

**EXHIBIT B**

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**FIVE-YEAR PLAN  
FOR THE  
DOWNTOWN CAPE GIRARDEAU COMMUNITY IMPROVEMENT DISTRICT**

**The information and details outlined in the following pages represent the strategies, activities, and budgets that will be undertaken during the initial five-year duration of the Downtown Cape Girardeau Community Improvement District. It is an integral and composite part of the Petition for the Creation of the Downtown Cape Girardeau Community Improvement District.**

**June 27, 2013**

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## **Introduction**

Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “**CID Act**”) allow municipalities to create community improvement districts (“**CIDs**”) for the purpose of providing additional services and improvements to specific areas of the municipalities. The City of Cape Girardeau has been presented with a petition (the “**Petition**”) for the creation of the Downtown Cape Girardeau Community Improvement District (the “**District**”). Section 67.1421 of the CID Act requires that the Petition be accompanied by a five-year plan which includes a description of the purposes of the proposed district, the services it will provide, the improvements it will make, and an estimate of the costs of these services and improvements to be incurred. This Five-Year Plan (the “**Plan**”) is designed to comply with this statutory requirement, and is appended to the Petition.

## **Section 1 District Description and Purpose**

A CID is an entity that is separate from the City of Cape Girardeau (“**City**”) and is formed by the adoption of an ordinance by the Cape Girardeau City Council (“**City Council**”) upon submittal of a petition signed by the requisite number of property owners within the proposed CID and following a public hearing before the City Council regarding formation of the proposed CID. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. The Petition states that the District will be a political subdivision. CIDs are empowered to provide a variety of public services and to finance a number of different public improvements. The District intends to provide the hereinafter-defined District Improvements and Services. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used for the benefit of the properties within the CID. The District intends to seek voter approval for the hereinafter-defined District Sales Tax and District Property Tax. A CID is operated and managed by a board of directors, whose members initially are named in the petition to establish the CID. For this District, board members will serve for a designated period of time, and at the expiration of each term, successors to the board positions will be appointed by the Mayor. Only owners of real property within the District or their legally authorized representatives will be eligible for appointment.

## **Section 2 Management Plan**

This Plan is proposed to improve and convey special benefits to properties located within the boundaries of the District by providing certain services and improvements within the District. The District will be governed by a board of directors that will consist of seven (7) members (the “**Board of Directors**”), whose names and terms of office will be stated initially in the Petition, subject to appointment by the Mayor and confirmation by the City Council.

### *District Formation:*

Creation of the District requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and
- representing more than fifty percent (50%) per capita of all owners of real property within the District.

The Petition meets these requirements.

*Location:*

The District is located generally within the downtown area of Cape Girardeau, Missouri. The District will cover approximately ninety nine point nine (99.9) acres of land, which is more particularly described in **Exhibit A** of the Petition.

*Assessed Value of District:*

The total assessed value of the properties within the District on the date of the Petition is \$8,197,340.00.

*Improvements and Services:*

The District will assist in the funding of the following improvements and services authorized under the CID Act (the “**District Improvements and Services**”):

<b>District Improvements and Services</b>	<b>Estimated Annual Cost</b>
<b>CLEAN &amp; ATTRACTIVE</b>	<b>\$119,850</b>
Trash and Litter Pick Up (the District will contract for additional trash and litter pick up services within the District)	
Streetscape Maintenance (the District will fund additional landscaping, beautification and on-going maintenance of the streetscape within the District)	
Holiday Decorations	
<b>SAFE</b>	<b>\$53,550</b>
Security Management and Contracting (the District will contract for additional security services within the District)	
Security Camera Incentive Program (the District will offer a cost-share grant opportunity for businesses within the District that install security cameras)	
<b>VIBRANT</b>	<b>\$51,000</b>
Marketing	
Special Events	
<b>PROFESSIONAL</b>	<b>\$30,600</b>
Administration of District (including legal, finance, and accounting costs and representation of interests with other entities)	
<b>TOTAL</b>	<b>\$ 255,000</b>

*Method of Financing:*

Subject to voter approval, the District will impose a one-half of one percent (0.5%) sales tax (the “**District Sales Tax**”) and \$0.6708 ad valorem real property tax (the “**District Property Tax**”). The District intends for the ballot propositions to approve these taxes to include a twenty (20) year sunset clause, whereby the taxes will automatically expire on the 20th anniversary of their implementation (unless a subsequent election is held, at which the District’s voters approve an extension to the duration of the taxes). The revenue collected from the District Sales Tax and District Property Tax will be used to fund the District Improvements and Services.

*Cost:*

The total estimated cost of the provision of District Improvements and Services, as described above, is approximately \$255,000 per year.

*City Services:*

The CID Act mandates that existing City services will continue to be provided within a CID at the same level as before the District was created (unless services are decreased throughout the City) and that District Services and Improvements shall be in addition to existing City services. The District anticipates that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish.

*Governance:*

The District's budgets and policies will be refined annually, within the limitations set forth in this Plan, by the Board of Directors. The District will enter into contracts with various entities, as are necessary to provide for the District Improvements and Services. Budgets and reports will be submitted annually to the City Council for review and comment. The District will operate at all times in accordance with the District Rules and Regulations (see Section 3, below) and any Bylaws of the District adopted by the Board of Directors.

**Section 3  
District Rules and Regulations**

1. The District shall operate at all times in accordance with Bylaws that shall be adopted by the Board of Directors. The District shall at all times conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in the Bylaws.
2. The District will meet on an annual or more frequent basis. The District shall hold meetings when so requested by the City. All meetings will be held in accordance with the Missouri Sunshine Law.
3. The District will annually prepare a budget, and an annual report describing the major activities of the District during the preceding year and upcoming year. The budget shall be submitted to the City Finance Director and City Council for review and comment not less than ninety (90) days prior to the beginning of each fiscal year.

END OF DOCUMENT