

**FALL CREEK VALLEY COMMUNITY IMPROVEMENT DISTRICT
ANNUAL REPORT
FISCAL YEAR ENDING DECEMBER 31, 2022**

This Annual Report is submitted to the City of Branson, Missouri (the “City”), the Missouri Department of Revenue, the Office of State Auditor and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”).

On November 12, 2019, the City approved Ordinance No. 2019-0153, approving the creation of the Fall Creek Valley Community Improvement District (the “District”) as a political subdivision of the State of Missouri in accordance with the CID Act for the purpose of providing revenue for funding various public improvements within the District’s boundaries including, but not limited to, site preparation and improvements, utility work and professional services relating to a commercial development within the District, as permitted under the CID Act, supporting business activity and economic development in the District, providing services and activities as allowed under Section 67.1461 of the CID Act, and carrying out any other powers set forth in the CID Act.

During the fiscal year ending December 31, 2022 (the “Fiscal Year”), the District received \$0 of revenue and had \$0 of expenses.

Copies of the resolutions approved by the District during the Fiscal Year are included with this report.



**FALL CREEK VALLEY COMMUNITY
IMPROVEMENT DISTRICT**

[Redacted Signature]

Chair, Board of Directors

WITNESS my hand and official seal this 17th day of April, 2023.

ATTEST:

[Redacted Signature]

RESOLUTION OF GOVERNING BODY OF APPLICANT
RESOLUTION NO. 22001

(Suggested Form for Applicant use)

Resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for subaward of federal financial assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") pursuant to Section 602(b) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.

WHEREAS under the terms of section 602(c) of the Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects.

NOW, THEREFORE, be it resolved by the Board of Directors of Fall Creek Valley CID
(governing body of applicant)

1. That the Chairman of the Board
(designated official) be and he/she is hereby authorized to execute and file an application(s) on behalf of the Fall Creek Valley Community Improvement District
(legal name of applicant) with the State of Missouri for grant funding to aid in the completion of: a lead service line inventory, or a drinking water, wastewater, and/or a stormwater project.

See Attached

(Brief project(s) description)

2. That David Cushman, Chairman
(name of authorized official) *(Title)*

is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

The undersigned, duly qualified and acting Chairman of the
(title of officer)

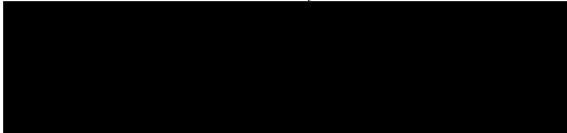
Fall Creek Valley CID, does hereby certify: That the attached resolution is a
(legal name of applicant)

true and correct copy of the resolution adopted at a legally convened meeting of the Board of Directors
(name of the governing body of applicant) held on the 12th day of July

2022; and further that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of July, 2022.



SEAL (If applicant has an official seal, impress here.)



Chairman
(title of recording officer)

PROJECT DESCRIPTION: STORM WATER

This project is in the Opportunity Zone. The proposed project will consist of installation of stormwater retention, detention, piping, box coverts, and appurtenances for development of a currently vacant property into a mixed-use tourism development. The project are consists of the Fall Creek Community Improvement District and is comprised of 308 acres of previously undeveloped land which will ultimately include water & sewer systems, side walks, electrical infrastructure, streetlights, streets and parking lots. Without the Fall Creek Valley CID, development of the property was cost prohibitive due to topography and scope, but represents a large area of land within Taney County and is integral to localized future growth in the area:

1. Infrastructure Resiliency: This project will expand storm water detention and retention on the site that will keep with city, state, and federal regulation related to storm water detention and keep the head water of Fall Creek river clean and pristine. Half the subject site has large elevation changes so to properly control these flows of water is key to prevent erosion and runoff down stream. This project will present new economic-driver to the tourism-dependent economy of the City of Branson and will provide additional employment opportunities for residents.

RESOLUTION OF GOVERNING BODY OF APPLICANT
RESOLUTION NO. 22002

(Suggested Form for Applicant use)

Resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for subaward of federal financial assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") pursuant to Section 602(b) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.

WHEREAS under the terms of section 602(c) of the Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects.

NOW, THEREFORE, be it resolved by the Board of Directors of Fall Creek Valley CID
(governing body of applicant)

1. That the Chairman of the Board *(designated official)* be and he/she is hereby authorized to execute and file an application(s) on behalf of the Fall Creek Valley Community Improvement District *(legal name of applicant)* with the State of Missouri for grant funding to aid in the completion of: a lead service line inventory, or a drinking water, wastewater, and/or a stormwater project.

See Attached

(Brief project(s) description)

2. That David Cushman *(name of authorized official)*, Chairman *(Title)*

is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

The undersigned, duly qualified and acting Chairman *(title of officer)* of the

Fall Creek Valley CID *(legal name of applicant)*, does hereby certify: That the attached resolution is a

true and correct copy of the resolution adopted at a legally convened meeting of the _____

Board of Directors held on the 12th day of July,

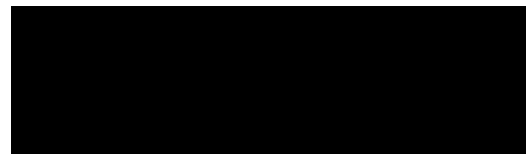
(name of the governing body of applicant)

2022; and further that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of

July, 2022.



SEAL (If applicant has an official seal, impress here.)



Chairman

(title of recording officer)

PROJECT DESCRIPTION: WASTEWATER

This project is in an opportunity zone. The proposed project will consist of installation of gravity sewer mains and force mains required for development of a currently vacant property into a mixed-use tourism development. The project area consists of the Fall Creek Valley Community Improvement District and is comprised of 308 acres of previously undeveloped land which will ultimately include water & sewer systems, electrical infrastructure, sidewalks, streetlights, streets and parking lots. Without the Fall Creek Valley CID, development of the property was cost prohibitive due to topography and scope, but represents a large area of land within Taney County and is integral to localized future growth in the following area:

1. Infrastructure Development: This project contributes to regionalized development of an effective wastewater system. Growth is dependent on increased capacity of the wastewater system for both residential and commercial development in the district. The project will present a new economic-driver to the tourism-dependent economy of the City of Branson and will provide additional employment opportunities for residents

RESOLUTION OF GOVERNING BODY OF APPLICANT
RESOLUTION NO. 22003

(Suggested Form for Applicant use)

Resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for subaward of federal financial assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") pursuant to Section 602(b) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.

WHEREAS under the terms of section 602(c) of the Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects.

NOW, THEREFORE, be it resolved by the Board of Directors of Fall Creek Valley CID
(governing body of applicant)

1. That the Chairman of the Board
(designated official) be and he/she is hereby authorized to execute and file an application(s) on behalf of the Fall Creek Valley Community Improvement District
(legal name of applicant)

with the State of Missouri for grant funding to aid in the completion of: a lead service line inventory, or a drinking water, wastewater, and/or a stormwater project.

See Attached

(Brief project(s) description)

2. That David Cushman, Chairman
(name of authorized official) *(Title)*

is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

The undersigned, duly qualified and acting Chairman of the
(title of officer)

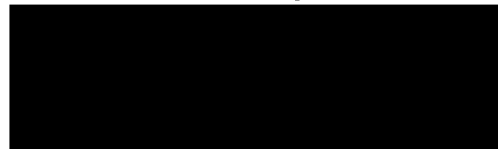
Fall Creek Valley CID, does hereby certify: That the attached resolution is a
(legal name of applicant)

true and correct copy of the resolution adopted at a legally convened meeting of the Board of Directors
(name of the governing body of applicant) held on the 12th day of July,

2022; and further that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of July, 2022.



SEAL (If applicant has an official seal, impress here.)



Chairman

(title of recording officer)

PROJECT DESCRIPTION: WATER

This project is in the Opportunity Zone. The proposed project will consist of installation of water mains and appurtenances required for development of a currently vacant property into a mixed-use tourism development. The project area consists of the Fall Creek Valley Community Improvement District and is comprised of 308 acres of previously undeveloped land which will ultimately include water & sewer systems, sidewalks, electrical infrastructure, streetlights, streets and parking lots. Without the Fall Creek Valley CID, development of the property was cost prohibitive due to topography and scope, but represents a large area of land within Taney County and is integral to localized future growth in the area:

1. Infrastructure Resiliency: Project will expand water development to previously undeveloped areas and will allow for the future projects to include construction of a new water tower to support clean water and increased pressure to elevations within the Community Improvement District. The project will present a new economic-driver to the tourism-dependent economy of the City of Branson and will provide additional employment opportunities for residents.

RESOLUTION OF GOVERNING BODY OF APPLICANT
RESOLUTION NO. 22004
(Suggested Form for Applicant use)

Resolution authorizing the filing of an application with the Missouri Department of Economic Development, Financial Assistance Center's State ARPA Grant Programs for sub-award of federal financial assistance provided to the State of Missouri by the U.S. Department of the Treasury ("Treasury") pursuant to Section 602(b) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26.

WHEREAS under the terms of section 602(c) of the Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects.

NOW, THEREFORE, be it resolved by the Board of Directors of Fall Creek Valley CID
(governing body of applicant)

1. That the Chairman of the Board be and he/she is hereby authorized to execute and
(designated official)

file an application(s) on behalf of the Fall Creek Valley Community Improvement District
(legal name of applicant)

with the State of Missouri for grant funding to aid in the completion of: New outdoor Tourism industry facilities for which the planning, development, and construction of Ozark Nights, LLC was delayed due to the negative economic impact of COVID-19.
See Attached

(Brief project(s) description)

2. That David Cushman Chairman
(name of authorized official) (Title)

is hereby authorized and directed to furnish such information as the Missouri Department of Economic Development may reasonably request in connection with the application, which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Economic Development as may be required by law or regulation, and to receive payment on behalf of the applicant.

CERTIFICATE OF RECORDING OFFICER

The undersigned, duly qualified and acting _____ Secretary - Treasurer _____ of the
(title of officer)

Fall Creek Valley CID does hereby certify: That the attached resolution is a
(legal name of applicant)

true and correct copy of the resolution adopted at a legally convened meeting of the _____

Board of Directors held on the 14th day of December,

(name of the governing body of applicant)

2022, and further that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of

December 2022



Secretary / Treasurer
(title of recording officer)

SEAL (If applicant has an official seal, impress here.)

PROJECT DESCRIPTION: LOCAL TOURISM ASSET DEVELOPMENT GRANT

This project is in an Opportunity Zone. The proposed project will consist of a new to market night time only attraction that was delayed and saw large cost increases because of COVID. This attraction will appeal to the next generation of Branson visitors that are looking for more active life style and experience based entertainment. The project resides within the Fall Creek Community Improvement District and is comprised of 308 acres and will be a key driver to the future appeal of Branson, MO as a premier tourist destination.

1. Economic Development: The project will be a new to market experience that will bring new visitation to the Branson market that have a traditionally high repeat visitor demographic. Additionally, the project will be one of the first to expand the nighttime offerings Branson has to offer middle aged and younger demographics. Expanding the active hours of Branson is critical to driving visitations with new to market visitors.