

# LEWIS RICE<sub>LLC</sub>

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March 31, 2023

## VIA ELECTRONIC MAIL

City of St. Louis, Missouri  
1200 Market St., City Hall, Room 118  
St. Louis, MO 63103  
Attn: Amber Boykins Simms, City Register  
Email: [simmsam@stlouis-mo.gov](mailto:simmsam@stlouis-mo.gov)

Missouri Department of Revenue  
Attn: Local Tax Unit  
Harry S Truman State Office Building  
301 West High Street  
Jefferson City, MO 65101  
Phone: 573-751-4876  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

State Auditor's Office  
Attn: Local Government  
301 West High Street, Room 880  
P.O. Box 869  
Jefferson City, MO 65102  
Phone: 573-751-4213  
Email: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Re: Northeast Hampton/I-44 Community Improvement District - Proposed Budget for FY 2023-2024

To Whom It May Concern:

Enclosed please find the Northeast Hampton/I-44 Community Improvement District - Proposed Budget for FY 2023-2024. The Northeast Hampton/I-44 Community Improvement District is providing the enclosed proposed budget in accordance with RSMo. §67.1471.2. Please provide any written comments of the Board of Aldermen of the City of St. Louis to the proposed budget to me via email at: mmccoy@lewisrice.com.

Very truly yours,



Missy McCoy

MAM:  
Enclosures

cc: Chris Dussold (via email)

NORTHEAST HAMPTON/I-44 COMMUNITY IMPROVEMENT DISTRICT  
FISCAL YEAR 2023-2024 BUDGET  
BUDGET MESSAGE

The Northeast Hampton/I-44 Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on July 17, 2019, by the City of St. Louis, Missouri by the approval of a petition for formation (the "Petition") by Ordinance No. 71008. The District was formed for the purpose of providing sales tax and special assessment revenue sources to fund the costs of certain improvements that serve the area encompassing the District.

The District's primary source of revenue is a special assessment and sales and use tax. The collection of the special assessment commenced in the fall of 2019 and will terminate August 27, 2038. The collection of the sales and use tax commenced January 1, 2020 and will terminate December 31, 2049. Pursuant to that certain Cooperation Agreement by and among the District, the City of St. Louis and Jerry Ackerman Motor Company, Inc., the District has pledged all sales tax and special assessment revenues (less any costs for District Administrative expenses, up to \$10,000 per year) to the payment of the Northeast Hampton/I- 44 Redevelopment Project Series 2019-A/B, approve by Ordinance No. 71002.

Major changes: The District does not anticipate any major changes during fiscal year 2023-2024. The District has adopted a fiscal year beginning July 1 and ending June 30 of each year.

NORTHEAST HAMPTON/I-44 COMMUNITY IMPROVEMENT DISTRICT  
PROPOSED BUDGET FOR FISCAL YEAR 2023-2024

Date: March 31, 2023

CID Contact Information:

Lewis Rice LLC  
District Counsel  
600 Washington, Ste. 2500  
St. Louis, MO 63101  
Attn.: Missy McCoy, Esq.,

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No.: Ordinance No. 71008 – July 17, 2019

[See attached budget.]

<b>Northeast Hampton/I-44 Community Improvement District Proposed Budget FY 2023-2024</b>	
	<b>FY 2023-2024</b>
	<b>Budget</b>
<b>Beginning Balance</b>	\$ 32,504.00
<b>Revenue</b>	
Property Assessment (net of 1.5% fee to Collector)	\$ 173,347.00
Sales and Use Tax	\$ 30,000.00
<b>Total Revenue</b>	\$ 203,347.00
<b>Expenditures</b>	
Payment to TIF Special Allocation Fund*	
Payment to TIF EATs Fund	\$ 40,000.00
Payment to TIF District Fund	\$ 173,347.00
Administrative Expenses	\$ 10,000.00
<b>Total Expenditures</b>	\$ 223,347.00
<b>Ending Balance</b>	\$ 12,504.00
<p>*All special assesement revenues received by the CID are pledged to the \$4,000,000 Taxable Tax Increment Financing Revenue Notes (Northeast Hampton/I-44 Redevelopment Project) Series 2019-A.  All Community Improvement District Sales and Use Taxes received (less a \$10,000 operating deposit) are also pledged to the \$4,000,000 Taxable Tax Increment Financing Revenue Notes (Northeast Hampton/I-44 Redevelopment Project) Series 2019-A</p>	

**Northeast Hampton/I-44 Community Improvement District Proposed Budget FY 2023-2024 (Comparative)**

	<u>FY 2023-2024</u>	<u>FY 2022-2023</u>	<u>FY 2022-2023</u>	<u>FY 2021-2022</u>	<u>FY 2021-2022</u>
	<b>Budget</b>	<b>Projected</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>Beginning Balance</b>	\$ 32,504.00	\$ 28,357.00	\$ 24,892.00	\$30,428	\$10,038
<b>Revenue</b>					
Property Assessment (net of 1.5% fee to Collector)	\$ 173,300.00	\$ 173,347.06	\$ 169,179.00	\$ 169,179.00	\$178,548
Sales and Use Tax	\$ 30,000.00	\$ 39,147.00	\$ 30,000.00	\$ 45,285.00	\$20,000
<b>Total Revenue</b>	\$ 235,804.00	\$ 240,851.06	\$ 224,071.00	\$214,464	\$208,586
<b>Expenditures</b>					
Payment to TIF Special Allocation Fund*					
Payment to TIF EATs Fund	\$ 20,000.00	\$ 35,000.00	\$ 20,000.00	\$ 47,356.00	\$10,000
Payment to TIF District Fund	\$ 169,179.00	\$ 173,347.06	\$ 169,179.00	\$ 169,179.00	\$178,548
Administrative Expenses	\$ 10,000.00	\$ -	\$ 10,000.00	\$0	\$10,000
<b>Total Expenditures</b>	\$ 199,179.00	\$ 208,347.06	\$ 199,179.00	\$216,535	\$198,548
<b>Ending Balance</b>	\$ 36,625.00	\$ 32,504.00	\$ 24,892.00	\$28,357	\$10,038
<p>*All special assessment revenues received by the CID are pledged to the \$4,000,000 Taxable Tax Increment Financing Revenue Notes (Northeast Hampton/I-44 Redevelopment Project) Series 2019-A.  All Community Improvement District Sales and Use Taxes received (less a \$10,000 operating deposit) are also pledged to the \$4,000,000 Taxable Tax Increment Financing Revenue Notes (Northeast Hampton/I-44 Redevelopment Project) Series 2019-A</p>					

NORTHEAST HAMPTON/I-44 COMMUNITY IMPROVEMENT DISTRICT  
PROPOSED BUDGET FOR FISCAL YEAR 2023-2024  
BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri law. The District will apply proceeds of the CID sales tax and CID special assessment to fund the items permitted by the CID Act and the Petition.