

RESOLUTION NO. 2009-08

A RESOLUTION OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT CLASSIFYING ALL DISTRICT PROPERTY AND IMPOSING THE RATE OF THE 2009 SPECIAL ASSESSMENT FOR EACH SUCH CLASS.

Whereas, following receipt of a proper petition (the "Petition") submitted to the City of St. Louis, Missouri (the "City") pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statues of the State of Missouri, as amended (the "Act"), and conclusion of a duly noticed public hearing, the Grove Community Improvement District (the "District") was formed by the Board of Aldermen of the City by Ordinance No. 68107 (the "Ordinance") as a political subdivision of the State of Missouri; and

Whereas, Section 67.1501.2 of the Act provides that a Community Improvement District may establish different classes of real property within the district for purposes of special assessments; and that the levy rate for special assessments may vary for each class or subclass based on the level of benefit derived from services or improvements funded, provided or caused to be provided by the district; and

Whereas, the Petition and the "Special Assessment Petition" attached as Exhibit "C" thereto, both submitted to the City and incorporated by reference as part of the Ordinance, provide that there will be three (3) classes of real property within the District for purposes of such annual special assessment, which classes will be distinguished on the basis of the use of each parcel of property as tax-exempt, wholesale business, and general; that the tax-exempt class shall consist of all parcels within the District classified as tax-exempt by the Assessor (the "Tax-Exempt Class"); that the wholesale business class shall consist of all parcels within the District classified as commercial property by the Assessor and upon which a business is operated that has thirty percent (30%) or more of its annual sales for the prior year made at wholesale (goods for resale) and which sales are not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statues of the State of Missouri, as amended, (the "Wholesale Class") as determined by the Board of Directors of the District (the "Board"); that the general class shall consist of all parcels within the District that are not included in the Tax-Exempt Class of the Wholesale Class (the "General Class"); and that the Board shall adopt rules and regulations (the "Rules and Regulations") that set forth additional qualifications or documentation necessary for the Board to classify the District Property; and

Whereas, the Board of Directors for the Grove Community Improvement District (the "Board") adopted Resolution 2009-03 on February 9, 2009 setting forth the process, procedures and qualifications for establishing said classifications for the 2009 Special Assessments; and adopted such Special Assessment Rules and Regulations for this purpose; and

Whereas, the Petition and the "Special Assessment Petition" attached as Exhibit "C" thereto, both submitted to the City and incorporated by reference as part of the

Ordinance, provided the maximum rate of the yearly Special Assessment for each such class;

NOW, THEREFORE BE IT RESOLVED by the Board of Directors for the Grove Community Improvement District, as follows:

1. The Board hereby finds that the process, procedures, qualifications and Special Assessment Rules and Regulations for establishing classifications for the 2009 Special Assessments established by Resolution 2009-03 have been followed correctly.
2. Pursuant to said Resolution 2009-03, the Board's Executive Committee met on Tuesday, March 3, 2009 to review the Assessor's classification of certain District property as "Tax-Exempt" and to review the appeals made by various District property owners pursuant to said Resolution 2009-03 to have certain particular parcels of District property classified as "Wholesale" by the Board for the purposes of the 2009 Special Assessment; and the Executive Committee reported its findings and recommendations to the Board at its regular meeting on March 9, 2009.
3. The Board hereby accepts the recommendations of the Executive Committee and hereby classifies District property as follows for the purposes of the District's 2009 Special Assessment:
 - a. The following property is in the **Tax-Exempt Class** as of January 1, 2009, as determined by the Assessor of the City of St. Louis:

ST #	STREET	PROPERTY OWNER
4324	Manchester	Family Care Health Centers
4424	Manchester	Forest Park Southeast Housing
4101	Manchester	LRA
4312	Manchester	LRA
4542	Manchester	LRA
4544	Manchester	LRA
4148	Manchester	Neighborhood Housing Services
4156	Manchester	Neighborhood Housing Services
4452	Manchester	Redemption Center Ministries COGIC
1170	S Kingshighway	St. Louis Science Center Foundation
4551	Manchester	St. Louis Science Center Foundation
4571	Manchester	St. Louis Science Center Foundation

b. The following property shall be in the **Wholesale Class** as of January 1, 2009:

ST #	STREET	PROPERTY OWNER
4356	Manchester	Baumgartner, Jerome V & Sharon C Trs
4530	Manchester	Christopher, Joseph V.
4151	Manchester	Jaruba Corp.
4155	Manchester	Jaruba Corp.
4173	Manchester	Jaruba Corp.
4360	Manchester	Kampe, Vernon
4138	Manchester	Mantel LLC
4162	Manchester	Mantuckey LLC
4401	Manchester	PJD Investment
4419	Manchester	PJD Investment
4451	Manchester	PJD Investment
4443	Manchester	Renard Redevelopment Corp
3958	Papin	Holtzman Properties

c. All other parcels in the District shall be in the **General Class** as of January 1, 2009.

4. The Petition and the "Special Assessment Petition" attached as Exhibit "C" thereto, both submitted to the City and incorporated by reference as part of the Ordinance, and Resolution 2008-04, all provide the maximum rate of the yearly Special Assessment for each such class and also provide that the method of imposing Special Assessments shall be a rate (i) per square footage of the parcel and (ii) per square footage of the ground floor of any building located on the parcel for each individual tax parcel (each a "Unit") identified by the Assessor.

The rate of 2009 Special Assessments for each class shall be as follows:

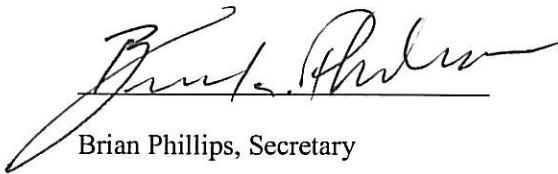
Class	Per square footage of the Unit	Per square footage of the first floor of building located on the Unit
Tax-Exempt	\$0.000000	\$0.000000
Wholesale	\$0.012025	\$0.049950
General	\$0.032500	\$0.135000

Adopted this 9th Day of March, 2009

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

Dan McGuire, Chairman

ATTEST:

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

Brian Phillips, Secretary