

House _____ Amendment NO. _____

Offered By _____

1 AMEND Senate Substitute for Senate Bill No. 22, Page 1, Section A, Line 4, by inserting after all of
2 said section and line the following:

3
4 "67.1401. 1. Sections 67.1401 to 67.1571 shall be known and may be cited as the
5 "Community Improvement District Act".

6 2. For the purposes of sections 67.1401 to 67.1571, the following words and terms mean:

7 (1) "Approval" or "approve", for purposes of elections pursuant to sections 67.1401 to
8 67.1571, a simple majority of those qualified voters voting in the election;

9 (2) "Assessed value", the assessed value of real property as reflected on the tax records of
10 the county clerk of the county in which the property is located, or the collector of revenue if the
11 property is located in a city not within a county, as of the last completed assessment;

12 (3) "Blighted area", ~~[an area which:~~

13 ~~—— (a) By reason of the predominance of defective or inadequate street layout, insanitary or~~
14 ~~unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or~~
15 ~~the existence of conditions which endanger life or property by fire and other causes, or any~~
16 ~~combination of such factors, retards the provision of housing accommodations or constitutes an~~
17 ~~economic or social liability or a menace to the public health, safety, morals or welfare in its present~~
18 ~~condition and use; or~~

19 ~~—— (b) Has been declared blighted or found to be a blighted area pursuant to Missouri law~~
20 ~~including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715]~~
21 ~~the same meaning as defined pursuant to section 99.805;~~

22 (4) "Board", if the district is a political subdivision, the board of directors of the district, or
23 if the district is a not-for-profit corporation, the board of directors of such corporation;

24 (5) "Director of revenue", the director of the department of revenue of the state of Missouri;

25 (6) "District", a community improvement district, established pursuant to sections 67.1401
26 to 67.1571;

27 (7) "Election authority", the election authority having jurisdiction over the area in which the
28 boundaries of the district are located pursuant to chapter 115;

29 (8) "Municipal clerk", the clerk of the municipality;

30 (9) "Municipality", any city, village, incorporated town, or county of this state, or in any
31 unincorporated area that is located in any county with a charter form of government and with more
32 than one million inhabitants;

33 (10) "Obligations", bonds, loans, debentures, notes, special certificates, or other evidences
34 of indebtedness issued by a district to carry out any of its powers, duties or purposes or to refund
35 outstanding obligations;

36 (11) "Owner", for real property, the individual or individuals or entity or entities who own a

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1 fee interest in real property that is located within the district or their legally authorized
 2 representative; for business organizations and other entities, the owner shall be deemed to be the
 3 individual which is legally authorized to represent the entity in regard to the district;

4 (12) "Per capita", one head count applied to each individual, entity or group of individuals
 5 or entities having fee ownership of real property within the district whether such individual, entity
 6 or group owns one or more parcels of real property in the district as joint tenants, tenants in
 7 common, tenants by the entirety, tenants in partnership, except that with respect to a condominium
 8 created under sections 448.1-101 to 448.4-120, "per capita" means one head count applied to the
 9 applicable unit owners' association and not to each unit owner;

10 (13) "Petition", a petition to establish a district as it may be amended in accordance with the
 11 requirements of section 67.1421;

12 (14) "Qualified voters",

13 (a) For purposes of elections for approval of real property taxes:

14 a. Registered voters; or

15 b. If no registered voters reside in the district, the owners of one or more parcels of real
 16 property which is to be subject to such real property taxes and is located within the district per the
 17 tax records for real property of the county clerk, or the collector of revenue if the district is located
 18 in a city not within a county, as of the thirtieth day prior to the date of the applicable election;

19 (b) For purposes of elections for approval of business license taxes or sales taxes:

20 a. Registered voters; or

21 b. If no registered voters reside in the district, the owners of one or more parcels of real
 22 property located within the district per the tax records for real property of the county clerk as of the
 23 thirtieth day before the date of the applicable election; and

24 (c) For purposes of the election of directors of the board, registered voters and owners of
 25 real property which is not exempt from assessment or levy of taxes by the district and which is
 26 located within the district per the tax records for real property of the county clerk, or the collector of
 27 revenue if the district is located in a city not within a county, of the thirtieth day prior to the date of
 28 the applicable election; and

29 (15) "Registered voters", persons who reside within the district and who are qualified and
 30 registered to vote pursuant to chapter 115, pursuant to the records of the election authority as of the
 31 thirtieth day prior to the date of the applicable election.

32 99.020. The following terms, wherever used or referred to in sections 99.010 to 99.230,
 33 shall have the following respective meanings unless a different meaning clearly appears from the
 34 context:

35 (1) "Area of operation", in the case of a housing authority of a city, shall include such city;
 36 in the case of a housing authority of a county, shall include all of the county except that portion
 37 which lies within the territorial boundaries of any city as herein defined;

38 (2) "Authority" or "housing authority" shall mean any of the municipal corporations created
 39 by section 99.040;

40 (3) "Blighted" [~~shall mean any area where dwellings predominate which, by reason of~~
 41 ~~dilapidation, overcrowding, lack of ventilation, light or sanitary facilities or any combination of~~
 42 ~~these factors are detrimental to safety, health and morals~~], the same meaning as defined pursuant to
 43 section 99.805;

44 (4) "Bonds" shall mean any bonds, notes, interim certificates, debentures, or other
 45 obligations issued by the authority pursuant to this chapter;

46 (5) "City" shall mean any city, town or village in the state;

47 (6) "The city" shall mean the particular city for which a particular housing authority is
 48 created;

49 (7) "Clerk" shall mean the clerk of the city or the clerk of the county commission, as the

1 case may be, or the officer charged with the duties customarily imposed on such clerk;

2 (8) "County" shall mean any county in the state;

3 (9) "The county" shall mean the particular county for which a particular housing authority is
4 created;

5 (10) "Federal government" shall include the United States of America, the United States
6 Department of Housing and Urban Development or any other agency or instrumentality, corporate
7 or otherwise, of the United States of America;

8 (11) "Governing body" shall mean, in the case of a city, the city council, common council,
9 board of aldermen or other legislative body of the city, and in the case of a county, the county
10 commission or other legislative body of the county;

11 (12) "Housing project" shall mean any work or undertaking, whether in a blighted or other
12 area:

13 (a) To demolish, clear or remove buildings. Such work or undertaking may include the
14 adaptation of such area to public purposes, including parks or other recreation or community
15 purposes; or

16 (b) To provide decent, safe and sanitary urban or rural dwellings, apartments or other living
17 accommodations for persons of very low and lower income. Such work or undertaking may include
18 buildings, land, equipment, facilities and other real or personal property for necessary, convenient or
19 desirable appurtenances, streets, sewers, water service, site preparation, gardening, administrative,
20 community, health, welfare or other purposes. Such work or undertaking may also include housing,
21 for persons of moderate income, offices, stores, solar energy access, parks, and recreational and
22 educational facilities, provided that such activities be undertaken only in conjunction with the
23 provision of housing for persons of very low and lower income, and provided further that any profit
24 of the authority shall be distributed as provided in subsection 3 of section 99.080; or

25 (c) To accomplish a combination of the foregoing. The term "housing project" also may be
26 applied to the planning of the buildings and improvements, the acquisition of property; the
27 demolition of existing structures, the construction, reconstruction, alteration and repair of the
28 improvements and all other work in connection therewith;

29 (d) In the planning and carrying out of any housing project owned and operated by a
30 housing authority, a housing authority shall establish procedures for allocating any training and
31 employment opportunities which may arise from such activity to qualified persons of very low and
32 lower income who have been unemployed for one year or more and reside within the area of
33 operation of the housing authority;

34 (13) "Mayor" shall mean the elected mayor of the city or the elected officer thereof charged
35 with duties customarily imposed on the mayor or executive head of the city;

36 (14) "Obligee of the authority" or "obligee" shall include any bondholder, trustee or trustees
37 for any bondholders, or lessor demising to the authority property used in connection with a housing
38 project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal
39 government when it is a party to any contract with the authority;

40 (15) "Persons of very low income" means those persons or families whose annual income
41 does not exceed fifty percent of the median income for the area. "Persons of lower income" means
42 those persons or families whose annual income is greater than fifty but does not exceed eighty
43 percent of the median income for the area. "Persons of moderate income" means those persons or
44 families whose annual income is greater than eighty but does not exceed one hundred and fifty
45 percent of the median income for the area. For purposes of this subdivision, median income for the
46 area shall be determined in accordance with section 1437a, Title 42, United States Code, including
47 any amendments thereto. Any and all references to "persons of low income" in this chapter shall
48 mean persons of very low, lower or moderate income as defined herein;

49 (16) "Profit" shall mean the difference between gross revenues and necessary and ordinary

1 business expenses, including debt service, if any;

2 (17) "Real property" shall include all lands, including improvements and fixtures thereon,
3 and property of any nature appurtenant thereto, or used in connection therewith, and every estate,
4 interest and right, legal or equitable, therein, including terms for years and liens by way of
5 judgment, mortgage or otherwise and the indebtedness secured by such liens.

6 99.320. As used in this law, the following terms mean:

7 (1) "Area of operation", in the case of a municipality, the area within the municipality
8 except that the area of operation of a municipality under this law shall not include any area which
9 lies within the territorial boundaries of another municipality unless a resolution has been adopted by
10 the governing body of the other municipality declaring a need therefor; and in the case of a county,
11 the area within the county, except that the area of operation in such case shall not include any area
12 which lies within the territorial boundaries of a municipality unless a resolution has been adopted by
13 the governing body of the municipality declaring a need therefor; and in the case of a regional
14 authority, the area within the communities for which the regional authority is created, except that a
15 regional authority shall not undertake a land clearance project within the territorial boundaries of
16 any municipality unless a resolution has been adopted by the governing body of the municipality
17 declaring that there is a need for the regional authority to undertake the land clearance project within
18 such municipality; no authority shall operate in any area of operation in which another authority
19 already established is undertaking or carrying out a land clearance project without the consent, by
20 resolution, of the other authority;

21 (2) "Authority" or "land clearance for redevelopment authority", a public body corporate
22 and politic created by or pursuant to section 99.330 or any other public body exercising the powers,
23 rights and duties of such an authority;

24 (3) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
25 ~~inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements,~~
26 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
27 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
28 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
29 ~~health, safety, morals, or welfare in its present condition and use]~~ the same meaning as defined
30 pursuant to section 99.805;

31 (4) "Bond", any bonds, including refunding bonds, notes, interim certificates, debentures, or
32 other obligations issued by an authority pursuant to this law;

33 (5) "Clerk", the clerk or other official of the municipality or county who is the custodian of
34 the official records of the municipality or county;

35 (6) "Community", any county or municipality except that such term shall not include any
36 municipality containing less than seventy-five thousand inhabitants until the governing body thereof
37 shall have submitted the proposition of accepting the provisions of this law to the qualified voters
38 therein at an election called and held as provided by law for the incurring of indebtedness by such
39 municipality, and a majority of the voters voting at the election shall have voted in favor of such
40 proposition;

41 (7) "Federal government", the United States of America or any agency or instrumentality,
42 corporate or otherwise, of the United States of America;

43 (8) "Governing body", the city council, common council, board of aldermen or other
44 legislative body charged with governing the municipality or the county commission or other
45 legislative body charged with governing the county;

46 (9) "Insanitary area", an area in which there is a predominance of buildings and
47 improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate
48 provision for ventilation, light, air sanitation or open spaces, high density of population and
49 overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life

1 or property by fire and other causes, or any combination of such factors, is conducive to ill health,
2 transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic
3 or social liability and is detrimental to the public health, safety, morals, or welfare;

4 (10) "Land clearance project", any work or undertaking:

5 (a) To acquire blighted, or insanitary areas or portions thereof, including lands, structures, or
6 improvements the acquisition of which is necessary or incidental to the proper clearance,
7 development or redevelopment of the blighted or insanitary areas or to the prevention of the spread
8 or recurrence of substandard or insanitary conditions or conditions of blight;

9 (b) To clear any such areas by demolition or removal of existing buildings, structures,
10 streets, utilities or other improvements thereon and to install, construct or reconstruct streets,
11 utilities, and site improvements essential to the preparation of sites for uses in accordance with a
12 redevelopment plan;

13 (c) To sell, lease or otherwise make available land in such areas for residential, recreational,
14 commercial, industrial or other use or for public use or to retain such land for public use, in
15 accordance with a redevelopment plan;

16 (d) To develop, construct, reconstruct, rehabilitate, repair or improve residences, houses,
17 buildings, structures and other facilities;

18 (e) The term "land clearance project" may also include the preparation of a redevelopment
19 plan, the planning, survey and other work incident to a land clearance project and the preparation of
20 all plans and arrangements for carrying out a land clearance project and wherever the words "land
21 clearance project" are used in this law, they shall also mean and include the words "urban renewal
22 project" as defined in this section;

23 (11) "Mayor", the elected mayor of the city or the elected officer having the duties
24 customarily imposed upon the mayor of the city or the executive head of a county;

25 (12) "Municipality", any incorporated city, town or village in the state;

26 (13) "Obligee", any bondholders, agents or trustees for any bondholders, lessor demising to
27 the authority property used in connection with land clearance project, or any assignee or assignees
28 of the lessor's interest or any part thereof, and the federal government when it is a party to any
29 contract with the authority;

30 (14) "Person", any individual, firm, partnership, corporation, company, association, joint
31 stock association, or body politic; and shall include any trustee, receiver, assignee, or other similar
32 representative thereof;

33 (15) "Public body", the state or any municipality, county, township, board, commission,
34 authority, district, or any other subdivision of the state;

35 (16) "Real property", all lands, including improvements and fixtures thereon, and property
36 of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and
37 right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage
38 or otherwise and the indebtedness secured by such liens;

39 (17) "Redeveloper", any person, partnership, or public or private corporation or agency
40 which enters or proposes to enter into a redevelopment or rehabilitation or renewal contract;

41 (18) "Redevelopment contract", a contract entered into between an authority and
42 redeveloper for the redevelopment, rehabilitation or renewal of an area in conformity with a
43 redevelopment plan or an urban renewal plan;

44 (19) "Redevelopment", the process of undertaking and carrying out a redevelopment plan or
45 urban renewal plan;

46 (20) "Redevelopment plan", a plan other than a preliminary or tentative plan for the
47 acquisition, clearance, reconstruction, rehabilitation, renewal or future use of a land clearance
48 project area, and shall be sufficiently complete to comply with subdivision (4) of section 99.430 and
49 shall be in compliance with a "workable program" for the city as a whole and wherever used in

1 sections 99.300 to 99.660 the words "redevelopment plan" shall also mean and include "urban
2 renewal plan" as defined in this section;

3 (21) "Urban renewal plan", a plan as it exists from time to time, for an urban renewal
4 project, which plan shall conform to the general plan for the municipality as a whole; and shall be
5 sufficiently complete to indicate such land acquisition, demolition and removal of structures,
6 redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the area of
7 the urban renewal project, zoning and planning changes, if any, land uses, maximum densities,
8 building requirements, and the relationship of the plan to definite local objectives respecting
9 appropriate land uses, improved traffic, public transportation, public utilities, recreational and
10 community facilities, and other public improvements; an urban renewal plan shall be prepared and
11 approved pursuant to the same procedure as provided with respect to a redevelopment plan;

12 (22) "Urban renewal project", any surveys, plans, undertakings and activities for the
13 elimination and for the prevention of the spread or development of insanitary, blighted, deteriorated
14 or deteriorating areas and may involve any work or undertaking for such purpose constituting a land
15 clearance project or any rehabilitation or conservation work, or any combination of such
16 undertaking or work in accordance with an urban renewal project; for this purpose, "rehabilitation or
17 conservation work" may include:

18 (a) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of
19 buildings or other improvements;

20 (b) Acquisition of real property and demolition, removal or rehabilitation of buildings and
21 improvements thereon where necessary to eliminate unhealthful, insanitary or unsafe conditions,
22 lessen density, eliminate uneconomic, obsolete or other uses detrimental to the public welfare, or to
23 otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed
24 public facilities;

25 (c) To develop, construct, reconstruct, rehabilitate, repair or improve residences, houses,
26 buildings, structures and other facilities;

27 (d) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and
28 other improvements necessary for carrying out the objectives of the urban renewal project; and

29 (e) The disposition, for uses in accordance with the objectives of the urban renewal project,
30 of any property or part thereof acquired in the area of the project; but such disposition shall be in the
31 manner prescribed in this law for the disposition of property in a land clearance project area;

32 (23) "Workable program", an official plan of action, as it exists from time to time, for
33 effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within
34 the community and for the establishment and preservation of a well-planned community with well-
35 organized residential neighborhoods of decent homes and suitable living environment for adequate
36 family life, for utilizing appropriate private and public resources to eliminate and prevent the
37 development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage
38 needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated
39 and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community
40 activities as may be suitably employed to achieve the objectives of such a program."; and

41
42 Further amend said bill and page, Section 99.805, line 5, by deleting the phrase: "defective or
43 inadequate street layout," and inserting in lieu thereof the words "[~~defective or inadequate street~~
44 layout,]"; and

45
46 Further amend said bill, Page 21, Section 99.820, line 327, by inserting after all of said line the
47 following:

48 "99.821. Notwithstanding any provision of sections 99.800 to 99.865 to the contrary,
49 redevelopment plans approved or amended after December 31, 2021, by a city not within a county

1 may provide for the deposit of up to ten percent of the tax increment financing revenues generated
 2 pursuant to section 99.845 into a strategic infrastructure for economic growth fund established by
 3 such city in lieu of deposit into the special allocation fund. Moneys deposited into the strategic
 4 infrastructure for economic growth fund pursuant to this section may be expended by the city
 5 establishing such fund for the purpose of funding capital investments in public infrastructure that the
 6 governing body of such city has determined to be in a census tract that is defined as a low-income
 7 community pursuant to 26 U.S.C. Section 45D(e) or is eligible to be designated as a qualified
 8 opportunity zone pursuant to 26 U.S.C. Section 1400Z-1."; and

9
 10 Further amend said bill, Page 22, Section 99.847, Line 2, by inserting immediately after "contrary,"
 11 the following: "for all years ending on or before December 31, 2021,"; and

12
 13 Further amend said bill, page, and section, Lines 5-12, by deleting all of said lines and inserting in
 14 lieu thereof the following:

15
 16 "Emergency Management Agency and which is located in or partly within a county with a
 17 charter form of government with greater than two hundred fifty thousand inhabitants but fewer than
 18 three hundred thousand inhabitants, unless the redevelopment area actually abuts a river or a major
 19 waterway and is substantially surrounded by contiguous properties with residential, industrial, or
 20 commercial zoning classifications. Notwithstanding the provisions of sections 99.800 to 99.865 to
 21 the contrary, for all years beginning on or after January 1, 2022, no new tax increment financing
 22 project shall be authorized in any area which is within an area designated as flood plain by the
 23 Federal Emergency Management Agency unless such project is located in:"; and

24
 25 Further amend said bill and section, page 23, lines 34-38, by striking all of said lines and inserting in
 26 lieu thereof the following:

27 "(7) A home rule city with more than forty-one thousand but fewer than forty-seven
 28 thousand inhabitants and partially located in any county of the first classification with more than
 29 seventy thousand but fewer than eighty-three thousand inhabitants;"; and

30
 31 Further amend said bill, Page 26, Section 99.848, Line 59, by inserting after all of said line the
 32 following:

33
 34 "99.918. As used in sections 99.915 to 99.980, unless the context clearly requires otherwise,
 35 the following terms shall mean:

36 (1) "Authority", the downtown economic stimulus authority for a municipality, created
 37 pursuant to section 99.921;

38 (2) "Baseline year", the calendar year prior to the adoption of an ordinance by the
 39 municipality approving a development project; provided, however, if economic activity taxes or
 40 state sales tax revenues, from businesses other than any out-of-state business or businesses locating
 41 in the development project area, decrease in the development project area in the year following the
 42 year in which the ordinance approving a development project is approved by a municipality, the
 43 baseline year may, at the option of the municipality approving the development project, be the year
 44 following the year of the adoption of the ordinance approving the development project. When a
 45 development project area is located within a county for which public and individual assistance has
 46 been requested by the governor pursuant to Section 401 of the Robert T. Stafford Disaster Relief and
 47 Emergency Assistance Act, 42 U.S.C. 5121, et seq., for an emergency proclaimed by the governor
 48 pursuant to section 44.100 due to a natural disaster of major proportions that occurred after May 1,
 49 2003, but prior to May 10, 2003, and the development project area is a central business district that

1 sustained severe damage as a result of such natural disaster, as determined by the state emergency
 2 management agency, the baseline year may, at the option of the municipality approving the
 3 development project, be the calendar year in which the natural disaster occurred or the year
 4 following the year in which the natural disaster occurred, provided that the municipality adopts an
 5 ordinance approving the development project within one year after the occurrence of the natural
 6 disaster;

7 (3) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
 8 ~~inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements,~~
 9 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
 10 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
 11 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
 12 ~~health, safety, morals, or welfare in its present condition and use]~~ the same meaning as defined
 13 pursuant to section 99.805;

14 (4) "Central business district", the area at or near the historic core that is locally known as
 15 the "downtown" of a municipality that has a median household income of sixty-two thousand dollars
 16 or less, according to the United States Census Bureau's American Community Survey, based on the
 17 most recent of five-year period estimate data in which the final year of the estimate ends in either
 18 zero or five. In addition, at least fifty percent of existing buildings in this area will have been built
 19 in excess of thirty-five years prior or vacant lots that had prior structures built in excess of thirty-
 20 five years prior to the adoption of the ordinance approving the redevelopment plan. The historical
 21 land use emphasis of a central business district prior to redevelopment will have been a mixed use of
 22 business, commercial, financial, transportation, government, and multifamily residential uses;

23 (5) "Collecting officer", the officer of the municipality responsible for receiving and
 24 processing payments in lieu of taxes, economic activity taxes other than economic activity taxes
 25 which are local sales taxes, and other local taxes other than local sales taxes, and, for local sales
 26 taxes and state taxes, the director of revenue;

27 (6) "Conservation area", any improved area within the boundaries of a redevelopment area
 28 located within the territorial limits of a municipality in which fifty percent or more of the structures
 29 in the area have an age of thirty-five years or more, and such an area is not yet a blighted area but is
 30 detrimental to the public health, safety, morals, or welfare and may become a blighted area because
 31 of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of
 32 individual structures; presence of structures below minimum code standards; abandonment;
 33 excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light
 34 or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout;
 35 depreciation of physical maintenance; and lack of community planning;

36 (7) "Development area", an area designated by a municipality in respect to which the
 37 municipality has made a finding that there exist conditions which cause the area to be classified as a
 38 blighted area or a conservation area, which area shall have the following characteristics:

39 (a) It includes only those parcels of real property directly and substantially benefitted by the
 40 proposed development plan;

41 (b) It can be renovated through one or more development projects;

42 (c) It is located in the central business district;

43 (d) It has generally suffered from declining population or property taxes for the twenty-year
 44 period immediately preceding the area's designation as a development area or has structures in the
 45 area fifty percent or more of which have an age of thirty-five years or more;

46 (e) It is contiguous, provided, however that a development area may include up to three
 47 noncontiguous areas selected for development projects, provided that each noncontiguous area
 48 meets the requirements of paragraphs (a) to (g) herein;

49 (f) The development area shall not exceed ten percent of the entire area of the municipality;

