

RESOLUTION NO. 2014-4

A RESOLUTION OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT CLASSIFYING ALL DISTRICT PROPERTY AND IMPOSING THE RATE OF THE 2014 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 Statutes 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, the Board of Directors for the Grove Community Improvement District (the "Board") adopted Resolution 2008-04 on August 29, 2008 providing for the imposition of special assessments in the District and authorizing and directing certain related actions; and

Whereas, the Board of Directors for the Grove Community Improvement District (the "Board") adopted Resolution 2013-05 on September 9, 2013 providing for the extension of the imposition of special assessments in the District and authorizing and directing certain related actions; 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 Statutes 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 or 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

b. The following property shall be in the **Wholesale** Class as of January 1, 2014:

Street Number	Street Name	Property Owner
4151	Manchester	Jaruba Corp. – Edward Thurmond
4155	Manchester	Jaruba Corp. – Edward Thurmond
4173	Manchester	Jaruba Corp. – Edward Thurmond
4356-4358	Manchester	Tomcraft Co – Jerome Baumgartner
4360	Manchester	Kampe Supply – Michael Kampe


c. All other parcels in the District shall be in the General Class as of January 1, 2014.

2. 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 2014-04, 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 2014 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 8th Day of September, 2014


 Kelly Kenter, Chairman

ATTEST:


 Pete Rothschild, Secretary