Petition with a map of the proposed district. All real property is contiguous as required under RSMo 67.1411. A map of the proposed district boundaries is attached as *Exhibit B*.
2. THE NAME OF THE PROPOSED DISTRICT: North 763 Community Improvement District.
3. NOTICE THAT SIGNATURES OF THE SIGNERS MAY NOT WITHDRAW THEIR SIGNATURE LATER THAN SEVEN DAYS AFTER THE PETITION IS FILED WITH THE CITY CLERK: See statement on signature page of Petition.
4. A FIVE-YEAR PLAN FOR THE DISTRICT: Attached as *Exhibit C* of this Petition.
5. STATEMENT OF THE TYPE STRUCTURE THE DISTRICT WILL BE FORMED: The District shall be formed as a political subdivision under RSMo Chapter 67.1401 to 67.1571, as amended.
6. GOVERNING BOARD OF DIRECTORS: The District shall be governed by a board of directors appointed by the City Council of the City of Columbia, Missouri as provided under Missouri Revised Statutes 67.1451 as amended. Said definitions are restated below.

From: Sheela Amin
To: Teddy, Timothy
Date: 11/13/2008 7:53 AM
Subject: Map for Notice in Paper
Attachments: CID_North763.pdf

Tim,

Per our conversation a couple days ago, attached is the petition. There are fifteen property. The name of the CID is North 763, not North 763 Place, so if you name the map, please name it North 763 CID.

I need this by Friday, November 21. Obviously, if you can provide it sooner, that would be helpful.

If you have any questions or don't think you can provide it, please call or e-mail.

Thanks for your help.
Sheela

Sheela Amin
City Clerk
573-874-7207 (phone)
skamin@gocolumbiamo.com

North 763 Community Improvement District



E Harvester Rd

E Shalimar Dr

E Nance Dr

N Highway 763

Bodie Dr

Edenton Blvd

Brown School Rd

Edenton Blvd

Raleigh Dr

N Interstate Dr