

Appendix A
to the Petition for Establishment
of
The Downtown St. Louis Community Improvement District, Inc.
St. Louis, Missouri

MANAGEMENT PLAN

**Prepared Pursuant to the State of Missouri
Community Improvement District Act
to Create, Extend, Renew, and Establish
a Community Improvement District
in Downtown St. Louis**

The information and details outlined in the following pages represents the strategies, activities, and budgets that will be undertaken during the ten-year duration of The Downtown St. Louis Community Improvement District. It is an integral and part of the petition to create, extend, renew, and establish the Downtown St. Louis Community Improvement District, Inc.

DECEMBER 2010

MANAGEMENT PLAN
for
The Downtown St. Louis Community Improvement District, Inc.

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Section 1

What is a Community Improvement District?

A property-based Community Improvement District is based on the “benefit assessment district” model, which provides for an assessment on real property and improvements within a specific geographic district with the proceeds allocated to provide programs, services and improvements to benefit the district and properties located within the district.

The Missouri Community Improvement District Act mandates that community improvement district services shall be in addition to existing city services and that existing city services must continue to be provided within the District at the same level as before the District was created (unless the services are decreased throughout the City).

Community improvement district programs, services and improvements generally focus on security, maintenance, beautification, economic development and marketing. However district programs, services and improvements may address other areas of interest if permitted in the District Management Plan and approved by Community Improvement District property owners as part of the authorizing petition and legislation.

The structure of a community improvement district is different from a special taxing district and offers some distinct advantages.

Unlike a special taxing district, a community improvement district:

- Is established and designed by those who will pay the proposed property assessments.
- Allows a wide range of program, service and improvement options that are determined by those who will pay the property assessments.
- Is governed by those who pay property assessments through a property and business-owner dominated board that supervises operations and reviews a yearly management plan and budget.
- Is implemented by those who pay property assessments through a non-profit, private sector, management organization.
- Provides for a pre-determined term with a sunset clause that requires a new petition process by those who pay property assessments in order to renew the district.
- Requires tax-abated properties to pay full share of district assessment to support district programs, services and improvements.

There are currently over 1,500 business or community improvement districts in the United States and throughout North America. By operating a community improvement district in Downtown St. Louis, property owners join with their peers in cities such as Atlanta, Baltimore, Denver, Nashville, New Orleans New York, Phoenix, Portland and Seattle, among hundreds of other cities, large and small, who have become partners in creating successful downtowns through strong business or community improvement districts.

Section 2

Why The Downtown St. Louis Community Improvement District, Inc. Was Established

Downtowns must compete to survive. Downtowns compete for residents, businesses, visitors and investors, not only with suburban shopping malls and office parks and the individual communities in the region, but also with managed downtown areas in other states throughout the country.

In 1999, Downtown St. Louis property owners recognized the need to protect and maintain existing investments, support anticipated new investment, and take a more active role in determining the future of downtown St. Louis. As a result, they petitioned the City of St. Louis Board of Aldermen to establish a private sector, not-for-profit management district known as The Downtown St. Louis Community Improvement District ("District") under the Missouri Community Improvement District Act.

The District, funded through self-assessment of properties within its boundaries, provides the financial resources to develop and implement programs, services and improvements that work to improve the physical environment, attract and retain businesses and residents, and encourage additional investment in the core of Downtown St. Louis.

The Downtown St. Louis Community Improvement District Inc. was established to:

- provide consistent funding for enhanced programs, services and improvements that support and promote a cleaner, safer and more vibrant District.
- spread the cost of programs, services and improvements equitably among all property owners within the District.
- strengthen private sector management and accountability for programs, services and improvements provided within the District.

Working closely with the property owners, stakeholders, and constituents within the District, the original five-year Management Plan was created and approved in 1999 and operated from January 1, 2000 through December 31, 2004.

The success of the original Downtown St. Louis Community Improvement District Inc. resulted in strong support for a seven year renewal of the District that began operations on January 1, 2005 and continues through December 31, 2011.

Section 3

Downtown St. Louis Community Improvement District Results

Since the District was first established in 1999:

- Over \$5 billion have been invested Downtown (\$3.6 billion in the District)
- Over 5,000 new residents have moved Downtown (2,500 in the District)
- Over 2,900 rooms/10 new hotels have opened downtown (2,000/8 in the District)
- Over 100 historic buildings have been renovated/redeveloped and put back into active use (over 80 in the District)
- Over 160 new street level restaurants, shops and services have opened

As a result of this economic development activity, the total assessed value of all property located within the District has more than doubled (113%) over the past ten years. This growth far surpasses growth in St. Louis City (88%) and St. Louis County (48%) over the same ten-year period.

Since the current District term began operations in 2005, the District has:

- Helped to reduce downtown crime rates by over 25%
- Purchased over 330 street trees, 30 planters and 160 hanging baskets, 150 trash receptacles and 27 dog litter bag dispensers
- Maintained over 1250 street trees, 330 planters, 160 hanging baskets, 390 trash receptacles, 25 benches and 35 bike racks
- Generated media coverage with average annual value over \$10 million
- Established the #1 website for Downtown searches with over 500,000 visits/year
- Established a Downtown St. Louis Facebook page with over 30,000 fans
- Created new District events including Downtown Restaurant Week, Downtown Parties on the Plaza, Downtown Farmers Market and Downtown Employee Appreciation Week, among others

Despite the current economic recession, the Downtown St. Louis revival continues. As of August 1, 2010, there are over \$500 million in new, mixed-use developments under construction in the District. These projects include new hotel, office, residential, retail, cultural attraction and parking projects. And, despite the national downturn in the housing market, Downtown St. Louis residential population grew 15% from 2008 through 2009.

Working with property owners and in cooperation with local government, businesses, residents and other stakeholders, the District has been successful in creating a cleaner, safer and more vibrant District that has attracted significant investment, improved Downtown St. Louis' image nationally and helped to re-establish Downtown as the economic center of the St. Louis region.

Building on this success, the Downtown Next 2020 Vision was recently created with ambitious goals for growth in jobs, commercial occupancy, residential population and retail, services and amenities. In the next ten years, the District will play a significant role in moving this Vision forward and supporting strong return on investment for property owners in the Downtown St. Louis Community Improvement District.

Section 4

District Renewal

Under the Missouri Community Improvement District Act, a district may only be created for a specified term of years. In order to continue beyond the specified term, the Missouri Community Improvement District Act requires that a district must be re-established. This assures that management of a district remains accountable to the property owners who authorized its establishment. The current term of the Downtown St. Louis Community Improvement District Inc. expires on December 31 2011. Renewal of the District will ensure the continuation of services and programs and implementation of strategies to support and attract investment in the District.

In order for the current District to continue, state law requires the submission to the City of St. Louis Board of Aldermen, a petition signed by property owners whom both:

- collectively own more than fifty percent by assessed value of the real property within the District, **and**
- represent more than fifty percent per capita of all owners of real property within the District

Submitted petitions are reviewed by the St. Louis City Counselor to validate signatures and verify that signed petitions represent both the required majority of all District owners **and** the majority of assessed value within the District. After verification by the City Counselor of the City of St. Louis, the Board of Aldermen will conduct a public hearing before adopting the ordinance to establish the District. The ordinance must then be signed into law by the Mayor of the City of St. Louis.

Section 5

Management Plan Summary

Based on the established success of current District programs and services and supported by recommendations from District property owners, business owners, major tenants, residents and other stakeholders, the District Management Plan for the term commencing on January 1, 2012 will continue to devote a significant portion of District resources to support those programs and services that effectively and efficiently provide a clean, safe and attractive environment for District residents, workers and visitors.

In addition to maintaining the commitment to a clean, safe and attractive District, the new Management Plan provides the District Board with greater flexibility to expand or reduce existing programs and services as well as add new programs and services based on changing priorities and market conditions. The District will support the goals of the Downtown Next 2020 Vision to accelerate economic development activity and substantially increase the number of businesses, jobs and residents located in Downtown St. Louis and, specifically, within the District.

A detailed summary of District programs and services are set forth in Section 12 of this Management Plan.

Section 6

Duration

The District will have a ten-year term beginning January 1, 2012 and ending December 31, 2021. The first assessment bill will be sent to property owners in late Fall of 2011 and the last assessment bill will be sent in late Fall of 2020. The petition process must then be repeated for the District to continue beyond the tenth year.

Section 7

Governance

The Downtown St. Louis Community Improvement District, Inc, a private not-for-profit, 501(c) (3) management organization, will implement the services, programs and improvements described by this Management Plan. Budgets and work plans will be submitted annually to District property owners for review and comment; approved annually by the Board of Directors of the District; and filed with the City of St. Louis.

Reasonable efforts will be made to ensure that the District Board of Directors includes a balanced representation of property owners to reflect the diverse size, purpose and location of property ownership within the District.

The District will hold two “town-hall” meetings of property owners during each fiscal year. The first will occur in late winter/early spring to review proposed budgets and consider comments from property owners. The second will occur approximately six months later to review and critique the success and application of enhanced services, programs and improvements. Addition or elimination of programs and services or changes in scope of programs and services are subject to annual review by property owners and approval by the Board of Directors of the District.

The District contracts with The Partnership for Downtown St. Louis (the “Partnership”), a Downtown St. Louis-based, not-for-profit, 501 (c) (6) organization to provide management and staff for day-to-day operations and implementation of the District Management Plan.

Section 8

Location

The District will be comprised of approximately 165 contiguous blocks located within the central core of Downtown St. Louis. These boundaries are unchanged from those that have been in place since the current District began operations in January 2005. District boundaries are defined as follows:

Boundaries of the Downtown St. Louis Community Improvement District Inc.

Beginning at the intersection of the centerline of 14th Street and Interstate 40/64; thence eastwardly along the centerline of Interstate 40/64 across all intervening streets to the intersection of the centerlines of Interstate 40/64 and Interstate 70; thence northwardly along the centerline of Interstate 70 across all intervening streets to the intersection of the

centerlines of Interstate 70 and Cole Street; thence westwardly along the centerline of Cole Street across all intervening streets to the intersection of the centerlines of Cole Street and 14th Street; thence southwardly along the centerline of 14th Street across all intervening streets to the intersection of the centerlines of 14th Street and Delmar Boulevard; thence westwardly along the centerline of Delmar Boulevard across all intervening streets to the intersection of the centerlines of Delmar Boulevard and 18th Street; thence southwardly along the centerline of 18th Street across all intervening streets to the intersection of the centerlines of 18th Street and Chestnut Street; thence eastwardly along the centerline of Chestnut Street across all intervening streets to the intersection of the centerlines of Chestnut Street and 14th Street; thence southwardly along the centerline of 14th Street to the intersection of the centerlines of 14th Street and at Interstate 40/64, the point of beginning.

District boundaries are also shown in the map designated as "The Downtown St. Louis Community Improvement District Map" attached hereto as Appendix B of this Management Plan.

Section 9

Assessments

Special assessments will be levied by the District's Board of Directors for each of the ten years term of the District. District assessments will be paid annually at the same time as property taxes and will appear as a separate line item on the annual City of St. Louis property tax bills. The initial billing for the renewed District will be mailed in late Fall of 2011 and funds will be available to the District beginning January 1, 2012.

Section 10

Assessment Methodology

Calculation of annual District assessments is based upon two property variables - gross square footage of real property and gross square footage of building above the first floor. No assessments will be charged against the first floor space of any building unless the first floor has been converted to a condominium for commercial or residential use. The standard per square foot rate is established for all properties in the District and is not affected by size, use or value of property.

- **Additions and Deletions of Assessable Property**

If new buildings are constructed or additions are made to existing buildings, such new buildings or additions will be assessed using the same methodology and rates as existing buildings within the District. If buildings have been razed or reduced in size, a corresponding reduction will be made. New or expanded buildings will be assessed when the City of St. Louis has issued an occupancy permit, or the building or expansion is placed into active use.

Section 11
Assessment Rate

Annual assessments are based upon an allocation of specific program, service and improvement costs and a calculation of total assessable square footage. Assessment rates per square foot in the final year (2011) of the current District are:

Lot Square Foot	<u>\$0.0912</u>
Each Upper Floor Square Foot	<u>\$0.0488</u>
First Floor Condominium Units (where applicable)	<u>\$0.0488</u>

The assessment rate in the first year (2012) of the renewed District will not exceed:

Lot Square Foot	<u>\$0.0948</u>
Each Upper Floor Square Foot	<u>\$0.0508</u>
First Floor Condominium Units (where applicable)	<u>\$0.0508</u>

The District assessment may be adjusted on an annual basis to secure funds for increased expenses or the expansion or addition of services, programs or improvements authorized by the Management Plan and approved by the Board of Directors. The maximum cumulative increase in assessment over the ten year term may not exceed an amount equal to a 4% average increase per year.

Assuming an increase of 4% per year, the assessment rate during each year of the full term of the District would be as follows:

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Lot Square Foot	\$0.0948	\$0.0986	\$0.1025	\$0.1066	\$0.1109
Each Upper Floor Square Foot	\$0.0508	\$0.0519	\$0.0540	\$0.0561	\$0.0584
First Floor Condominium Units	\$0.0508	\$0.0519	\$0.0540	\$0.0561	\$0.0584
Est. annual assessment/1,000 sq. ft.*	\$ 50.08	\$51.90	\$54.00	\$56.10	\$58.40
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Lot Square Foot	\$0.1153	\$0.1199	\$0.1248	\$ 0.1297	\$0.1349
Each Upper Floor Square Foot	\$0.0607	\$0.0631	\$0.0657	\$ 0.0683	\$0.0710
First Floor Condominium Units	\$0.0607	\$0.0631	\$0.0657	\$ 0.0683	\$0.0710
Est. annual assessment/1,000 sq. ft.*	\$60.07	\$63.10	\$65.70	\$68.30	\$71.00

*Plus lot square footage or proportionate share of lot square footage.

If the Board of Directors of the District approves an assessment rate increase of more than 4% in any individual year during the ten-year term, the Board of Directors of the District would then be required to proportionately lower assessment rates in other years so that the total increase over the term does not exceed a 4% annual average. The rate shown for 2021 reflects the maximum assessment rate that can be charged during the ten-year term.

The current Management Plan allows the Board of Directors of the District to increase assessments up to 3% per year from 2006 through 2011 for a maximum total increase of 19.41% .The actual increase authorized by the Board of Directors of the District has been 10.82 %. This reflects a responsible management approach by the Board of Directors of the District with sensitivity to current market and economic conditions.

Section 12

Summary of District Programs, Services, & Improvements

Programs, services and improvements listed below are included in the current District Management Plan that is in effect through December 31, 2011. These programs and services will be continued in the new District Management Plan commencing on January 1, 2012. Over the District's ten year term, the Board of Directors of the District may elect to reduce, eliminate, expand or add services and programs based on changes in District priorities and market conditions.

1. Security, Maintenance and Beautification

A. Security

Security programs, services and improvements are dedicated to reducing crime and improving perception of public safety in the District while offering a customer service orientation to office workers, residents and visitors to the Downtown area.

Security programs and services include:

- Supplemental Police Patrols
Through a Police Assistance Agreement with the St. Louis Metropolitan Police Department, the District funds overtime pay for extra bike and foot patrols, special events or additional traffic or security details. The District also pays for monitoring the Downtown CCTV security cameras.
- Downtown Police Bike and Beat Unit
These highly visible patrols help to deter crime, and address public nuisance issues such as aggressive panhandling, public drinking or urination, prostitution and trespassing. The District supports the cost of uniforms, supplies, training and rent for Downtown police substation.
- Community Improvement District (CID) Guides
Dressed in bright gold and black uniforms, CID Guides are full-time, professional, assertive and friendly individuals who patrol the District seven days a week on bikes and on foot patrols, serving both a public safety and hospitality role. CID Guides complete a program of customized classroom and field training and work directly with the St. Louis Metropolitan Police Department serving as additional "eyes and ears" and working to reduce public nuisance violations. CID Guides also perform courtesy services such as visiting businesses, giving directions, helping lost persons, providing visitor information and escorting employees to cars. CID Guides services include over 50,000 customer interactions per year.
- Communication Exchange Network
The District helped to establish a two way, 24/7 dispatch and radio network between the St. Louis Metropolitan Police Department, District buildings and businesses and security personnel throughout the downtown area. The Network monitors the police scanner and manages two way public safety and emergency response between the District and 27 downtown properties.

B. Maintenance

Maintenance programs, services and improvements are dedicated to improving the physical environment through enhanced cleaning and maintenance of public spaces.

Maintenance programs and services include:

- The Clean Team
The Clean Team is a seven day a week, full-time cleaning crew that removes trash and debris from curbs, gutters and other public areas throughout the District. The Clean Team includes pan and broom foot patrols as well as two street/sidewalk sweeper machines. The Clean Team expands during the peak summer season. The District provides a “hotline” for quick response to special clean up issues.
- Graffiti Removal
District contract employees remove street level graffiti, paper signs, handbills and other physical defacement from buildings, utility boxes, poles and other public property visible from the sidewalk. All “tags” are removed within 24 hours.
- Sidewalk Cleaning
District contract employees power wash sidewalks throughout the District on a daily rotation in spring, summer and fall.
- Sidewalk Repair
The District offers property owners a 50% matching grant up to \$5,000 per project for sidewalk repairs and improvements.
- Canine Litter Campaign
The District responded to a rapidly growing pet population by creating a campaign to promote clean up of dog litter. The District supports peer-to-peer enforcement and provides signage, bag dispensers and bags.

C. Beautification

District beautification programs, services and improvements are dedicated to improving the District’s physical environment and pedestrian experience through enhanced landscapes and streetscapes.

Beautification programs and services include:

- Landscaping
The District funds a full time arborist to inventory, purchase, manage and maintain street trees (1200), planters (330), hanging baskets (160) and other plantings throughout the District.
- Streetscape
District staff inventories, purchases, manages and maintains street furniture including trash receptacles (390), benches (27), bike racks (38) and tree grates.

2. Economic Development, Marketing and Special Events

A. Economic and Housing Development

Economic and housing development programs, services and improvements are dedicated to supporting economic activity and improving the vitality of Downtown by attracting and retaining office and retail businesses and expanding the residential population within the District. Staff works with city and state officials, developers, property owners, businesses, banks, brokers, residents and other stakeholders to promote and support development and investment in the District.

Economic and housing development programs and services include:

- Market Research, Analysis and Distribution
District staff collects and distributes data on buildings, businesses, workers and residents; tracks investment and development; monitors market conditions; benchmarks Downtown use and perception by primary customer groups; produces Annual Progress Reports, Housing and Occupancy Reports; conducts bi-annual Downtown resident, office worker and market-wide surveys; and maintains an interactive website for distribution of market data.
- Office /Retail Development, Retention and Recruitment
Work with developers, property owners, brokers, commercial tenants and city officials to identify and support opportunities for office and retail recruitment, retention and job growth. The District tracks office leases and space inventory, provides on-line commercial space search, and produces targeted advertising and events to promote commercial space and retail businesses.

The Downtown Economic Development Council (DEDC) develops and implements strategies to support the Downtown Next goal of adding 17,000 net new jobs and increasing office occupancy by two million square feet by 2020.

The Retail Development Committee develops and implements strategies to support the Downtown Next goal of adding 200,000 square feet of new shopping, dining, entertainment and services within the District by 2020.

- Residential Development, Retention and Recruitment
Work with residential developers, property owners, agents, city officials and consumers to support residential development and population growth within the District. The District manages Downtown Living events, develops and funds targeted advertising and collateral materials and offers online search for housing as well as serving as a resource for information on Downtown living.

The Residential Development Committee develops and implements strategies to support the Downtown Next goal of increasing downtown residential population by 7,500 residents by 2020.

B. Marketing

Marketing programs and services are dedicated to informing and engaging consumers, stakeholders and media in the continuing revitalization of Downtown and, specifically, the District. Advertising, public relations, media relations and social media are used to provide consistent, strategic communications that shape overall image and build awareness of specific offerings within the District. A new branding and marketing strategy was recently developed and is integrated into all District marketing and communications.

Marketing services support all District initiatives, programs and events and include:

- District Communications
Monthly E-Newsletter, weekly email updates Annual Progress Report, Press Releases, weekly and printed Events Calendars, Posters and Postcards
- Consumer Publications
Annual Visitors Guide, Dining Guide, Parking Guide, Retail Shopping Card, and Calendar of Events
- Retail Support
Provide retail promotional support through paid advertising, publicity, grand openings and sales promotions including the recently launched Downtown Gift Card and Friends of Downtown programs.
- Social Media
Monitoring activity and messaging via FaceBook and Twitter.

C. Special Events

Special Event programs and services are dedicated to activating the street, showcasing District life and work styles, building a sense of community, engaging residents and workers, generating traffic and media, supporting businesses and reinforcing the brand.

Special event programs and services include:

- Event Development and Production
District staff creates and produces Downtown St. Louis branded events such as Downtown Restaurant Week, Downtown Employee Appreciation Week, Downtown Living Tour and Downtown St. Louis Idiotarod, etc. District staff also seeks sponsorships to underwrite most if not all of the cost for these events.
- Event Attraction and Sponsorship
District staff targets select event producers and organizations to locate new and existing events within the District. Staff support may also include assistance with sponsorship solicitation or may offer limited sponsorship as incentive for relocation or “seed” money for new events.

- Event Coordination and Support
District staff helps to coordinate all events in the District by working with event producers to coordinate operations with city agencies and with District businesses, when applicable. The District also provides promotional support when appropriate.

3. Opportunity Fund

Opportunity Fund programs, services and improvements are dedicated to providing the District with additional resources to strategically address new challenges and opportunities that occur over the ten year term without compromising sufficient support for existing programs and services. This fund can be used to expand existing programs and services; fund one-time expenses; purchase equipment; or underwrite the cost of new initiatives, especially those that support the Downtown Next 2020 goals of adding 17,000 jobs; increasing office occupancy by 2,000,000 sq.ft; attracting 200,000 sq.ft. of new retail; and increasing population by 7,500 new residents. The Opportunity Fund can be used for one or more programs, services and improvements. Funds can be spent in full each year or carried over in part or in full to future years but must be spent in its entirety by the end of the ten year term.

Contracting Of District Services

Subject to the limitations of the Missouri Community Improvement District Act, the District may contract to provide any or all of these programs, services and improvements to property owners not located within the District under the following criteria:

- Properties to receive services must be adjacent to the District.
- Properties to receive services must include whole blocks or multiples of blocks.
- There is no subsidy by the District for any portion of the service.

Section 13

Operating Budget

2012 Operating Budget Summary

The total budget for all District programs, services and improvements during the first year of operation in the renewed District is estimated at \$2,766,600.

This budget is made up of the following major budget categories:

Security, Maintenance and Beautification

The 2012 budget for Security, Maintenance and Beautification programs, services and improvements as described in Section 12 of the Management Plan is \$1,798,290. This represents 65% of the total District budget for 2012.

Economic Development, Marketing and Special Events

The estimated 2012 budget for Economic Development, Marketing and Special Event programs, services and improvements as described in Section 12 of the Management Plan is \$829,980. This represents 30% of the total District budget for 2012

Opportunity Fund

The estimated 2012 budget for the Opportunity Fund programs, services and improvements as described in Section 12 of the Management Plan is \$138,330. This represents 5% of the total District budget for 2012.

Administration

The estimated 2012 budget for non-personnel administrative costs including office rent, insurance, utilities, supplies, etc. is \$193,662. This represents 7% of the total District budget. Personnel and non-personnel administrative costs are allocated proportionately against all budget categories and included in budget totals for each of those categories.

Section 14

Budget Adjustments

In the renewed District's first year of operation (2012), the Board of Directors of the District is authorized to appropriate and pay over any remaining sums from the levy of special assessments on properties located within the 165 block District (as defined in Appendix B of the Petition and Section 8 of this Management Plan) as authorized by the Board of Directors of the District pursuant to the Petition approved by the City of St. Louis in 2004. During the term of the renewed District, any annual surplus or deficit will be carried forward into the following year's budget.

All line item expenses or specific programs, services and improvements are subject to annual review by property owners and the Board of Directors. Programs, services and improvements may be reduced, expanded or eliminated based on a change in priorities or new challenges or opportunities that may arise during the term of the District. All changes are subject to approval by the Board of Directors. However, while individual line item expenses or specific services, programs, services and improvements may be reduced, expanded or eliminated, the total budget for each of the three major expense categories (see Sections 13) may not be reduced by more than 10% from year to year.

Section 15

Government Property

The City of St. Louis, the State of Missouri, and the Federal Government are excluded from the provisions of the Missouri Community Improvement District Act and will not be assessed for property owned within the boundaries of the District. The District anticipates that it may enter into contracts or cooperative agreements with one or more of these agencies for specific services concerning their respective properties within the District. The District will not subsidize the delivery of these services to these agencies.

Section 16
Continuation of City Services

All services provided by the District are above and beyond those currently provided by the City of St. Louis. The Missouri Community Improvement District Act states that:

The governing body of the municipality establishing the district shall not decrease the level of publicly funded services in the district existing prior to the creation of the district or transfer the financial burden of providing the services to the district unless the services at the same time are decreased throughout the municipality, nor shall the governing body discriminate in the provision of the publicly funded services between areas included in such district and areas not so included.

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to the Petition for Establishment
of
The Downtown St. Louis Community Improvement District,
Inc.
St. Louis, Missouri

LEGAL DESCRIPTION OF DISTRICT

**Prepared Pursuant to the State of Missouri
Community Improvement District Act
to Create, Extend, Renew, and Establish
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in Downtown St. Louis**

The information and details outlined in the following pages represents the strategies, activities, and budgets that will be undertaken during the ten-year duration of The Downtown St. Louis Community Improvement District. It is an integral and part of the petition to create, extend, renew, and establish the Downtown St. Louis Community Improvement District, Inc.

DECEMBER 2010

APPENDIX B
A DESCRIPTION AND MAP OF
THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT

Description of Boundaries of The Downtown St. Louis Community Improvement District

(Effective January 1, 2012)

Beginning at the intersection of the centerline of 14th Street and Interstate 40/64; thence eastwardly along the centerline of Interstate 40/64 across all intervening streets to the intersection of the centerlines of Interstate 40/64 and Interstate 70; thence northwardly along the centerline of Interstate 70 across all intervening streets to the intersection of the centerlines of Interstate 70 and Cole Street; thence westwardly along the centerline of Cole Street across all intervening streets to the intersection of the centerlines of Cole Street and 14th Street; thence southwardly along the centerline of 14th Street across all intervening streets to the intersection of the centerlines of 14th Street and Delmar Boulevard; thence westwardly along the centerline of Delmar Boulevard across all intervening streets to the intersection of the centerlines of Delmar Boulevard and 18th Street; thence southwardly along the centerline of 18th Street across all intervening streets to the intersection of the centerlines of 18th Street and Chestnut Street; thence eastwardly along the centerline of Chestnut Street across all intervening streets to the intersection of the centerlines of Chestnut Street and 14th Street; thence southwardly along the centerline of 14th Street to the intersection of the centerlines of 14th Street and at Interstate 40/64, the point of beginning.

The boundaries of The Downtown St. Louis Community Improvement District are shown upon the map designated as the Community Improvement District Map, attached hereto.

APPENDIX B

MAP OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT

