

HUSCH BLACKWELL

Matthew D. Ahlers
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May 24, 2023

CERTIFIED MAIL

Ms. Octavia Pittman
City Clerk
City of Ferguson
110 Church Street
Ferguson, MO 63135

VIA EMAIL

Ms. Maggie Kost
Director
Missouri Department of Economic
Development
301 W. High Street
Jefferson City, MO 65102

Re: 10895 West Florissant Community Improvement District 2021-2022 Annual
Report

Dear Ms. Pittman and Ms. Kost:

Enclosed is the Fiscal Year 2021-2022 report for the 10895 West Florissant Community Improvement District (the "District"). This report is being submitted to you pursuant to RSMo 67.1471.4. Also pursuant to RSMo 67.1471.4, the City Clerk shall retain this report as part of the official records of the City of Ferguson and shall also cause this report to be spread upon the records of the governing body.

Sincerely,

Matthew D. Ahlers

cc: Missouri State Auditor (via email)
Missouri Department of Revenue (via email)

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10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT

2021-2022 FISCAL YEAR REPORT

This Report is being provided by the 10895 West Florissant Community Improvement District (the “CID”) to the City of Ferguson (the “City”), the Missouri Department of Economic Development, the Missouri Department of Revenue and the Missouri State Auditor pursuant to the requirements of Section 67.1471 RSMo. The CID was established by City pursuant to Ordinance No. 2020-3684, which was approved by the City on August 25, 2020. The Missouri Community Improvement District Act (the “CID Act”) requires the CID, within one hundred twenty days of the end of each fiscal year, to submit a report stating the services provided, revenues collected, and expenditures made by the CID during the previous fiscal year, the date the CID adopted its annual budget, and submitted its proposed budget to the City. The fiscal year of the CID is, pursuant to the CID Act, the same as the fiscal year of the City, which runs from July 1 to June 30 of each year. This report pertains to the activities of the CID during the period from July 1, 2021 to June 30, 2022.

1. SERVICES PROVIDED: Except for formation of the District, no services were provided by the CID in the 2021-2022 Fiscal Year.

2. REVENUES COLLECTED: The CID had the following revenues during the 2021-2022 Fiscal Year:

TOTAL REVENUE: \$19,381.08

3. EXPENDITURES: The CID made the following expenditures during the 2021-2022 Fiscal Year:

TOTAL EXPENDITURES: \$0.00

4. RESOLUTIONS APPROVED:

The following resolutions were approved during the 2021-2022 Fiscal Year:

- a) Resolution No. 2022-01 – Appointing an Interim Director on May 26, 2022

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- b) Resolution No. 2022-02 – Appointing Officers on May 26, 2022
- c) Resolution No. 2022-03 – Approving Budget on May 26, 2022

5. PROPOSED BUDGET:

The 2022-2023 proposed budget (July 1, 2022 to June 30, 2023) was submitted to the City on March 25, 2022.

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RESOLUTION NO. 2022-01

THE 10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING AN INTERIM DIRECTOR

WHEREAS, the District, which was formed by Ordinance Number 2020-3684 (the "Ordinance") adopted by the City Council of the City of Ferguson, Missouri (the "City"), is a political subdivision created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Petition for the Creation of a Community Improvement District for the 10895 West Florissant Community Improvement District dated August 7, 2020 and approved by the Ordinance (the "Petition") provides that the Board of Directors of the District (the "Board") shall include as a director, the City Manager of the City or its designee; and

WHEREAS, Jeff Blume, as City Manager of the City, was appointed as a director of the Board for a term of four years, which term is set to expire on August 25, 2024;

WHEREAS, Mr. Blume was unable to serve his full term due to his resignation as City Manager of the City, and became an Exiting Director (as such term is defined in the Bylaws of the District) which created a vacancy on the Board; and

WHEREAS, pursuant to the Bylaws of the District, the remaining directors of the Board shall appoint an Interim Director (as such term is defined in the Bylaws of the District) to serve for the remainder of the term of an Exiting Director; and

WHEREAS, the District and the current directors of the Board desire that Christopher Crabel, the Assistant to the City Manager of the City, be appointed as Interim Director of the Board, as the designee of the City Manager of the City, to serve the remaining term of the Exiting Director in accordance with the Bylaws of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby appoints Christopher Crabel to serve the remaining term of the Exiting Director in accordance with the Bylaws of the District such that Mr. Crabel's term shall expire on August 25, 2024.
2. It is hereby declared to be the intention of the Board that each and every part, section and subsection of this Resolution shall be separate and severable from each and every other part, section and subsection hereof and that the Board intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Resolution shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent of this Resolution.
3. This Resolution shall take effect immediately.

[Remainder of page intentionally left blank; signature page follows.]

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Adopted this 26th day of May, 2022.

David Lemkemeier, Chairman

ATTEST: _____

Melissa Powers, Secretary

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RESOLUTION NO. 2022-02

THE 10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS AND RATIFYING CERTAIN ACTIONS

WHEREAS, the District, which was formed by Ordinance Number 2020-3684 adopted by the City Council of the City of Ferguson, Missouri, is a political subdivision created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors of the District (the "Board") desires to appoint a Chairman, Vice Chairman, Secretary and Treasurer in accordance with the District's bylaws.

WHEREAS, the Board desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to its organization.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. David Lemkemeier is appointed Chairman of the District.
2. Chris Crabel is appointed Vice Chairman of the District.
3. Tyler Friederich is appointed Treasurer of the District.
4. Melissa Powers is appointed Secretary of the District.
5. It is hereby declared to be the intention of the Board that each and every part, section and subsection of this Resolution shall be separate and severable from each and every other part, section and subsection hereof and that the Board intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Resolution shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent of this Resolution.
6. This Resolution shall take effect immediately.

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
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Adopted this 26th day of May, 2022.



David Lemkemeier, Chairman

ATTEST:

-
Melissa Powers, Secretary 

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RESOLUTION NO. 2022-03

THE 10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 10895 WEST FLORISSANT COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING A BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023.

WHEREAS, the District, which was formed by Ordinance Number 2020-3684 adopted by the City Council of the City of Ferguson, Missouri, is a political subdivision created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to approve the District's budget for fiscal year 2022-2023, in substantially the form attached hereto as Exhibit A and ratify the actions of Lewis Rice LLC, on its behalf, in submitting the preliminary budget to the City of Ferguson, Missouri;

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. The Board approves the preliminary budget for the Fiscal Year beginning July 1, 2022 and ending June 30, 2023.
2. The Board hereby ratifies the actions of Lewis Rice LLC, in submitting, on its behalf, the preliminary budget to the City of Ferguson, Missouri.
3. It is hereby declared to be the intention of the Board that each and every part, section and subsection of this Resolution shall be separate and severable from each and every other part, section and subsection hereof and that the Board intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Resolution shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent of this Resolution.
4. This Resolution shall take effect immediately.

[Remainder of page intentionally left blank; signature page follows.]

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Adopted this 26th day of May, 2022.

David Lemkemeier, Chairman

ATTEST:

Melissa Powers, Secretary

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Exhibit A

10895 West Florissant Community Improvement District FY 2022-2023 Proposed Budget

Beginning Balance	\$336.90
Revenue	\$42,673.80
1% Sales and Use Tax Revenue* (net of DOR Collection/Retention Fee)	\$0.00
Other Revenues	\$42,673.80
Total Revenue	
Expenditures	\$31,000.00
Reimbursement of Reimbursable Project Costs to Developer	\$10,000.00
Administrative Expenses	
Total Expenditures	\$41,000.00
Surplus/Deficit	\$1,673.80

*Any Sales and Use Tax Revenue received in excess of the budgeted amount will be used for reimbursement of Reimbursable Project Costs to the Developer.