

Citizens for a Greater Downtown St. Louis

**Virtual Town Hall
September 15, 2020**



Agenda

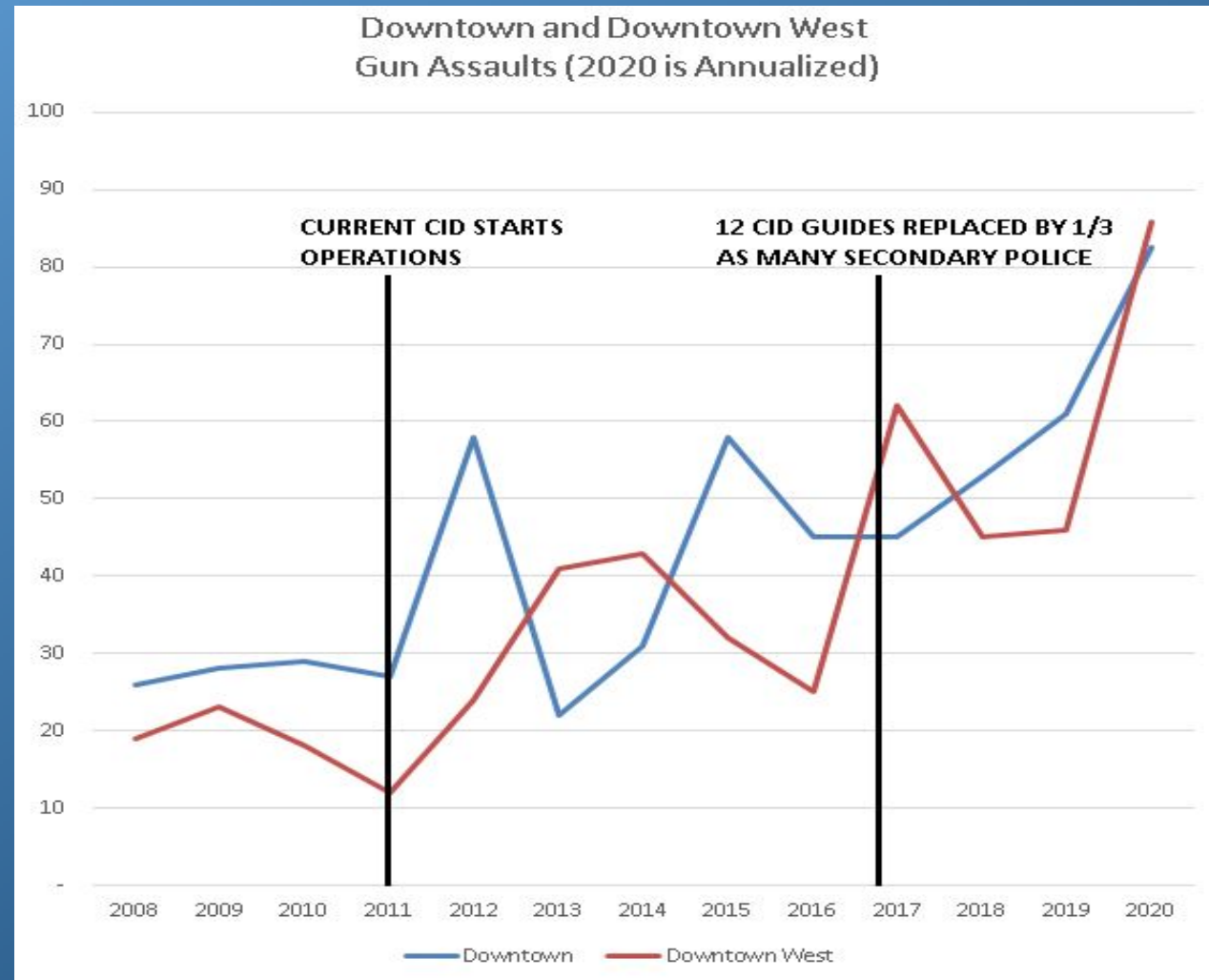
- *Overview and Introductions*
- *Downtown Issues*
- *Why a New CID Matters*
- *Views from Different Perspectives*
- *What You Can Do*
- *Questions/Answers*



Downtown Issues

Safety/Security

Gun Assaults in Downtown



Sources of Crime: The CID Could Help Tackle...

- Liquor Licenses
- Problem or Nuisance Properties
- Concentrations of Homeless
- Cruising and Traffic Violations
- Drug Dealing
- Car Clouting



Liquor Licenses: The CID Can...

- **Educate stakeholders** on what factors to consider before approving new licenses
- **Use political pressure, litigation, or otherwise, to have the Excise Division start enforcing important provisions of the Excise Code** such as the prohibition on renting out liquor licenses and the prohibition on licensees lying to the community about their intended operations (i.e. saying they plan to operate a restaurant and then just operating a nightclub)
- **Work with the Mayor's Office, Board of Aldermen, and others to bolster the capabilities and resources of the Excise Office, and hold it accountable** for its future performance, so it can perform up to the standard of excise offices in peer cities



Problem or Nuisance Properties: The CID Can...

- **Organize nearby property owners and work with City government to sanction or close chronic nuisance properties.** (Similar to the way the 7 Eleven and NLEC were addressed, using public and private resources and nuisance laws.)
- **Convene property management companies and/or owners to address disruptive AirBnB's and push city government to tighten restrictions.**



Concentration of Homeless Providers: The CID Can...

- **Advocate to deconcentrate services** throughout region and use political partnerships, media attention, litigation, and other strategies to force City government and the surrounding counties from placing the burden of the entire region's homeless population on Downtown
- **Pass an ordinance to outlaw the sale of single serve beer and hard liquor (airline bottles) Downtown** (which are primarily designed to be consumed on the street)



Cruising and Traffic Violations: The CID Can...

- **Advocate for City government and SLMPD to start enforcing traffic laws Downtown**
 - like running red lights, not having compliant license plates, and noise violations.
 - Enforcement actions need to be consistent and occur not just on likely cruising evenings. The reality is cruising is not going to go away as an activity, but it does not have to be concentrated Downtown (or in the City).
- **Advocate for special details, deployment of the traffic enforcement division, and/or convert bike officers into police cruisers, to address cruising and traffic violations**
- **Advocate for downtown to become it's own police district.**



Car Clouting: The CID Can...

- Work with City government to make all parking lots install physical improvements to deter car clouting (or be subject to the staffing ordinance), including fencing, gating, lighting, and cameras.



Drug Sales: The CID Can...

- **Focus on eliminating closed air drug markets Downtown** including identifying drug dealers who are dealing out of apartments they rent, and having them evicted and kept from re-renting apartments Downtown
- **Focus on eliminating open air (outdoor) drug markets by identifying them** (i.e. at Downtown MetroLink stations and parks) and simply stationing police/other manpower around these locations to disrupt transactions. Cameras should also be added to capture transactions on video.



Declining Property Values



Downtown in Decline

- **Urban areas in the US have been booming but Downtown St. Louis is going in the wrong direction** (contrast to the Grove, Cherokee, CWE, Loop, Clayton etc....)
 - Violent crime rates and perceptions of Downtown safety
 - Office rental rates and occupancy
 - Retail rental rates and occupancy
 - Residential rental rates and occupancy
 - Tourist / visitor counts (i.e. Arch Grounds, America's Center)
 - Number of office employees (it is so bad, we stopped counting)
 - Condominium sales prices
 - Condition of Downtown infrastructure (i.e. sidewalks, lights, parks, streets etc...)



Declining Property Values: Change in Assessed Valuation Downtown [not including 16% Inflation Increase from 2010-2020]

From 2010 CID Petition

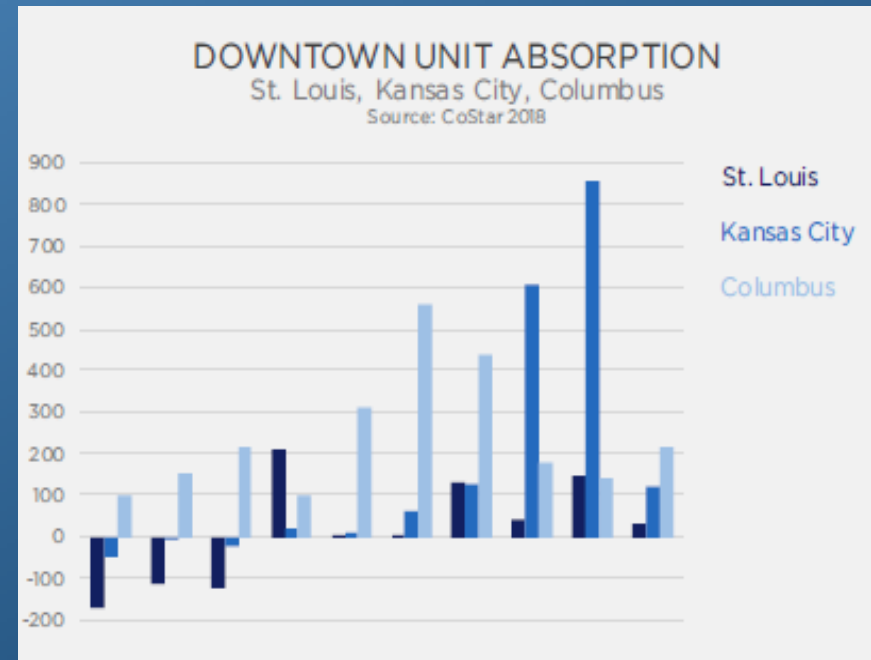
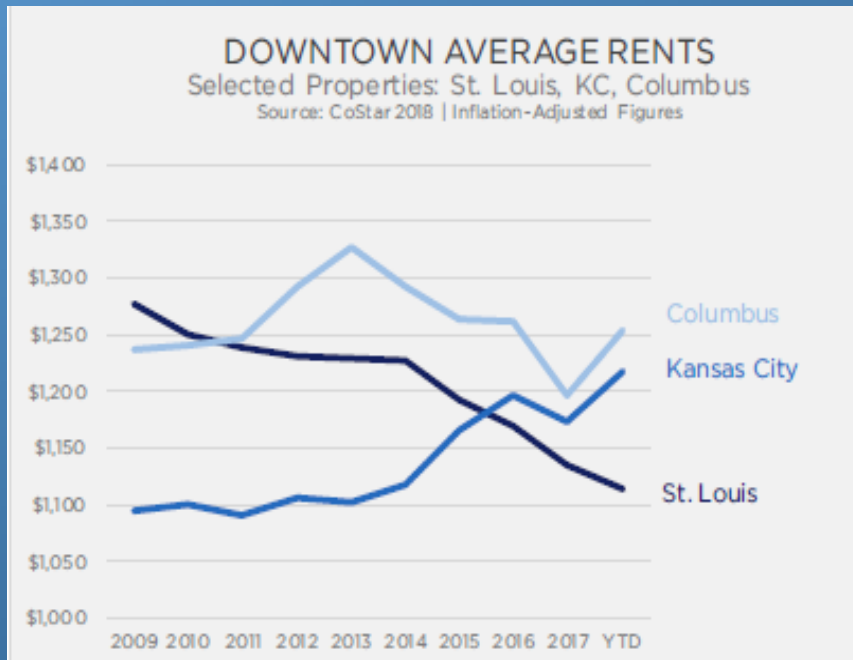
7. Based on City of St. Louis Assessors records, as of September 14, 2010, the total assessed value of all real property within the District is **\$525,877,421.00**

From 2020 CID Petition

9. Based on the records of the City of St. Louis Assessor, as of May 11, 2020, the total assessed value of all District Land is **\$514,781,390.**



Declining Property Values: Downtown is Falling Far Behind Peer Cities (Apartments)

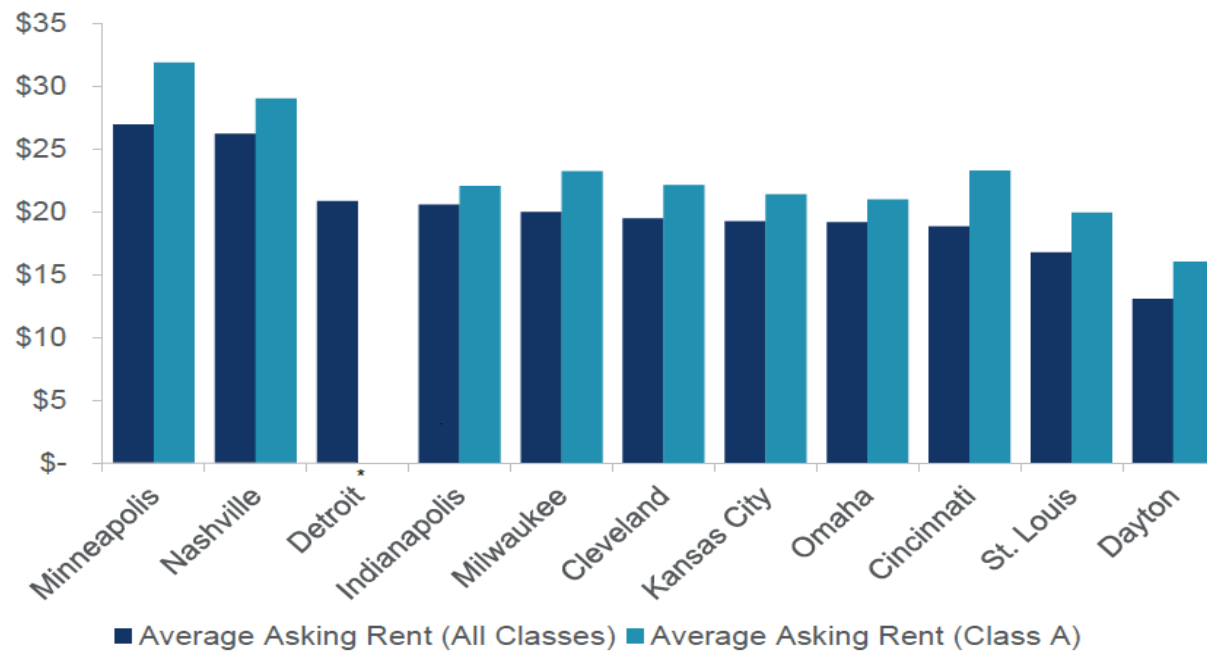


Downtown Property Values: Comparison St. Louis/Peer Cities (Office Rental Rates)

Asking Rates Comparison By CBD



St. Louis' Average Asking Rate is \$16.80/SF



* Detroit's Class A Asking Rate Not Reported



Declining Property Values: Downtown's Retail Rental Rates Dramatically Lower

- **Clayton** retail rental rates range from **\$20-\$30/SF**
 - **Loop** retail rental rates range from **\$30-38/SF**
 - **CWE** retail rental rates range from **\$30-42/SF**
-
- **Downtown** retail rental rates range from **\$6-15/SF** (significantly **down from 10 years ago** when some properties rented in the **low \$20s/SF**)



Cleanliness/Orderliness



Disintegrating Road Debris



Blighted Private Parking Lots



Sandwich Boards



Sidewalk Litter



Graffiti – That the CID Used to Remove



Uncontrolled Weeds



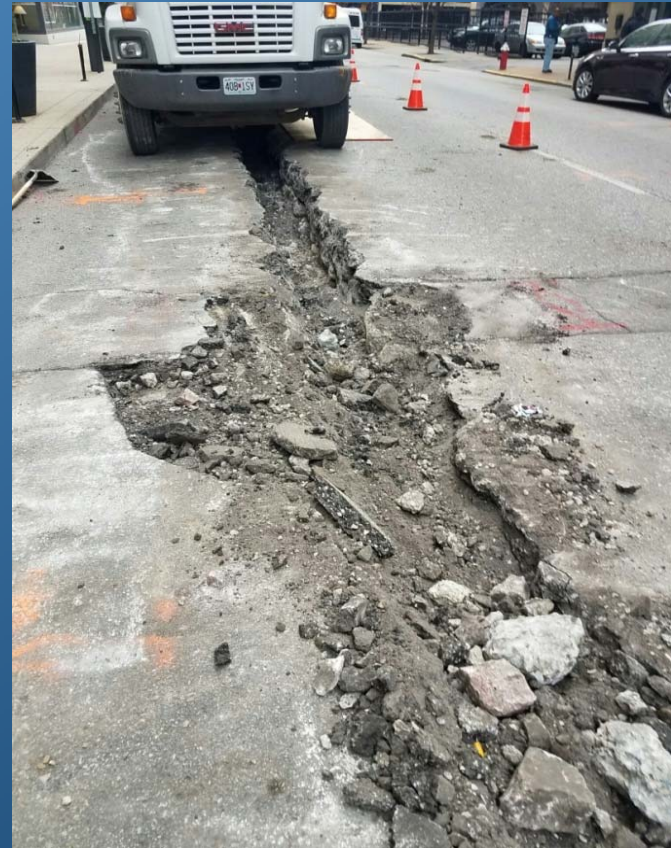
Overflowing Dumpsters



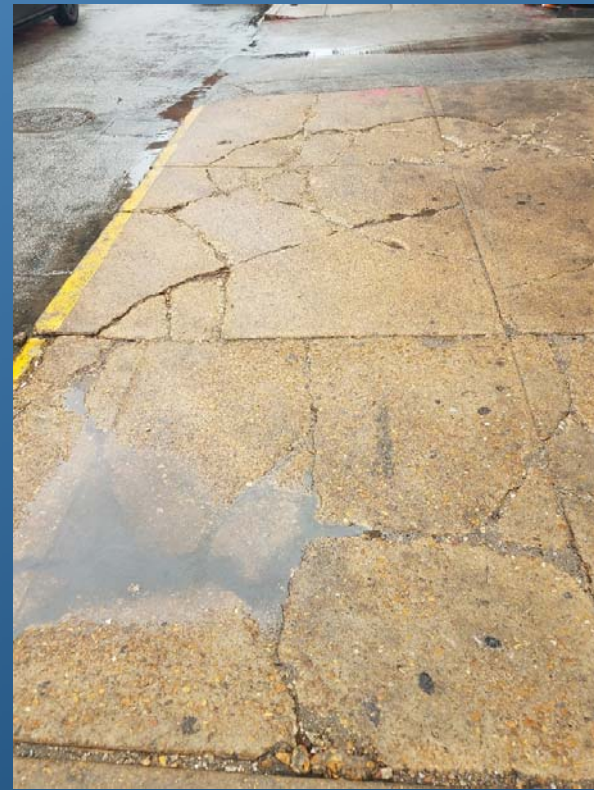
Infrastructure



Downtown's Streets



Sidewalk Condition Generally



Absence of Trees

Blighted Tree Wells



Public Parks



Effective Advocacy

Effective Advocacy

- **Listening/Understanding/Anticipating issues**
- **Energetic, passionate, advocate for downtown**
 - City agencies
 - Law enforcement
 - Elected officials
- **Acting as a catalyst/facilitator/convener**
- **Engaging property owners and volunteers**
- **Measuring and reporting progress**
- **Engaging Board and using relationships**



Why a New CID Matters

What is a Community Improvement District ("CID")?

- A CID is an organization operating within a fixed boundary formed by property owners that pay an assessment to provide programs and services to benefit properties located in the District
- A CID may be a not-for-profit corporation or a political subdivision
- A CID is authorized for a limited duration as designated in the petition.
- Activities undertaken by the CID may conform to a "management plan" that is approved as part of the authorizing petition.
- The CID Board is required to act in a fiduciary capacity to ensure that property owners that pay assessment receive the benefits promised in the petition and management plan.



What Can a CID Do?

The powers of a CID includes a list of thirty activities named in the statute

- All powers to carry out and effectuate the purposes and provisions of the CID Act
- Adopt Bylaws
- To sue and be sued
- Enter into contracts
- Accept grants and donations
- To acquire and sell property
- To borrow and loan money
- To levy special assessments
- To make expenditures and use its revenues
- To abate nuisances declared by a municipality
- To construct malls and plazas, convention centers, aquariums, sidewalks, utilities, parking garages, streetscape, lighting, and other useful, necessary, or desired improvements, etc.
- To dedicate improvements to a municipality
- To operate modes of transportation
- To lease space for sidewalk café tables and chairs
- To contract for the provision of security
- To provide cleaning, maintenance, and other services to public and private property
- To provide training programs for employees within the district
- To repair any abandoned cemetery within the district

How is a CID Formed?

- **A CID is formed in a three-step process**
 - **1. Petition**
 - A petition is circulated meeting certain legal requirements, e.g., name, boundaries, term, and five-year plan.
 - Petition must be signed by property owners representing two categories:
 - Property owners representing 50% of all property owners within the proposed CID; and
 - Property owners representing 50% of assessed value within the proposed CID.
 - **2. Public Hearing**
 - Petition must be submitted to municipal clerk (City Register)
 - Once approved, scheduled for public hearing



How is a CID Formed (cont.)?

3. Implementing Ordinance

- After public hearing, CID can be formally created by ordinance passed by the municipality.
- Board Bill introduced, passed by simple majority of Aldermen, signed by Mayor.
- Effective 30 days later.
- Current CID is authorized by Ordinance 68935.



Concerns with the CID's Amended Petition

- Missouri law contemplates CID having termination date.
- Each previous Downtown CID has been created by a new petition. Appears to be novel in Missouri.
 - 1999: Original CID created with term January 1, 2000 through December 31, 2005.
 - 2004: New CID created with term July 2004 through December 31, 2011.
 - 2011: New CID created with term July 2011 through December 31, 2021.
 - 2020: CID attempts "novel" attempt at extending CID term, instead of creation of new CID with new term.
- Why?



Concerns with the CID's Amended Petition

- Petition fails to incorporate promised reforms:

Promised Reform:	Language of Amended Petition
23% reduction in assessment	¶ 8 – same five-year plan as previous petition for years 2011-2016, budget of \$2,750,000.00.
Staffing of CID – Removal of Management of Downtown StL, Inc.	¶ 2 – Incorporates Previous Management Plan, which contains language that the CID has previously maintained requires the CID to hire Downtown StL, Inc.



Concerns with the CID's Amended Petition

- Petition fails to incorporate promised reforms:

Promised Reform:	Language of Amended Petition
CID Board will be consist of 11-15 members, instead of over 30 currently	No mention of this restriction in the Amended Petition
CID Board will represent geographic regions of Downtown, Downtown West, Laclede's Landing, etc.	No mention of this restriction in the Amended Petition



Concerns with the CID's Amended Petition

- Petition fails to incorporate promised reforms:

Promised Reform:	Language of Amended Petition
CID Board will represent diverse asset classes, including residents, business owners, property owners, and attractions.	No mention of this restriction in the Amended Petition
CID Board will not include elected officials or ex-officio members	No mention of this restriction in the Amended Petition



Views from Different Perspectives

What You Can Do

What You Can Do

- **DO NOT SIGN THE CID PETITION**
 - Until the CID commits to reform and new leadership
 - Let the CID know how you feel
- **Suggest solutions** for downtown issues
- **Reach out to property owners** (including landlords and building owners)
- **Contact the downtown aldermen**
- **Join with CGDSTL as an advocate for change**
- **Join the Downtown Neighborhood Association**



What You Can Do

- **Follow us on our Website and Social Media**
 - Website: **citizensforagreaterdowntown.org**
 - Facebook: **<https://www.facebook.com/Citizens4STL/>**
 - Twitter: **@Citizens4STL**
 - Instagram: **#Citizens4STL**



Questions/Answers

Thank you for joining us this evening.

- Website: **citizensforagreaterdowntown.org**
- Facebook: **<https://www.facebook.com/Citizens4STL/>**
- Twitter: **@Citizens4STL**
- Instagram: **#Citizens4STL**

