

ANNUAL REPORT FOR FISCAL YEAR 2022  

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LEMAY COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

Date Report Submitted: March 16, 2023

CID Contact Information: Howl Bean, Assistant General Counsel  
St. Louis Economic Development Partnership  
7733 Forsyth Boulevard, Suite 2200  
St. Louis, MO 63105  
314.615.7663  
314.615.7666 (fax)  
[hbean@stlpartnership.com](mailto:hbean@stlpartnership.com)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No.: Formed by Ordinance No. 25,868 of St. Louis County on September 4, 2014.

2022 Budget Timeline: Budget adopted – November 18, 2021  
Budget to County Council - September 29, 2021

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED:**

The purpose of the CID is to provide assistance to construct, reconstruct, install, repair, maintain, and equip certain public improvements within its boundaries and to support business activity and economic development throughout the district. The CID imposes a district sales tax at a rate of one percent (1%) to finance and administer these improvements and services.

The services provided by the CID include district restoration and beautification, infrastructure repair and improvement, and administration. More specifically, the CID provided funding for the construction, operation, and maintenance of a community center within Jefferson Barracks Park. Additionally, the CID provided funding for landscaping, beautification, repair, and maintenance of a portion of River City Casino Boulevard located within the district.

**SECTION III**

BOARD MEMBERS AS OF DATE OF DECEMBER 31, 2022:

Ruth Lee	Amy Hunter
Ambassador Kevin O'Malley	Gil Kleinknecht
Mike Hejna	John Maupin
Marianne Ojile	

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**SECTION IV**

**Income and Expenses: Lemay CID FY 2022**

<b>CARRYOVER FROM PRIOR YEAR:</b>		<b>123,465.31</b>
<b>INCOME:</b>		
a) Sales Tax Revenue		<b>160,122.29</b>
b) Interest Earnings		<b>7.57</b>
c) Transfer from PID to CID		<b>120,097.43</b>
<b>TOTAL INCOME</b>		<b>280,227.29</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Management Fees	<b>-0-</b>	
<i>Sub-Total</i>	<b>-0-</b>	
II. Services:	<b>-0-</b>	
<i>Sub-Total</i>	<b>-0-</b>	
III. Capital Improvements		
a) Community Center Project (prior year)	<b>123,465.31</b>	
b) Community Center Project (current year)	<b>223,820.45</b>	
c) River City Project	<b>-0-</b>	
<i>Sub-Total</i>	<b>347,285.76</b>	
IV. Other	<b>-0-</b>	
<i>Sub-Total</i>	<b>-0-</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	<b>-0-</b>	
II. Services	<b>-0-</b>	
III. Capital Improvements	<b>347,285.76</b>	
IV. Other	<b>-0-</b>	
<b>TOTAL EXPENSES</b>	<b>347,285.76</b>	
<b>TOTAL INCOME</b>		<b>280,227.29</b>
<b>CARRYOVER FROM PRIOR YEAR</b>		<b>123,465.31</b>
<b>BALANCE AS OF 12- 31-2022</b>		<b>56,406.84*</b>

\* Pursuant to the CID’s governing documents, the balance identified above is allocable (a) to the Community Center Project in the amount of \$18,872.75, which transfer is automatic, and (b) to the River City Project in the amount of \$37,534.09, which amount is held by the CID until requested.

**SECTION V**

LIST OF RESOLUTIONS APPROVED (COPIES ATTACHED):

<b>Lemay Community Improvement District Resolutions</b>	
<b><u>Resolution Number</u></b>	<b><u>Resolution Title/Description</u></b>
21-CID-01	Resolution Approving and Adopting the Proposed Budget of the District for the Fiscal Year Ending December 31, 2022, and Authorizing Certain Actions in Connection Therewith

**SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Department of Economic Development  
 Attn: CID Annual Report  
 301 West High Street  
 Jefferson City, MO 65101  
 Phone: 1-573-522-4173  
 Fax: 1-573-522-9462  
 Via E-mail Only: [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

St. Louis County Clerk  
 Attn: CID Annual Report  
 41 South Central Avenue  
 Clayton, MO 63105  
 Phone: (314) 615-5000  
 Fax: (314) 615-7890

Missouri Department of Revenue  
 Taxation Division  
 Post Office Box 3380  
 Jefferson City, Missouri 65105-3380  
 Via E-mail Only: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

Missouri State Auditor  
 State Auditor’s Office  
 301 West High Street, Room 880  
 P.O. Box 869  
 Jefferson City, MO 65102  
 Via E-mail Only: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Resolution No. 21-CID-01  
Presented to the Board November 18, 2021

**RESOLUTION APPROVING AND ADOPTING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2022, AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the Lemay Community Improvement District (the “District”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the proposed annual budget to the County Council of St. Louis County, Missouri (the “County Council”) for written comment, which shall be provided to the District no later than sixty days prior to the first day of the relevant fiscal year; and

WHEREAS, staff serving the District submitted the proposed budget for the fiscal year ending December 31, 2022, in substantially the form set forth on **Exhibit A**, to staff for the County Council on September 29, 2021, which was included in the County Council’s meeting materials on October 5, 2021; and

WHEREAS, to date, staff serving the District has not received written comments from the County Council related to the proposed budget for the fiscal year ending December 31, 2022, in substantially the form set forth on **Exhibit A**.

NOW, THEREFORE, be it resolved by the Board of Directors of the Lemay Community Improvement District as follows:

**Section 1. Approval and Adoption of Proposed Budget for Fiscal Year 2022.** The proposed budget of the District for the fiscal year ending December 31, 2022, is hereby approved and adopted as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

**Section 2. Further Authority.** All actions heretofore taken by the authorized representatives, agents, and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents, and employees of the District are hereby authorized and directed to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3. Severability.** The sections, paragraphs, sentences, clauses, and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause,

or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 4. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5. Effective Date.** This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 18th day of November, 2021.

I, the undersigned, Chair of the Lemay Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 18, 2021.

**LEMAY COMMUNITY IMPROVEMENT DISTRICT**

[SEAL]



Chair, Board of Directors

WITNESS my hand and the District's official seal this 18th day of November, 2021.

ATTEST



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**Exhibit A**

**FY 2022 Budget**

## **Lemay Community Improvement District Budget for Year Ending December 31, 2022**

The Lemay Community Improvement District (“CID”) was created, along with the St. Louis County Port Improvement District No. 1 (“PID”), to provide funding for the development, operation, and maintenance of The Pavilion at Lemay (the “Community Center Project”), along with any related public improvement, activities, or services and projects for the landscaping, beautification, repair, and maintenance of the River City Casino Boulevard (the “Pinnacle Project”).

### **Receipts:**

Sales tax revenues for the CID and the PID are conservative estimates based on the prior budget year.

Given the purpose of the CID and the PID is to support specific projects with regular distribution of funds and expected low interest rates, staff anticipates minimal earnings from cash flow.

### **Disbursements:**

Staff for the St. Louis County Port Authority (the “Port”) will be responsible for day-to-day administrative operations of the CID and PID. Staff track time devoted to these tasks, and the Port is reimbursed for the actual cost of its staff’s time devoted to the CID. Costs related to administrative operations are estimated based on the prior budget year.

The budget provides for disbursement of all remaining revenue to support the projects identified above. However, it is anticipated that all disbursements will be allocated to the Community Center Project, consistent with the requirements of the Intergovernmental Cooperation Agreement among St. Louis County, the Port, and the CID, dated January 16, 2016.



**Lemay Community Improvement District (CID 3900)**  
**Operating Budget**  
**For the Year Ending December 31, 2022**

	Proposed 2022 Budget	2021 Budget	2020 Budget	2019 Actuals
<b>Summary of Receipts</b>				
90600-Sales Tax Revenue	\$ 80,969	\$ 66,716	\$ 148,000	\$ 135,782
91000-Interest Earnings	16	-	-	-
Transfer to CID from Port Improvement District	54,289	47,037	117,000	91,652
<b>Total Receipts</b>	<b>135,274</b>	<b>113,753</b>	<b>265,000</b>	<b>227,434</b>
<b>Summary of Disbursements</b>				
<b><u>Administrative Fees:</u></b>				
50200-Management Fees	2,500	2,500	26,500	13,578
50230-Legal Expenses	500	500	-	-
<b>Total Administrative Fees</b>	<b>3,000</b>	<b>3,000</b>	<b>26,500</b>	<b>13,578</b>
<b><u>Minimum Project Fees:</u></b>				
70500- Community Center Project	132,274	110,753	200,000	200,000
70500- Pinnacle Project	-	-	30,000	13,856
<b>Total Minimum Project Fees</b>	<b>132,274</b>	<b>110,753</b>	<b>230,000</b>	<b>213,856</b>
<b><u>Additional Project Fees:</u></b>				
Community Center Project (85%)	-	-	7,225	-
Pinnacle Projects (15%)	-	-	1,275	-
<b>Total Additional Project Fees</b>	<b>-</b>	<b>-</b>	<b>8,500</b>	<b>-</b>
<b>Total Project Fees</b>	<b>132,274</b>	<b>110,753</b>	<b>238,500</b>	<b>213,856</b>
<b>Ending Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

The accompanying notes are an integral part of the budget.

**\*\* For Informational Purposes Only \*\***

Port Improvement District (PID 3950)  
 Operating Budget  
 For the Year Ending December 31, 2022

	Proposed 2022 Budget	2021 Budget	2020 Budget	2019 Actuals
<b>Summary of Receipts</b>				
90600-Sales Tax Revenue	\$ 54,281	\$ 50,037	\$ 117,000	\$ 101,836
91000-Interest Earnings	8	-	-	-
<b>Total Receipts</b>	<b>54,289</b>	<b>50,037</b>	<b>117,000</b>	<b>101,836</b>
<b>Summary of Disbursements</b>				
<b><u>Administrative Fees:</u></b>				
50200-Management Fees	-	2,500	11,700	10,184
50230-Legal Expenses	-	500	-	-
<b>Total Administrative Fees</b>	<b>-</b>	<b>3,000</b>	<b>11,700</b>	<b>10,184</b>
<b><u>Minimum Project Fees:</u></b>				
70500-Community Center Project	-	-	-	-
Pinnacle Project	-	-	-	-
<b>Total Minimum Project Fees</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess available for additional project fees	-	-	-	-
<b><u>Additional Project Fees:</u></b>				
Community Center Project (85%)	-	-	-	-
Pinnacle Projects (15%)	-	-	-	-
<b>Total Additional Project Fees</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Project Fees</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
 Transfer to CID from Port Improvement District	 54,289	 47,037	 105,300	 91,652
<b>Ending Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

The accompanying notes are an integral part of the budget.