

HB 1183 -- Neighborhood and Community Improvement Districts

Sponsor: Schoeller

This bill changes the laws regarding neighborhood and community improvement districts. In its main provisions, the bill:

- (1) Changes the method by which improvement costs are reallocated among newly created parcels when a parcel in a neighborhood improvement district is divided after the final costs of the improvement are assessed;
- (2) Changes how valid property owners are determined from the tax records of the county clerk or collector of revenue in the City of St. Louis to the real estate records of the recorder of deeds where the community improvement district (CID) is located when:
 - (a) Defining "qualified voter" when there are no registered voters in a CID;
 - (b) Determining valid signatures on a petition to establish a CID; and
 - (c) Determining addresses of record for mailing the notice of an amendment to a petition to establish a CID;
- (3) Repeals language specifically allowing legally authorized representatives of landowners to serve on the board of directors of a CID in the City of Springfield. Currently, this membership is already allowed statewide;
- (4) Authorizes, statewide, up to five legally authorized representatives of any of the CID property owners to serve on the CID board if there are less than five owners of property in the CID. Currently, this membership is authorized only in the City of Springfield;
- (5) Provides an alternative method for determining the terms of directors when there is a tie vote between directors;
- (6) Expands the powers of a CID outside its boundaries when:
 - (a) Acquiring real or personal property;
 - (b) Entering into agreements with municipalities to abate public nuisances;
 - (c) Providing assistance in or directly constructing, installing, repairing, maintaining, or operating certain public

improvements;

(d) Restricting vehicular and pedestrian traffic to provide access to emergency vehicles; and

(e) Operating or contracting for the provision of music, news, educational, child care, or parking facilities and various modes of transportation;

(7) Changes the land area used to determine how many petition signatures are necessary to levy a special assessment from 50% by assessed value and 50% per capita within the entire CID to 50% by assessed value and 50% per capita within the area subject to the special assessment;

(8) Authorizes CIDs to conduct regular elections or to use mail-in balloting for approving a sales and use tax, whether or not registered voters reside within the CID. Currently, only mail-in balloting is authorized; and

(9) Authorizes a sales and use tax upon the unanimous consent of all property owners within a CID if there are no registered voters within the CID.