

SENATE AMENDMENT NO. _____

Offered by _____ of _____

Amend SS/SCS/HCS/House Bill No. 1606, Page 1, Section TITLE, Lines 5-6,

2 by striking "county officials" and inserting in lieu thereof
 3 the following: "political subdivisions"; and

4 Further amend said bill, page 11, Section 58.200, line
 5 17, by inserting after all of said line the following:

6 "67.457. 1. To establish a neighborhood improvement
 7 district, the governing body of any city or county shall
 8 comply with either of the procedures described in subsection
 9 2 or 3 of this section.

10 2. The governing body of any city or county proposing
 11 to create a neighborhood improvement district may by
 12 resolution submit the question of creating such district to
 13 all qualified voters residing within such district at a
 14 general or special election called for that purpose. Such
 15 resolution shall set forth the project name for the proposed
 16 improvement, the general nature of the proposed improvement,
 17 the estimated cost of such improvement, the boundaries of
 18 the proposed neighborhood improvement district to be
 19 assessed, and the proposed method or methods of assessment
 20 of real property within the district, including any
 21 provision for the annual assessment of maintenance costs of
 22 the improvement in each year during the term of the bonds
 23 issued for the original improvement and after such bonds are
 24 paid in full. The governing body of the city or county may
 25 create a neighborhood improvement district when the question
 26 of creating such district has been approved by the vote of

27 the percentage of electors within such district voting
28 thereon that is equal to the percentage of voter approval
29 required for the issuance of general obligation bonds of
30 such city or county under Article VI, Section 26 of the
31 constitution of this state. The notice of election
32 containing the question of creating a neighborhood
33 improvement district shall contain the project name for the
34 proposed improvement, the general nature of the proposed
35 improvement, the estimated cost of such improvement, the
36 boundaries of the proposed neighborhood improvement district
37 to be assessed, the proposed method or methods of assessment
38 of real property within the district, including any
39 provision for the annual assessment of maintenance costs of
40 the improvement in each year after the bonds issued for the
41 original improvement are paid in full, and a statement that
42 the final cost of such improvement assessed against real
43 property within the district and the amount of general
44 obligation bonds issued therefor shall not exceed the
45 estimated cost of such improvement, as stated in such
46 notice, by more than twenty-five percent, and that the
47 annual assessment for maintenance costs of the improvements
48 shall not exceed the estimated annual maintenance cost, as
49 stated in such notice, by more than twenty-five percent.
50 The ballot upon which the question of creating a
51 neighborhood improvement district is submitted to the
52 qualified voters residing within the proposed district shall
53 contain a question in substantially the following form:

54 Shall _____ (name of city or county) be
55 authorized to create a neighborhood improvement
56 district proposed for the _____ (project name
57 for the proposed improvement) and incur
58 indebtedness and issue general obligation bonds
59 to pay for all or part of the cost of public

60 improvements within such district, the cost of
61 all indebtedness so incurred to be assessed by
62 the governing body of the _____ (city or
63 county) on the real property benefitted by such
64 improvements for a period of _____ years, and,
65 if included in the resolution, an assessment in
66 each year thereafter with the proceeds thereof
67 used solely for maintenance of the improvement?

68 3. As an alternative to the procedure described in
69 subsection 2 of this section, the governing body of a city
70 or county may create a neighborhood improvement district
71 when a proper petition has been signed by the owners of
72 record of at least two-thirds by area of all real property
73 located within such proposed district. Each owner of record
74 of real property located in the proposed district is allowed
75 one signature. Any person, corporation, or limited
76 liability partnership owning more than one parcel of land
77 located in such proposed district shall be allowed only one
78 signature on such petition. The petition, in order to
79 become effective, shall be filed with the city clerk or
80 county clerk. A proper petition for the creation of a
81 neighborhood improvement district shall set forth the
82 project name for the proposed improvement, the general
83 nature of the proposed improvement, the estimated cost of
84 such improvement, the boundaries of the proposed
85 neighborhood improvement district to be assessed, the
86 proposed method or methods of assessment of real property
87 within the district, including any provision for the annual
88 assessment of maintenance costs of the improvement in each
89 year during the term of the bonds issued for the original
90 improvement and after such bonds are paid in full, a notice
91 that the names of the signers may not be withdrawn later
92 than seven days after the petition is filed with the city

93 clerk or county clerk, and a notice that the final cost of
94 such improvement assessed against real property within the
95 district and the amount of general obligation bonds issued
96 therefor shall not exceed the estimated cost of such
97 improvement, as stated in such petition, by more than twenty-
98 five percent, and that the annual assessment for maintenance
99 costs of the improvements shall not exceed the estimated
100 annual maintenance cost, as stated in such petition, by more
101 than twenty-five percent.

102 4. Upon receiving the requisite voter approval at an
103 election or upon the filing of a proper petition with the
104 city clerk or county clerk, the governing body may by
105 resolution or ordinance determine the advisability of the
106 improvement and may order that the district be established
107 and that preliminary plans and specifications for the
108 improvement be made. Such resolution or ordinance shall
109 state and make findings as to the project name for the
110 proposed improvement, the nature of the improvement, the
111 estimated cost of such improvement, the boundaries of the
112 neighborhood improvement district to be assessed, the
113 proposed method or methods of assessment of real property
114 within the district, including any provision for the annual
115 assessment of maintenance costs of the improvement in each
116 year after the bonds issued for the original improvement are
117 paid in full, and shall also state that the final cost of
118 such improvement assessed against the real property within
119 the neighborhood improvement district and the amount of
120 general obligation bonds issued therefor shall not, without
121 a new election or petition, exceed the estimated cost of
122 such improvement by more than twenty-five percent.

123 5. The boundaries of the proposed district shall be
124 described by metes and bounds, streets or other sufficiently
125 specific description. The area of the neighborhood

126 improvement district finally determined by the governing
127 body of the city or county to be assessed may be less than,
128 but shall not exceed, the total area comprising such
129 district.

130 6. In any neighborhood improvement district organized
131 prior to August 28, 1994, an assessment may be levied and
132 collected after the original period approved for assessment
133 of property within the district has expired, with the
134 proceeds thereof used solely for maintenance of the
135 improvement, if the residents of the neighborhood
136 improvement district either vote to assess real property
137 within the district for the maintenance costs in the manner
138 prescribed in subsection 2 of this section or if the owners
139 of two-thirds of the area of all real property located
140 within the district sign a petition for such purpose in the
141 same manner as prescribed in subsection 3 of this section.

142 7. Prior to any assessment hereafter being levied
143 against any real property within any neighborhood
144 improvement district, and prior to any lien enforceable
145 under either chapter 140 or 141 being imposed after August
146 28, 2013, against any real property within a neighborhood
147 improvement district, the clerk of the governing body
148 establishing the neighborhood improvement district shall
149 cause to be recorded with the recorder of deeds for the
150 county in which any portion of the neighborhood improvement
151 district is located a document conforming to the provisions
152 of sections 59.310 and 59.313, and which shall contain at
153 least the following information:

154 (1) Each and all owners of record of real property
155 located within the neighborhood improvement district at the
156 time of recording, who shall be identified in the document
157 as grantors and indexed by the recorder, as required under
158 and pursuant to section 59.440;

159 (2) The governing body establishing the neighborhood
160 improvement district and the title of any official or agency
161 responsible for collecting or enforcing any assessments, who
162 shall be identified in the document as grantees and so
163 indexed by the recorder, as required under and pursuant to
164 section 59.440;

165 (3) The legal description of the property within the
166 neighborhood improvement district which may either be the
167 metes and bounds description authorized in subsection 5 of
168 this section or the legal description of each lot or parcel
169 within the neighborhood improvement district; and

170 (4) The identifying number of the resolution or
171 ordinance creating the neighborhood improvement district, or
172 a copy of such resolution or ordinance.

173 8. (1) The governing body of the city or county
174 establishing a neighborhood improvement district shall, as
175 soon as is practicable, submit the following information to
176 the state auditor and the department of revenue:

177 (a) A description of the boundaries of such district
178 as well as the average assessment made against real property
179 located in such district;

180 (b) Any amendments made to the boundaries of a
181 district; and

182 (c) The date on which a neighborhood improvement
183 district is dissolved.

184 (2) The governing body of the city or county
185 establishing a neighborhood improvement district on or after
186 August 28, 2022, shall not order any assessment to be made
187 on any real property located within a district until such
188 governing body has submitted the information required by
189 paragraph (a) of subdivision (1) of this subsection.

190 67.461. 1. After the governing body has made the
191 findings specified in section 67.457 and plans and

192 specifications for the proposed improvements have been
193 prepared, the governing body shall by ordinance or
194 resolution order assessments to be made against each parcel
195 of real property deemed to be benefitted by an improvement
196 based on the revised estimated cost of the improvement or,
197 if available, the final cost thereof, and shall order a
198 proposed assessment roll to be prepared.

199 2. The plans and specifications for the improvement
200 and the proposed assessment roll shall be filed with the
201 city clerk or county clerk, as applicable, and shall be open
202 for public inspection. Such clerk shall thereupon, at the
203 direction of the governing body, publish notice that the
204 governing body will conduct a hearing to consider the
205 proposed improvement and proposed assessments. Such notice
206 shall be published in a newspaper of general circulation at
207 least once not more than twenty days and not less than ten
208 days before the hearing and shall state the project name for
209 the improvement, the date, time and place of such hearing,
210 the general nature of the improvement, the revised estimated
211 cost or, if available, the final cost of the improvement,
212 the boundaries of the neighborhood improvement district to
213 be assessed, and that written or oral objections will be
214 considered at the hearing. Such notice shall also be sent
215 to the Missouri department of revenue, which shall publish
216 such notice on its website. At the same time, the clerk
217 shall mail to the owners of record of the real property made
218 liable to pay the assessments, at their last known post
219 office address, a notice of the hearing and a statement of
220 the cost proposed to be assessed against the real property
221 so owned and assessed. The failure of any owner to receive
222 such notice shall not invalidate the proceedings.

223 67.1421. 1. Upon receipt of a proper petition filed
224 with its municipal clerk, the governing body of the

225 municipality in which the proposed district is located shall
226 hold a public hearing in accordance with section 67.1431 and
227 may adopt an ordinance to establish the proposed district.

228 2. A petition is proper if, based on the tax records
229 of the county clerk, or the collector of revenue if the
230 district is located in a city not within a county, as of the
231 time of filing the petition with the municipal clerk, it
232 meets the following requirements:

233 (1) It has been signed by property owners collectively
234 owning more than fifty percent by assessed value of the real
235 property within the boundaries of the proposed district;

236 (2) It has been signed by more than fifty percent per
237 capita of all owners of real property within the boundaries
238 of the proposed district; and

239 (3) It contains the following information:

240 (a) The legal description of the proposed district,
241 including a map illustrating the district boundaries;

242 (b) The name of the proposed district;

243 (c) A notice that the signatures of the signers may
244 not be withdrawn later than seven days after the petition is
245 filed with the municipal clerk;

246 (d) A five-year plan stating a description of the
247 purposes of the proposed district, the services it will
248 provide, each improvement it will make from the list of
249 allowable improvements under section 67.1461, an estimate of
250 the costs of these services and improvements to be incurred,
251 the anticipated sources of funds to pay the costs, and the
252 anticipated term of the sources of funds to pay the costs;

253 (e) A statement as to whether the district will be a
254 political subdivision or a not-for-profit corporation and if
255 it is to be a not-for-profit corporation, the name of the
256 not-for-profit corporation;

257 (f) If the district is to be a political subdivision,
258 a statement as to whether the district will be governed by a
259 board elected by the district or whether the board will be
260 appointed by the municipality, and, if the board is to be
261 elected by the district, the names and terms of the initial
262 board may be stated;

263 (g) If the district is to be a political subdivision,
264 the number of directors to serve on the board;

265 (h) The total assessed value of all real property
266 within the proposed district;

267 (i) A statement as to whether the petitioners are
268 seeking a determination that the proposed district, or any
269 legally described portion thereof, is a blighted area;

270 (j) The proposed length of time for the existence of
271 the district, which in the case of districts established
272 after August 28, 2021, shall not exceed twenty-seven years
273 from the adoption of the ordinance establishing the district
274 unless the municipality extends the length of time under
275 section 67.1481;

276 (k) The maximum rates of real property taxes, and,
277 business license taxes in the county seat of a county of the
278 first classification without a charter form of government
279 containing a population of at least two hundred thousand,
280 that may be submitted to the qualified voters for approval;

281 (l) The maximum rates of special assessments and
282 respective methods of assessment that may be proposed by
283 petition;

284 (m) The limitations, if any, on the borrowing capacity
285 of the district;

286 (n) The limitations, if any, on the revenue generation
287 of the district;

288 (o) Other limitations, if any, on the powers of the
289 district;

290 (p) A request that the district be established; and
 291 (q) Any other items the petitioners deem appropriate;
 292 (4) The signature block for each real property owner
 293 signing the petition shall be in substantially the following
 294 form and contain the following information:

295 Name of owner: _____

296 Owner's telephone number and mailing address:
 297 _____

298 If signer is different from owner:

299 Name of signer: _____

300 State basis of legal authority to sign: _____

301 Signer's telephone number and mailing address:
 302 _____

303 If the owner is an individual, state if owner is
 304 single or married: _____

305 If owner is not an individual, state what type of
 306 entity: _____

307 Map and parcel number and assessed value of each
 308 tract of real property within the proposed district
 309 owned: _____

310 By executing this petition, the undersigned
 311 represents and warrants that he or she is
 312 authorized to execute this petition on behalf of
 313 the property owner named immediately above

314 _____

315 Signature of person Date

316 signing for owner

317 STATE OF MISSOURI)

318) ss.

319 COUNTY OF _____)

320 Before me personally appeared _____, to me
 321 personally known to be the individual described in
 322 and who executed the foregoing instrument.

323 WITNESS my hand and official seal this _____ day
 324 of _____ (month), _____ (year).

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Notary Public

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My Commission Expires: _____ ; and

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(5) Alternatively, the governing body of any home rule city with more than four hundred thousand inhabitants and located in more than one county may file a petition to initiate the process to establish a district in the portion of the city located in any county of the first classification with more than two hundred thousand but fewer than two hundred sixty thousand inhabitants containing the information required in subdivision (3) of this subsection; provided that the only funding methods for the services and improvements will be a real property tax.

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3. Upon receipt of a petition the municipal clerk shall, within a reasonable time not to exceed ninety days after receipt of the petition, review and determine whether the petition substantially complies with the requirements of subsection 2 of this section. In the event the municipal clerk receives a petition which does not meet the requirements of subsection 2 of this section, the municipal clerk shall, within a reasonable time, return the petition to the submitting party by hand delivery, first class mail, postage prepaid or other efficient means of return and shall specify which requirements have not been met.

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4. After the close of the public hearing required pursuant to subsection 1 of this section, the governing body of the municipality may adopt an ordinance approving the petition and establishing a district as set forth in the petition and may determine, if requested in the petition, whether the district, or any legally described portion

355 thereof, constitutes a blighted area. If the petition was
356 filed by the governing body of a municipality pursuant to
357 subdivision (5) of subsection 2 of this section, after the
358 close of the public hearing required pursuant to subsection
359 1 of this section, the petition may be approved by the
360 governing body and an election shall be called pursuant to
361 section 67.1422.

362 5. Amendments to a petition may be made which do not
363 change the proposed boundaries of the proposed district if
364 an amended petition meeting the requirements of subsection 2
365 of this section is filed with the municipal clerk at the
366 following times and the following requirements have been met:

367 (1) At any time prior to the close of the public
368 hearing required pursuant to subsection 1 of this section;
369 provided that, notice of the contents of the amended
370 petition is given at the public hearing;

371 (2) At any time after the public hearing and prior to
372 the adoption of an ordinance establishing the proposed
373 district; provided that, notice of the amendments to the
374 petition is given by publishing the notice in a newspaper of
375 general circulation within the municipality and by sending
376 the notice via registered certified United States mail with
377 a return receipt attached to the address of record of each
378 owner of record of real property within the boundaries of
379 the proposed district per the tax records of the county
380 clerk, or the collector of revenue if the district is
381 located in a city not within a county. Such notice shall be
382 published and mailed not less than ten days prior to the
383 adoption of the ordinance establishing the district. Such
384 notice shall also be sent to the Missouri department of
385 revenue, which shall publish such notice on its website;

386 (3) At any time after the adoption of any ordinance
387 establishing the district a public hearing on the amended

388 petition is held and notice of the public hearing is given
389 in the manner provided in section 67.1431 and the governing
390 body of the municipality in which the district is located
391 adopts an ordinance approving the amended petition after the
392 public hearing is held.

393 6. Upon the creation of a district, the municipal
394 clerk shall report in writing the creation of such district
395 to the Missouri department of economic development and the
396 state auditor.

397 7. (1) The governing body of the municipality or
398 county establishing a district or the governing body of such
399 district shall, as soon as is practicable, submit the
400 following information to the state auditor and the
401 department of revenue:

402 (a) A description of the boundaries of such district
403 as well as the rate of property tax or sales tax levied in
404 such district;

405 (b) Any amendments made to the boundaries of a
406 district or the tax rates levied in such district; and

407 (c) The date on which the district is to expire unless
408 sooner terminated.

409 (2) The governing body of a community improvement
410 district established on or after August 28, 2022, shall not
411 order any assessment to be made on any real property located
412 within a district and shall not levy any property or sales
413 tax until the information required by paragraph (a) of
414 subdivision (1) of this subsection has been submitted.

415 67.1431. 1. Within a reasonable time, not to exceed
416 forty-five days, after the receipt of the verified petition
417 from the municipal clerk, the governing body shall hold or
418 cause to be held a public hearing on the establishment of
419 the proposed district and shall give notice of the public
420 hearing in the manner provided in subsection 3 of this

421 section. All reasonable protests, objections and
422 endorsements shall be heard at the public hearing.

423 2. The public hearing may be continued to another date
424 without further notice other than a motion to be entered on
425 the minutes fixing the date, time and place of the
426 continuance of the public hearing, as well as providing such
427 information to the Missouri department of revenue, which
428 shall publish such information on its website.

429 3. Notice of the public hearing shall be given by
430 publication and mailing. Notice by publication shall be
431 given by publication in a newspaper of general circulation
432 within the municipality once a week for two consecutive
433 weeks prior to the week of the public hearing, as well as by
434 notice provided to the Missouri department of revenue, which
435 shall publish such information on its website. Notice by
436 mail shall be given not less than fifteen days prior to the
437 public hearing by sending the notice via registered or
438 certified United States mail with a return receipt attached
439 to the address of record of each owner of record of real
440 property within the boundaries of the proposed district.
441 The published and mailed notices shall include the following:

- 442 (1) The date, time and place of the public hearing;
- 443 (2) A statement that a petition for the establishment
444 of a district has been filed with the municipal clerk;
- 445 (3) The boundaries of the proposed district by street
446 location, or other readily identifiable means if no street
447 location exists; and a map illustrating the proposed
448 boundaries;
- 449 (4) A statement that a copy of the petition is
450 available for review at the office of the municipal clerk
451 during regular business hours; and
- 452 (5) A statement that all interested persons shall be
453 given an opportunity to be heard at the public hearing.

454 67.1471. 1. The fiscal year for the district shall be
455 the same as the fiscal year of the municipality.

456 2. No earlier than one hundred eighty days and no
457 later than ninety days prior to the first day of each fiscal
458 year, the board shall submit to the Missouri department of
459 revenue, the state auditor, and the governing body of the
460 city a proposed annual budget, setting forth expected
461 expenditures, revenues, and rates of assessments and taxes,
462 if any, for such fiscal year. The governing body may review
463 and comment to the board on this proposed budget, but if
464 such comments are given, the governing body of the
465 municipality shall provide such written comments to the
466 board no later than sixty days prior to the first day of the
467 relevant fiscal year; such comments shall not constitute
468 requirements but shall only be recommendations.

469 3. The board shall hold an annual meeting and adopt an
470 annual budget no later than thirty days prior to the first
471 day of each fiscal year.

472 4. Within one hundred twenty days after the end of
473 each fiscal year, the district shall submit a report to the
474 municipal clerk, the Missouri department of revenue, the
475 state auditor, and the Missouri department of economic
476 development. The report shall state the services provided,
477 revenues collected, and expenditures made by the district
478 during such fiscal year; state the dates the district
479 adopted its annual budget, submitted its proposed annual
480 budget to the municipality, and submitted its annual report
481 to the municipal clerk; and include copies of written
482 resolutions approved by the board during the fiscal year.
483 The municipal clerk shall retain this report as part of the
484 official records of the municipality and shall also cause
485 this report to be spread upon the records of the governing
486 body.

487 5. The state auditor may audit a district in the same
488 manner as the auditor may audit any agency of the state.

489 99.825. 1. Prior to the adoption of an ordinance
490 proposing the designation of a redevelopment area, or
491 approving a redevelopment plan or redevelopment project, the
492 commission shall fix a time and place for a public hearing
493 as required in subsection 4 of section 99.820 and notify
494 each taxing district located wholly or partially within the
495 boundaries of the proposed redevelopment area, plan or
496 project. At the public hearing any interested person or
497 affected taxing district may file with the commission
498 written objections to, or comments on, and may be heard
499 orally in respect to, any issues embodied in the notice.
500 The commission shall hear and consider all protests,
501 objections, comments and other evidence presented at the
502 hearing. The hearing may be continued to another date
503 without further notice other than a motion to be entered
504 upon the minutes fixing the time and place of the subsequent
505 hearing, as well as providing such information to the
506 Missouri department of revenue, which shall publish such
507 information on its website; provided, if the commission is
508 created under subsection 3 of section 99.820, the hearing
509 shall not be continued for more than thirty days beyond the
510 date on which it is originally opened unless such longer
511 period is requested by the chief elected official of the
512 municipality creating the commission and approved by a
513 majority of the commission. Prior to the conclusion of the
514 hearing, changes may be made in the redevelopment plan,
515 redevelopment project, or redevelopment area, provided that
516 each affected taxing district is given written notice of
517 such changes at least seven days prior to the conclusion of
518 the hearing. After the public hearing but prior to the
519 adoption of an ordinance approving a redevelopment plan or

520 redevelopment project, or designating a redevelopment area,
521 changes may be made to the redevelopment plan, redevelopment
522 projects or redevelopment areas without a further hearing,
523 if such changes do not enlarge the exterior boundaries of
524 the redevelopment area or areas, and do not substantially
525 affect the general land uses established in the
526 redevelopment plan or substantially change the nature of the
527 redevelopment projects, provided that notice of such changes
528 shall be given by mail to each affected taxing district and
529 by publication in a newspaper of general circulation in the
530 area of the proposed redevelopment not less than ten days
531 prior to the adoption of the changes by ordinance. After
532 the adoption of an ordinance approving a redevelopment plan
533 or redevelopment project, or designating a redevelopment
534 area, no ordinance shall be adopted altering the exterior
535 boundaries, affecting the general land uses established
536 pursuant to the redevelopment plan or changing the nature of
537 the redevelopment project without complying with the
538 procedures provided in this section pertaining to the
539 initial approval of a redevelopment plan or redevelopment
540 project and designation of a redevelopment area. Hearings
541 with regard to a redevelopment project, redevelopment area,
542 or redevelopment plan may be held simultaneously.

543 2. If, after concluding the hearing required under
544 this section, the commission makes a recommendation under
545 section 99.820 in opposition to a proposed redevelopment
546 plan, redevelopment project, or designation of a
547 redevelopment area, or any amendments thereto, a
548 municipality desiring to approve such project, plan,
549 designation, or amendments shall do so only upon a two-
550 thirds majority vote of the governing body of such
551 municipality. For plans, projects, designations, or
552 amendments approved by a municipality over the

553 recommendation in opposition by the commission formed under
554 subsection 3 of section 99.820, the economic activity taxes
555 and payments in lieu of taxes generated by such plan,
556 project, designation, or amendment shall be restricted to
557 paying only those redevelopment project costs contained in
558 subparagraphs b. and c. of paragraph (c) of subdivision (16)
559 of section 99.805 per redevelopment project.

560 3. Tax incremental financing projects within an
561 economic development area shall apply to and fund only the
562 following infrastructure projects: highways, roads,
563 streets, bridges, sewers, traffic control systems and
564 devices, water distribution and supply systems, curbing,
565 sidewalks and any other similar public improvements, but in
566 no case shall it include buildings.

567 4. (1) The governing body of the municipality
568 establishing a redevelopment area shall, as soon as is
569 practicable, submit the following information to the state
570 auditor and the department of revenue:

571 (a) A description of the boundaries of such
572 redevelopment area;

573 (b) Any amendments made to the boundaries of a
574 redevelopment area;

575 (c) The estimated redevelopment project costs and the
576 estimated date of completion of all redevelopment projects;
577 and

578 (d) The date on which the redevelopment area is
579 dissolved.

580 (2) The governing body of the municipality
581 establishing a redevelopment area on or after August 28,
582 2022, shall not deposit any payments in lieu of taxes or any
583 other taxes into the special allocation fund until such
584 governing body has submitted the information required by
585 paragraph (a) of subdivision (1) of this subsection.

586 99.830. 1. Notice of the public hearing required by
587 section 99.825 shall be given by publication and mailing.
588 Notice by publication shall be given by publication at least
589 twice, the first publication to be not more than thirty days
590 and the second publication to be not more than ten days
591 prior to the hearing, in a newspaper of general circulation
592 in the area of the proposed redevelopment. Notice by
593 mailing shall be given by depositing such notice in the
594 United States mail by certified mail addressed to the person
595 or persons in whose name the general taxes for the last
596 preceding year were paid on each lot, block, tract, or
597 parcel of land lying within the redevelopment project or
598 redevelopment area which is to be subjected to the payment
599 or payments in lieu of taxes and economic activity taxes
600 pursuant to section 99.845. Such notice shall be mailed not
601 less than ten days prior to the date set for the public
602 hearing. In the event taxes for the last preceding year
603 were not paid, the notice shall also be sent to the persons
604 last listed on the tax rolls within the preceding three
605 years as the owners of such property.

606 2. The notices issued pursuant to this section shall
607 include the following:

608 (1) The time and place of the public hearing;

609 (2) The general boundaries of the proposed
610 redevelopment area or redevelopment project by street
611 location, where possible;

612 (3) A statement that all interested persons shall be
613 given an opportunity to be heard at the public hearing;

614 (4) A description of the proposed redevelopment plan
615 or redevelopment project and a location and time where the
616 entire plan or project proposal may be reviewed by any
617 interested party;

618 (5) Such other matters as the commission may deem
619 appropriate.

620 3. Not less than forty-five days prior to the date set
621 for the public hearing, the commission shall give notice by
622 mail as provided in subsection 1 of this section to all
623 taxing districts from which taxable property is included in
624 the redevelopment area, redevelopment project or
625 redevelopment plan, and in addition to the other
626 requirements pursuant to subsection 2 of this section, the
627 notice shall include an invitation to each taxing district
628 to submit comments to the commission concerning the subject
629 matter of the hearing prior to the date of the hearing.

630 4. A copy of any and all hearing notices required by
631 section 99.825 shall be submitted by the commission to the
632 director of the department of economic development and to
633 the Missouri department of revenue, which shall publish such
634 notice on its website. Such submission of the copy of the
635 hearing notice shall comply with the prior notice
636 requirements pursuant to subsection 3 of this section.

637 99.865. 1. No later than November fifteenth of each
638 year, the governing body of the municipality, or its
639 designee, shall prepare a report concerning the status of
640 each redevelopment plan and redevelopment project existing
641 as of December thirty-first of the preceding year, and shall
642 submit a copy of such report to the director of the
643 department of revenue. The report shall include the
644 following:

645 (1) The amount and source of revenue in the special
646 allocation fund;

647 (2) The amount and purpose of expenditures from the
648 special allocation fund;

649 (3) The amount of any pledge of revenues, including
650 principal and interest on any outstanding bonded
651 indebtedness;

652 (4) The original assessed value of the redevelopment
653 project;

654 (5) The assessed valuation added to the redevelopment
655 project;

656 (6) Payments made in lieu of taxes received and
657 expended;

658 (7) The economic activity taxes generated within the
659 redevelopment area in the calendar year prior to the
660 approval of the redevelopment plan, to include a separate
661 entry for the state sales tax revenue base for the
662 redevelopment area or the state income tax withheld by
663 employers on behalf of existing employees in the
664 redevelopment area prior to the redevelopment plan;

665 (8) The economic activity taxes generated within the
666 redevelopment area after the approval of the redevelopment
667 plan, to include a separate entry for the increase in state
668 sales tax revenues for the redevelopment area or the
669 increase in state income tax withheld by employers on behalf
670 of new employees who fill new jobs created in the
671 redevelopment area;

672 (9) Reports on contracts made incident to the
673 implementation and furtherance of a redevelopment plan or
674 project;

675 (10) A copy of any redevelopment plan, which shall
676 include the required findings and cost-benefit analysis
677 pursuant to subdivisions (1) to (6) of section 99.810;

678 (11) The cost of any property acquired, disposed of,
679 rehabilitated, reconstructed, repaired or remodeled;

680 (12) The number of parcels acquired by or through
681 initiation of eminent domain proceedings; and

682 (13) Any additional information the municipality deems
683 necessary.

684 2. Data contained in the report mandated pursuant to
685 the provisions of subsection 1 of this section shall be made
686 available to the commissioner of administration, who shall
687 publish such reports on the Missouri accountability portal
688 pursuant to section 37.850. Any information regarding
689 amounts disbursed to municipalities pursuant to the
690 provisions of section 99.845 shall be deemed a public
691 record, as defined in section 610.010. An annual statement
692 showing the payments made in lieu of taxes received and
693 expended in that year, the status of the redevelopment plan
694 and projects therein, amount of outstanding bonded
695 indebtedness and any additional information the municipality
696 deems necessary shall be published in a newspaper of general
697 circulation in the municipality.

698 3. Five years after the establishment of a
699 redevelopment plan and every five years thereafter the
700 governing body shall hold a public hearing regarding those
701 redevelopment plans and projects created pursuant to
702 sections 99.800 to 99.865. The purpose of the hearing shall
703 be to determine if the redevelopment project is making
704 satisfactory progress under the proposed time schedule
705 contained within the approved plans for completion of such
706 projects. Notice of such public hearing shall be given in a
707 newspaper of general circulation in the area served by the
708 commission once each week for four weeks immediately prior
709 to the hearing, and shall also be sent to the Missouri
710 department of revenue, which shall publish such notice on
711 its website.

712 4. The director of the department of revenue shall
713 submit a report to the state auditor, the speaker of the
714 house of representatives, and the president pro tem of the

715 senate no later than February first of each year. The
716 report shall contain a summary of all information received
717 by the director pursuant to subsection 1 of this section.

718 5. For the purpose of coordinating all tax increment
719 financing projects using new state revenues, the director of
720 the department of economic development may promulgate rules
721 and regulations to ensure compliance with this section.
722 Such rules and regulations may include methods for
723 enumerating all of the municipalities which have established
724 commissions pursuant to section 99.820. No rule or portion
725 of a rule promulgated under the authority of sections 99.800
726 to 99.865 shall become effective unless it has been
727 promulgated pursuant to the provisions of chapter 536. All
728 rulemaking authority delegated prior to June 27, 1997, is of
729 no force and effect and repealed; however, nothing in this
730 section shall be interpreted to repeal or affect the
731 validity of any rule filed or adopted prior to June 27,
732 1997, if such rule complied with the provisions of chapter
733 536. The provisions of this section and chapter 536 are
734 nonseverable and if any of the powers vested with the
735 general assembly pursuant to chapter 536 including the
736 ability to review, to delay the effective date, or to
737 disapprove and annul a rule or portion of a rule are
738 subsequently held unconstitutional, then the purported grant
739 of rulemaking authority and any rule so proposed and
740 contained in the order of rulemaking shall be invalid and
741 void.

742 6. The department of economic development shall
743 provide information and technical assistance, as requested
744 by any municipality, on the requirements of sections 99.800
745 to 99.865. Such information and technical assistance shall
746 be provided in the form of a manual, written in an easy-to-

747 follow manner, and through consultations with departmental
748 staff.

749 7. The department of revenue shall provide notice of
750 any failure to comply with the reporting requirements
751 provided in subsection 1 of this section to the applicable
752 municipality, specifying any required corrections, by
753 certified mail addressed to the municipality's chief elected
754 officer. If such municipality does not satisfy the
755 reporting requirements for which it previously did not
756 comply, as specified in the notice from the department of
757 revenue, within sixty days of the receipt of the notice, the
758 municipality shall be prohibited from adopting any new tax
759 increment finance plan for a period of five years from the
760 date of the department of revenue's notice. All reports
761 filed pursuant to subsection 1 of this section or in
762 response to a notice from the department of revenue pursuant
763 to this subsection shall be deemed accepted by the
764 department of revenue unless the department of revenue
765 provides the applicable municipality with a written
766 objection thereto, specifying any required corrections, by
767 certified mail addressed to the chief elected officer of the
768 municipality within sixty days of the municipality's
769 submission of such report.

770 8. Based upon the information provided in the reports
771 required under the provisions of this section, the state
772 auditor shall make available for public inspection on the
773 auditor's website a searchable electronic database of such
774 municipal tax increment finance reports. All information
775 contained within such database shall be maintained for a
776 period of no less than ten years from initial posting."; and

777 Further amend said bill, page 15, Section 140.190, line
778 55, by inserting after all of said line the following:

779 "238.212. 1. If the petition was filed by registered
 780 voters or by a governing body, the circuit clerk in whose
 781 office the petition was filed shall give notice to the
 782 public by causing one or more newspapers of general
 783 circulation serving the counties or portions thereof
 784 contained in the proposed district to publish once a week
 785 for four consecutive weeks a notice substantially in the
 786 following form:

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NOTICE OF PETITION

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TO SUBMIT TO A POPULAR VOTE THE CREATION AND
 789 FUNDING OF A TRANSPORTATION DEVELOPMENT DISTRICT

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Notice is hereby given to all persons residing or
 owning property in (here specifically describe the
 proposed district boundaries), within the state of
 Missouri, that a petition has been filed asking
 that upon voter approval, a transportation
 development district by the name of " _____
 Transportation Development District" be formed for
 the purpose of developing the following
 transportation project: (here summarize the
 proposed transportation project or projects). The
 petition also requests voter approval of the
 following method(s) of funding the district, which
 (may) (shall not) increase the total taxes imposed
 within the proposed district: (describe the
 proposed funding methods). A copy of this petition
 is on file and available at the office of the clerk
 of the circuit court of _____ County, located
 at _____, Missouri. You are notified to join
 in or file your own petition supporting or answer
 opposing the creation of the transportation
 development district and requesting a declaratory
 judgment, as required by law, no later than the
 _____ day of _____, 20_____. You may
 show cause, if any there be, why such petition is
 defective or proposed transportation development
 district or its funding method, as set forth in the
 petition, is illegal or unconstitutional and should
 not be submitted for voter approval at a general,

primary or special election as directed by this court.

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Clerk of the Circuit Court of _____ County

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2. The circuit court may also order a public hearing on the question of the creation and funding of the proposed district, if it deems such appropriate, under such terms and conditions as it deems appropriate. The circuit court shall order at least one public hearing on the creation and funding of the proposed district, if the petition for creating such district was filed by the owners of record of all real property within the proposed district. If a public hearing is ordered, notice of the time, date and place of the hearing shall also be given in the notice specified in subsection 1 of this section.

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3. The notice required by this section shall also be sent to the Missouri department of revenue, which shall publish and maintain such notice on its website.

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238.222. 1. The board shall possess and exercise all of the district's legislative and executive powers.

2. Within thirty days after the election of the initial directors or the selection of the initial directors pursuant to subsection 3 of section 238.220, the board shall meet. The time and place of the first meeting of the board shall be designated by the court that heard the petition upon the court's own initiative or upon the petition of any interested person. At its first meeting and after each election of new board members or the selection of the initial directors pursuant to subsection 3 of section 238.220, the board shall elect a chairman from its members.

849 3. The board shall appoint an executive director,
850 district secretary, treasurer and such other officers or
851 employees as it deems necessary.

852 4. At the first meeting, the board, by resolution,
853 shall define the first and subsequent fiscal years of the
854 district, shall adopt a corporate seal, and shall notify the
855 state auditor as required in subsection 7 of this section.

856 5. A simple majority of the board shall constitute a
857 quorum. If a quorum exists, a majority of those voting
858 shall have the authority to act in the name of the board,
859 and approve any board resolution.

860 6. Each director shall devote such time to the duties
861 of the office as the faithful discharge thereof may require
862 and may be reimbursed for his actual expenditures in the
863 performance of his duties on behalf of the district.

864 7. Any district which has been previously organized
865 and for which formation was approved prior to August 28,
866 2016, shall notify the state auditor's office in writing of
867 the date it was organized and provide contact information
868 for the current board of directors by December 31, 2016.
869 Any district organized and formed after August 28, 2016,
870 shall be required to notify the state auditor's office in
871 writing of the date it was organized and provide contact
872 information for the current board of directors within thirty
873 days of the date of the first meeting of the board under the
874 provisions of subsection 2 of this section.

875 8. (1) The governing body of the local transportation
876 authority establishing a district or the governing body of
877 such district shall, as soon as is practicable, submit the
878 following information to the state auditor and the
879 department of revenue:

880 (a) A description of the boundaries of such district
881 as well as the average assessment made against real property

882 located in such district, the rate of property tax levied in
883 such district, or rate of sales tax levied in such district,
884 as applicable;

885 (b) Any amendments made to the boundaries of a
886 district or the tax rates levied in such district; and

887 (c) The date on which the district is to expire unless
888 sooner terminated.

889 (2) The governing body of a district established on or
890 after August 28, 2022, shall not collect any property or
891 sales taxes until the information required by paragraph (a)
892 of subdivision (1) of this subsection has been submitted.";

893 and

894 Further amend the title and enacting clause accordingly.