

Paddock Forest Community Improvement District Annual Report

12/31/2022 Fiscal Year

Section 1:

1. Name of CID: Paddock Forest CID
2. Name of Municipality: St. Louis County, Missouri
3. Report Period: 1/1/2022 to 12/31/2022
4. Name of Person Preparing this Report: Scott Riley
5. Contact Information for Municipality
 - Responsible Department: St. Louis County Council
 - Contact Person: Diann L. Valenti, Administrative Director/County Clerk
 - Phone: 314-615-5440
 - Fax: 314-615-7890
 - Email: DValenti@stlouisco.com
6. Contact Information for CID
 - Chief Officer of the Board of Directors: Karen Moculeski
 - Phone: 314-566-5456
 - Fax: 636-527-3197
7. Names of the Members of the Board of Directors:
 - Karen Moculeski
 - Christian Kister
 - Alexandra Kister
 - William Steinhart
 - Karen Boucher
8. Date of Most Recent Board of Directors Meeting: 11/17/2022
9. Original Date of Establishment of CID: January 2008
10. CID Establishing Ordinance: #23,505 (St. Louis County, MO)

Section 2

1. Purpose: The CID was formed to provide funding for blight remediation improvements, including building renovation, building façade replacement, utility infrastructure, transportation infrastructure, and streetscaping. In the last year, the CID provided funding for the following: parking lot improvements; water utility infrastructure; operational expenses for professional services.

Section 3

1. The CID is established as a political subdivision
2. The total CID revenues for the 1/1/2022 through 12/31/2022 period are as follows:
 - CID Sales Tax - \$61,390
 - CID Use Tax - \$ 3,670

- Total Revenues - \$65,060

3. List of CID expenditures for the 1/1/2022 through 12/31/2022 period:

- Accounting Services - \$1,680
- Legal Services - \$660
- Current Year CID Project expense for repair/maintenance - \$23,500
- Total CID Expenditures - \$25,840

CERTIFICATION

I, Karen Moculeski, Board Member of the Paddock Forest Community Improvement District, hereby certify that a copy of the attached Notice of Public Meeting by the Paddock Forest Community Improvement District (the "District") and dated November 16, 2022 was posted at:

1. The location of the meeting at 1034 S. Brentwood Blvd, Suite 1550, St. Louis, MO 63117.

All such notices were posted in a prominent place customarily used for the posting of notices and were made available to any representative of the news media requesting the same, for a period of twenty four (24) hours prior to the commencement of the public meeting described therein.

In addition, the attached notice to members of the Board of Directors of the District was otherwise provided in advance of the meeting in order to provide due notice of the same to Alexandra M. Kister, Christian M. Kister, Karen Moculeski, Bill Steinhart and Jessica Boucher.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of November 2022.

Karen Moculeski, Chairman

Paddock Forest Community Improvement
District

PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT

**BOARD OF DIRECTORS MEETING
NOVEMBER 17, 2022 at 9:30 A.M. at
1034 S. BRENTWOOD BLVD., SUITE 1550
ST. LOUIS, MO 63117**

I. Call to Order

The meeting was called to order at 9:30 a.m. Pursuant to the Notice and Proposed Agenda of the meeting, there was a conference call line established to facilitate the participation of the board members and any interested members of the public.

II. Roll Call

Members of the Board of Directors (the "Board") for the Paddock Forest Community Improvement District (the "District") were present as follows:

Board Members Present and participating via teleconference line:

Karen Moculeski
Christian Kister
Bill Steinhart

Board Members Not Present:

Alexandra Kister
Jessica Boucher

A quorum was present

Others Present: Scott Riley, Cook and Riley, LLC

III. New Business

The meeting materials were provided to each Board member in advance of the meeting, and the Board members affirmatively represented that all had reviewed the meeting materials, including the proposed resolutions. A motion was made by Director Steinhart to approve the following resolutions at the same time:

1. Resolution 2023-01 (Appointing Officers);
2. Resolution 2023-02 (Appointing Executive Director);
3. Resolution 2023-03 (Authorizing the Officers of the Board and the Executive Chairman of the District to Adopt a Budget); and
4. Resolution 2023-04 (Authorizing District Expenditures).

This motion was seconded by Director Moleculeski. A vote was held, and the motion approving Resolutions 2023-01, 2023-02, 2023-03 and 2023-04 was adopted.

Next, the Board discussed and considered Resolution 2023-05 approving the selection of a slate of successor directors to submit to St. Louis County, MO in accordance with the CID Act, the Petition and formation ordinance. The Board decided to include all current directors in the slate to be filed with St. Louis County, MO. A motion was made by Director Steinhart to approve Resolution 2023-05. There was second by Director Moleculeski, and the Board unanimously approved Resolution 2023-05.

The Board also discussed the following topics:

1. The District is planning certain projects related to repair of public infrastructure and structures within the District in 2023.

IV. Meeting Adjourned

There being no other business to come before the meeting. A motion was made by Director Steinhart to adjourn the meeting and seconded by Director Moleculeski. A vote was held, the motion carried and the meeting was adjourned at approximately 9:40 a.m.

PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT

Christian Kister, Secretary



RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT ELECTING THE OFFICERS THEREOF

WHEREAS, the Paddock Forest Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed and expanded pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance Nos. 23,503 and 25, 246 (2012) of St. Louis County, Missouri (the "Ordinance"); and

WHEREAS, Article IV of the Bylaws ("Bylaws") of the District provides, in part, that "The officers of the District shall consist of a Chairman, a Secretary and a Treasurer and such other offices as may be from time to time established by the Board"; and

WHEREAS, the Board of Directors of the District does by this resolution elect the following individuals as officers (the "Officers") of the District; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

SECTION NO. 1

1. Karen Moculeski is elected Chairman of the District.
2. Bill Steinhart is elected Treasurer of the District.
3. Christian Kister is elected Secretary of the District.

SECTION NO. 2

The portions of this Resolution shall be severable. In the event that any portion 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 and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent.

SECTION NO. 3

This resolution shall take effect immediately,

SECTION NO. 4

The Officers shall have the duties and responsibilities and shall serve for the terms and upon the conditions set forth in the Bylaws.

Adopted this 17th day of November 2022.

Karen Moculeski, Chairman

ATTEST:

Christian Kister, Secretary

/

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT APPROVING THE SELECTION AND APPOINTMENT OF KAREN MOCULESKI TO SERVE AS EXECUTIVE DIRECTOR FOR THE DISTRICT

WHEREAS, the Paddock Forest Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed and expanded pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance Nos. 23,503 and 25,246 (2012) of St. Louis County, Missouri (the "Ordinance"); and

WHEREAS, pursuant to section 67.1461, RSMo, the District may employ or contract with managerial, administrative and other necessary services; and

WHEREAS, the Board of Directors of the District desires to employ Karen Moculeski, in addition to her capacity as a member of the board of directors, as executive director with all administrative powers and requirements of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

SECTION NO. 1

In addition to serving as a member of the Board of Directors, the District hereby appoints Karen Moculeski to serve as Executive Director.

SECTION NO. 2

Karen Moculeski, as Executive Director of the District, is authorized to carry out and administer all administrative and contractual obligations of the District, including but not limited to preparing and submitting the annual report pursuant to the CID Act.

Adopted this 17th day of November 2022.

Karen Moleculeski, Chairman

ATTEST:

Christian Kister, Secretary



RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE ADOPTION OF AN ANNUAL BUDGET FOR THE 2023 FISCAL YEAR

WHEREAS, the Paddock Forest Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed and expanded pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance Nos. 23,503 and 25,246 (2012) of St. Louis County, Missouri (the "Ordinance"); and

WHEREAS, pursuant to Section 67.1471.3, RSMo, the District is required to adopt an annual budget for the 2023 fiscal year beginning January 1, 2023 through December 31, 2023.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

SECTION NO. 1

The Board of Directors hereby ratifies the past actions of the Officers of the District, including the Executive Director, related to the preparation of an annual budget narrative and an annual budget for the fiscal year ending 12/31/2023 in accordance with Section 67.1471.1, RSMo.

SECTION NO. 2

The Board of Directors hereby ratifies the past actions of the Officers of the District, including the Executive Director, related to the filing of the budget narrative and annual budget for the fiscal year ending 12/31/2023 with the County Clerk and Administrative Director of the St. Louis County Council and authorizes the Officers of the District, including the Executive Director, to amend such budget narrative and/or annual budget if requested by the County Clerk or the St. Louis County Council and to take all further actions necessary carry out the purpose and intent of this resolution.

SECTION NO. 3

This resolution shall take effect immediately.

Adopted this 17th day of November 2022.

Karen Moleculeski, Chairman _____

ATTEST:

Christian Kister, Secretary / _____

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT APPROVING THE EXPENDITURES OF DISTRICT REVENUES

WHEREAS, the Paddock Forest Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed and expanded pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance Nos. 23,503 and 25, 246 (2012) of St. Louis County, Missouri (the "Ordinance"); and

WHEREAS, sections 67.1401 to 67.1571, RSMo, authorize the District to expend its revenues on improvements and services benefitting the properties within the District; and

WHEREAS, during the period beginning November 1, 2021 through October 31, 2022, the District has paid for the improvements and services itemized on Exhibit A to this resolution; and

WHEREAS, the District requested that its legal counsel, Cook & Riley, LLC, examine the expenditures of the District beginning November 1, 2021 through October 31, 2022 and render an opinion, which is attached as Exhibit A, as to whether such expenditures were made in accordance with the provisions of the CID Act.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

SECTION NO. 1

All expenditures shown on Exhibit A are found to be in accordance with the requirements of the CID Act, RSMo, the District's By-Laws and any other internal procedures of the District and are hereby approved and ratified.

SECTION NO. 2

The portions of this Resolution shall be severable. In the event that any portion 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 and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent.

SECTION NO. 3

This resolution shall take effect immediately,

Adopted this 17th day of November 2022.

Karen Moculeski, Chairman

ATTEST:

Christian Kister, Secretary

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT APPROVING THE SELECTION AND NOMINATION OF A SLATE OF SUCCESSOR DIRECTORS TO SERVE AS MEMBERS OF THE BOARD OF DIRECTORS FOR THE DISTRICT

WHEREAS, the Paddock Forest Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 23,503 of St. Louis County, Missouri (the "Ordinance"); and

WHEREAS, pursuant to section 67.1451, RSMo, and the Ordinance, the initial Board of Directors of the District and all successor directors were to be appointed by the County Executive of St. Louis County, Missouri with the consent of the County Council; and

WHEREAS, there are currently five (5) Board of Directors positions that expired as of September 30, 2022 that need to be filled through the appointment of successor directors for a four year term; and

WHEREAS, the Board of Directors of the District desires to nominate a slate of successor directors to submit to St. Louis County for approval as required by section 67.1451, RSMo, and the Ordinance to serve as successor members of the board of directors of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PADDOCK FOREST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

SECTION NO. 1

The District hereby nominates the following five (5) individuals as successor members of the Board of Directors of the District to terms to expire four years from their appointment by the St. Louis County Executive with the consent of the County Council:

1. KAREN MOCULESKI
2. CHRISTIAN KISTER
3. WILLIAM STEINHART
4. ALEXANDRA KISTER
5. JESSICA BOUCHER

SECTION NO. 2

The portions of this Resolution shall be severable. In the event that any portion 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 and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent.

SECTION NO. 3

This resolution shall take effect immediately,

Adopted this 17th day of November, 2022.

Karen Moculeski, Chairman

ATTEST:

Christian Kister, Secretary

**PADDOCK FOREST
COMMUNITY IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
NOVEMBER 17, 2022 at 9:30 A.M. at
1034 S. BRENTWOOD BLVD., SUITE 1550
ST. LOUIS, MO 63117**

NOTICE & AGENDA

TAKE NOTICE that on November 17, 2022 at 9:30 A.M at 1034 S. Brentwood Blvd., Suite 1550, St. Louis, MO 63117, the Paddock Forest Community Improvement District (the "District") will hold a public meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Appointing Officers
2. Appointing an Executive Director
3. Discussion regarding the District's budget for the 2023 fiscal year
4. Discussion and approval of the District's actual and planned expenditures for the November 1, 2021 through October 31, 2022 period
5. Discussion and approval of a slate of individuals to nominate as successor directors of the District for submission to the Office of the St. Louis County Executive
6. Other Business (In order to discuss legal, real estate or personnel matters, some of meeting relating to other business may be closed pursuant to § 610.021(1), (2) and (3), RSMo 2000 (as amended).

The meeting will be open to the public. Members of the Board of Directors and the public can also participate in the meeting by telephonic means through a conference call. **The conference call can be accessed by using the following telephone number and conference code: Dial-In Number (1-866-899-4679); Conference Code (474-814-613)**

**PADDOCK FOREST COMMUNITY
IMPROVEMENT DISTRICT**

Representatives of the news media may obtain copies of this notice and persons with disabilities wishing to attend can contact: Scott Riley, 1034 S. Brentwood Blvd., Suite 1550 St. Louis, MO 63117, (314) 241-3315.

POSTED: NOVEMBER 16, 2022