

Community Improvement Districts (CIDs)

Annual Report – Fiscal Year 2024

November 19th, 2024

Prepared for

Neighborhood Planning & Development Committee



Background

- A CID is a separate legal entity which is established to pay for public improvements or private projects through a sales and use tax, special assessment, or real property tax.
- Regulated by the state CID Act (RSMo. 67.1401-67.1571) and City code (Chapter 74, Article VII).
- Sec. 74-304(c) instructs staff to submit an annual report to Council including the following:
 - Degree of compliance related to submission of proposed budgets and annual reports within time limits required by State law (RSMo 67.1471)
 - Whether work performed conformed to previously submitted budgets
 - Whether the CID adhered to the terms of its cooperative agreement with the City

Budgets (FY 25)

Fiscal Year	Submittal Rate	Percent on Time	Met all Requirements
FY 2023	95%	77%	61%
FY 2024	98%	93%	92%

- Administrative Citations
 - 1 CID submitted over 30 days late, 2 CIDs made no submittal
 - Renaissance Plaza CID – 1 citation, \$1,000
 - 45th & Main CID #1 – 3 citations, \$3,000 (terminated)
 - 45th & Main CID #2 – 3 citations, \$3,000 (terminated)

Annual Report (FY 24)

Fiscal Year	Submittal Rate	Percent on Time	Met all Requirements
FY 2023	93%	83%	60%
FY 2024	100%	91%	86%

- Administrative Citations
 - 1 CID submitted over 30 days late, 1 CID over 60 days late
 - Martin City CID – 1 citation, \$1,000
 - Edgewood Farms CID – 2 citations, \$2,000

Annual Report (FY 24) cont.

- Board Members
 - 100% included Board of Directors' names and contact info
- Copies of Approved Resolutions
 - 97% included resolutions approved by the Board
 - Of these Districts, 15% stated none were approved
- Detailed breakdown of public infrastructure, exterior, interior, and other improvements and services
 - 98% included a detailed breakdown

Annual Report (FY 24) cont.

- Date Submitted Proposed Budget (FY 25)
 - 94% included the date they submitted the proposed budget
- Date Adopted Annual Budget (FY 25)
 - 91% included the date they adopted the budget
 - 6% didn't adopt a budget
- Date Submitted Annual Report (FY 23)
 - 94% included the date they submitted the previous annual report

Annual Report (FY 24) cont.

- Services Provided
 - 100% stated the services provided
 - 42% of CIDs provided services
 - 58% (52) of CIDs did not provide services. Of these CIDs:
 - 48% used revenues to repay loans or TIF/bond payments
 - 34% used revenues for administrative expenses only
 - 20% had no expenses

Annual Report (FY 24) cont.

- Adherence to Cooperative Agreement
 - 56 CIDs are required to enter into a Cooperative Agreement
 - 34% adhered to the terms of their agreement
 - 64% (36) did not meet the terms of their agreement. Of these CIDs:
 - 67% have not executed their cooperative agreement
 - 11% submitted their annual report and/or budget late
 - 25% did not adopt their budget in the required timeframe
 - 2% did not adhere to multiple terms of its agreement
 - One CID was established at the very end of FY 24 and has not had sufficient time to execute its agreement.

Annual Report (FY 24) cont.

- Revenues Collected
 - 100% stated the revenues collected
 - 9% collected no revenues
- Expenditures Made
 - 100% stated the expenditures made
 - 11% did not incur any expenses
- Budget Conformance
 - 66% conformed to the FY 24 budget
 - 5% did not submit a FY 24 budget
 - 22% did not conform due to differences between budget and report
 - 6% did not conform due to lack of details

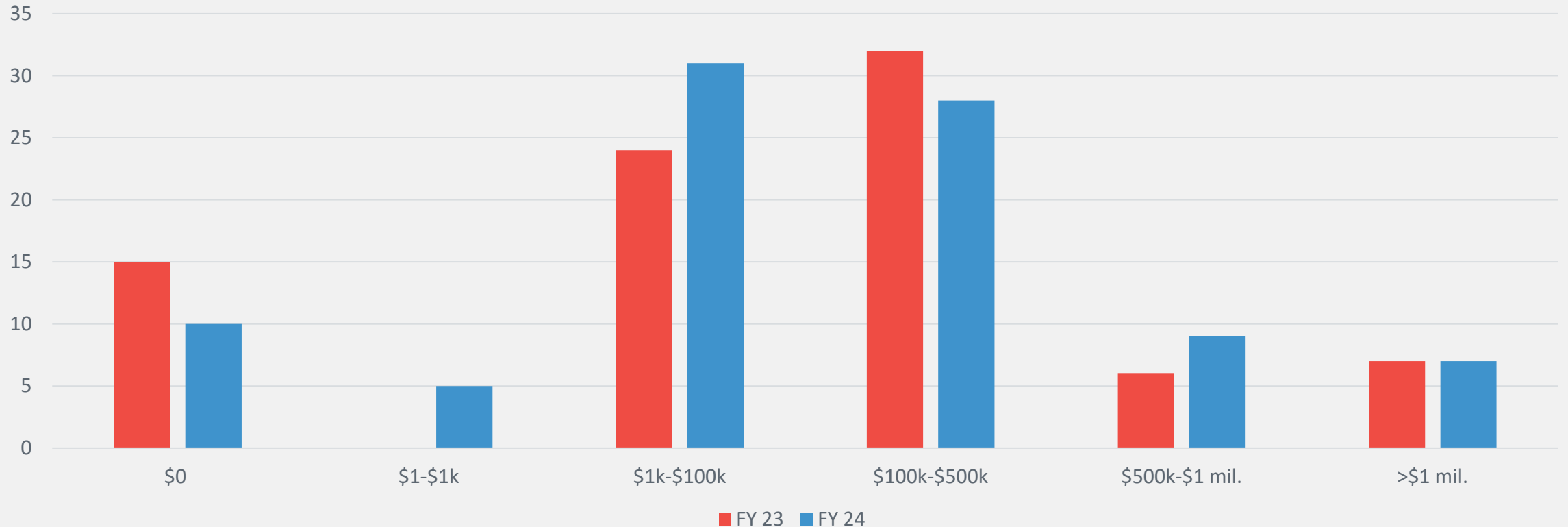
FY 24 Revenues

Fiscal Year	# Reported	Total Revs.	Avg. Revs.	\$0	\$1-\$1k	\$1k-\$100k	\$100k-\$500k	\$500k-\$1 mil.	> \$1 mil.
FY 2023	84	\$32,334,028.27	\$384,928.91	8	2	25	34	8	7
FY 2024	90	\$36,187,101.77	\$402,078.91	8	2	28	35	9	8

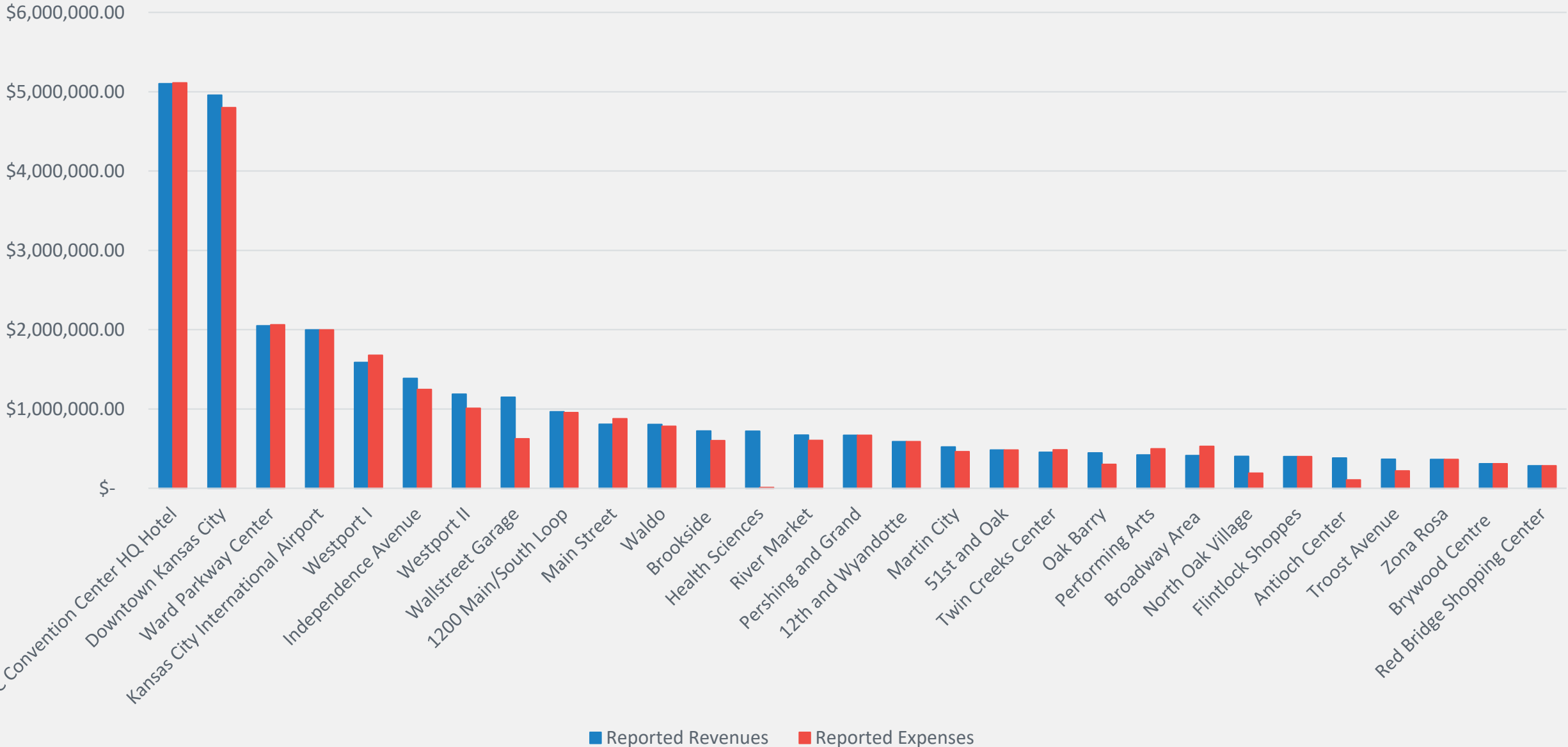


FY 24 Expenses

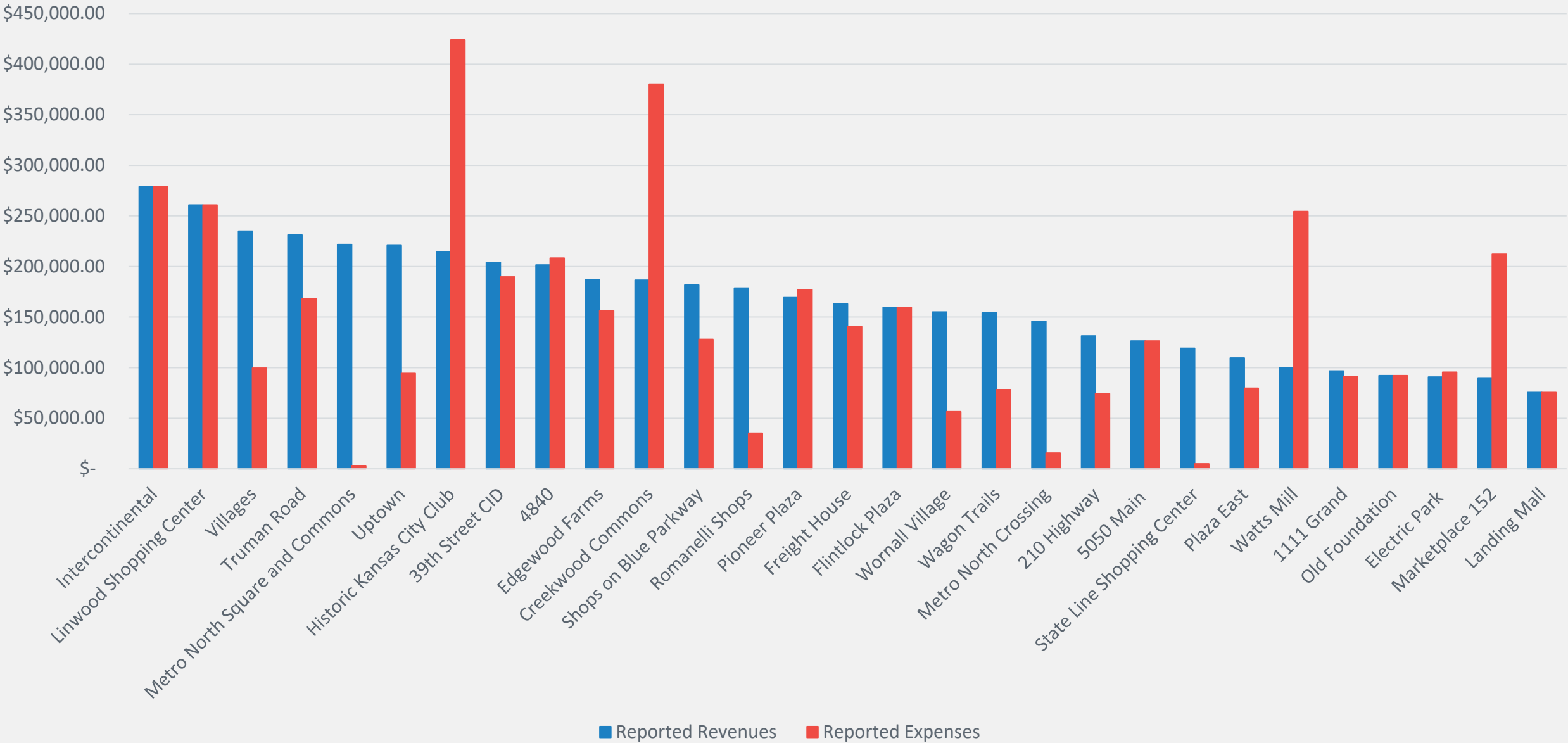
Fiscal Year	# Reported	Total Exps.	Avg. Exps.	\$0	\$1-\$1k	\$1k-\$100k	\$100k-\$500k	\$500k-\$1 mil.	> \$1 mil.
FY 2023	84	\$30,094,631.13	\$358,269.42	15	0	24	32	6	7
FY 2024	90	\$32,979,896.97	\$366,443.30	10	5	31	28	9	7



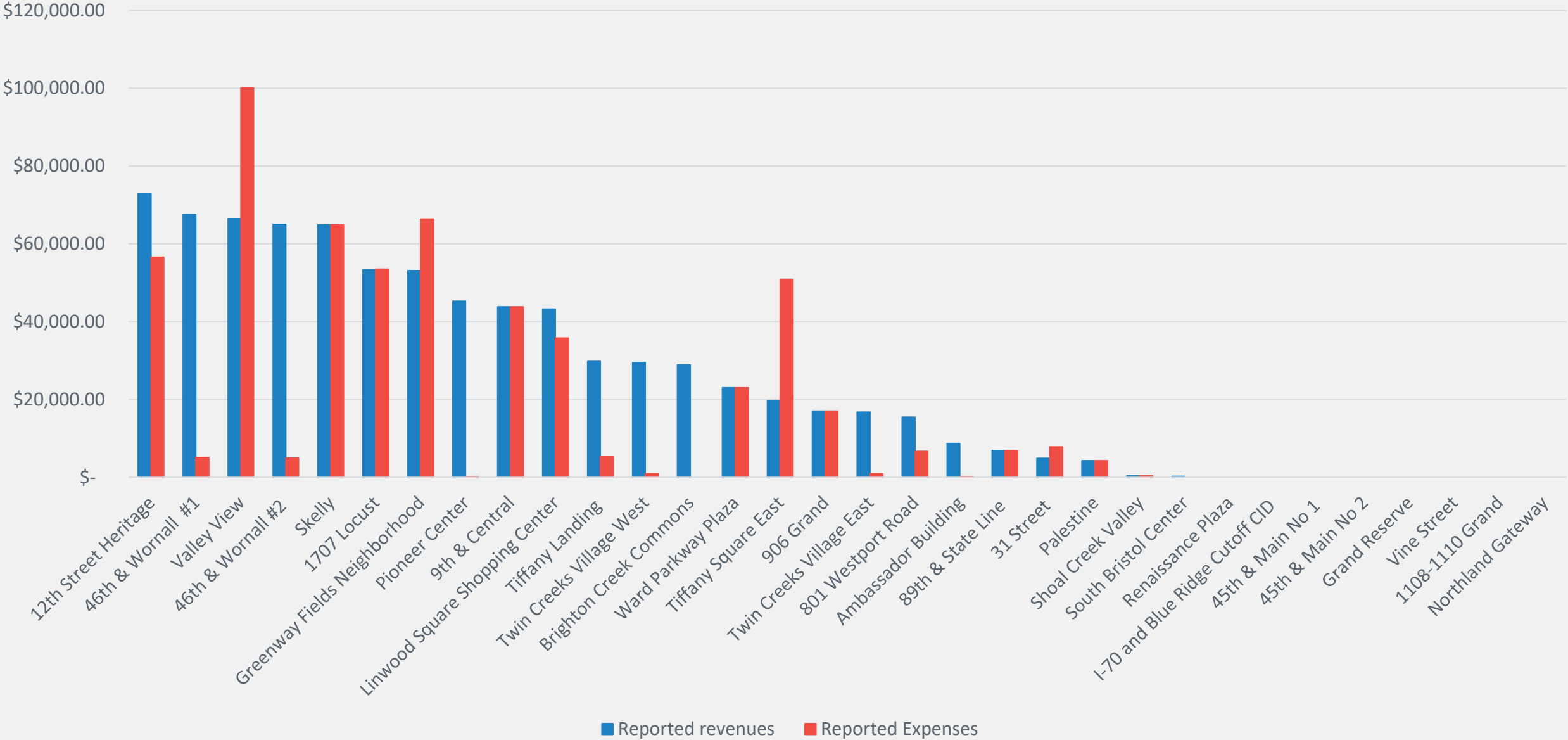
Revenues vs Expenses



Revenues vs Expenses



Revenues vs Expenses



CID Revolving Loan Fund

- Ordinance No. 240451 appropriated \$120,000 to assist with the establishment of new CIDs and temporary operations of newly formed CIDs.
- Applications went live in October.
- 2 applications have been received.
- No loans have been issued yet.

Ordinance No. 240979

- Requiring CIDs to provide adopted bylaws to the City
 - Includes existing adopted bylaws and future bylaw adoptions, including revisions.
- Requiring a CID petitioning to terminate prior to the expiration of its term to pay the notice of public hearing costs.
 - State statutes requires the City to notice of the public hearing by publication and certified mailing.

Ordinance No. 240979

- Requiring CIDs to include the start and end dates of their Directors' terms in its annual report.
 - Currently required to provide names and contact info. Historically, the majority of CIDs do not appoint Directors in a timely manner.
- Explicitly stating an appeal to an administrative citation must be submitted within 20 days of receipt.
 - Current code states you must pay within 20 days unless a hearing is requested but doesn't say when you must request an appeal.

Questions?