



2405 Grand Boulevard, Suite 1100  
Kansas City, Missouri 64108-2521

(816) 221-1000 / (816) 221-1018 FAX / gilmorebell.com

April 18, 2023

**VIA EMAIL**

Missouri Department of Economic Development  
[redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

Missouri State Auditor  
[localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Missouri Department of Revenue  
[LocalGov@dor.mo.gov](mailto:LocalGov@dor.mo.gov)

Re: The Plattner Community Improvement District  
Annual Report

To Whom it May Concern:

This letter is prepared in accordance with Section 67.1471 RSMo and serves as the annual report of The Plattner Community Improvement District (the "District") for the Fiscal Year ending December 31, 2022. Enclosed please find copies of written resolutions passed by the District's Board of Directors during Fiscal Year 2022. The annual reports to the municipal clerk of the City of St. Robert (the "City") and to the Missouri Department of Economic Development, the Missouri Department of Revenue and the Missouri State Auditor for Fiscal Year 2022 have been submitted concurrently on the date stated above.

During Fiscal Year 2022, the District collected revenues of \$20,655.94, made expenditures of \$2,545.00, and provided no services. The Fiscal Year 2022 budget was submitted to the City for review on August 16, 2021 and was adopted via Resolution 2021-02 on November 10, 2021. The Fiscal Year 2023 budget was submitted to the City for review on September 2, 2022 and was adopted via Resolution 2022-02 on November 8, 2022.

Please let us know if you have questions regarding this report.

Very truly yours,



FRACIE M. MASIAK  
Senior Legal Practice Assistant

Enclosures

cc: Cassandra Heimstress (via email)  
Anita Ivey (via email)

**RESOLUTION 2022-01**

**THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT ELECTING AN INTERIM DIRECTOR TO FILL A VACATED TERM.**

WHEREAS, The Plattner Community Improvement District (the “**District**”), established on September 8, 2009, by Ordinance No. 2209 of the Board of Aldermen of the City of St. Robert, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended; and

WHEREAS, Director Edna Givins, who had been serving a term commencing October 7, 2021, which will expire October 6, 2025, was disqualified and removed from office pursuant to the District Bylaws; and

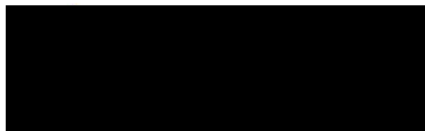
WHEREAS, the District Bylaws provide that the remaining directors shall nominate and elect an interim director to complete any unexpired term of a director caused by resignation or disqualification; and

WHEREAS, the District’s Board of Directors desires to nominate and elect an interim director to fill the unexpired, vacated term of Edna Givins.

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

1. Linda Daniels is hereby nominated and elected as interim director to fill the unexpired term of Edna Givins, which expires on October 6, 2025.
2. The officers of the Board of Directors are authorized to take all further actions necessary to carry out the purpose and intent of this Resolution.
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of The Plattner Community Improvement District on November 8, 2022.



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**RESOLUTION 2022-02**

**THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.**

WHEREAS, The Plattner Community Improvement District (the “**District**”), established on September 8, 2009, by Ordinance No. 2209 of the Board of Aldermen of the City of St. Robert, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended; and

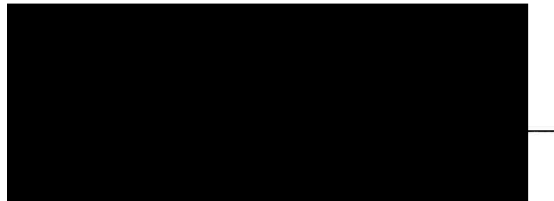
WHEREAS, the District Bylaws require the Board of Directors of the District (the “**Board**”) to appoint a Chairman, Vice Chairman, Executive Director, Secretary, Treasurer and such other officers or employees as it deems necessary; and

WHEREAS, the Board desires to appoint a Chairman, Vice Chairman, Executive Director, Secretary and Treasurer.

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

1. George Lauritson is appointed Chairman of the District.
2. Linda Daniels is appointed Vice Chairman of the District.
3. Anita Ivey is appointed Secretary of the District.
4. Linda Daniels is appointed Treasurer of the District.
5. Anita Ivey is appointed Executive Director of the District.
6. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
7. This Resolution shall take effect immediately.

PASSED by the Board of Directors of The Plattner Community Improvement District on November 8, 2022.



**RESOLUTION 2022-03**

**THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2023.**

WHEREAS, The Plattner Community Improvement District, (the “**District**”), established on September 8, 2009, by Ordinance No. 2209 of the Board of Aldermen of the City of St. Robert, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statues of Missouri, as amended; and

WHEREAS, pursuant to Section 67.1471, RSMo, and the District Bylaws, the Board of Directors of the District (the “**Board**”) shall adopt a budget for the ensuing fiscal year; and

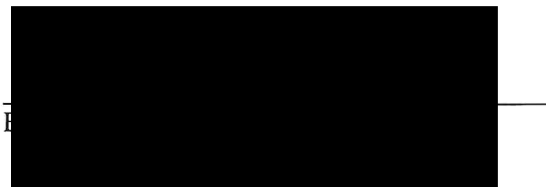
WHEREAS, the District desires to adopt a proposed budget and budget message for the District for fiscal year 2023 and the District shall submit such proposed budget to the City for review and comment by the Board of Aldermen of the City; and

WHEREAS, the District desires to adopt an annual budget for the operation of the District for fiscal year 2023, but, if appropriate, the District may reconsider such annual budget pursuant to any written comments received from the City or if the District fails to receive written consent from the City.

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

1. The District hereby adopts as its proposed annual budget and budget message for the fiscal year ending December 31, 2023 the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by reference.
2. The Board will review and consider any written comments or consent received from the City in response to submission of the proposed budget.
3. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its annual budget for the fiscal year ending December 31, 2023, the budget which is attached hereto as **Exhibit A** and which is incorporated herein by reference. In the event the District receives written comments from the City or fails to receive written consent from the City to adopt the proposed budget as the final budget and the Board deems amendments to the annual budget are necessary, the Board may amend the annual budget by further resolution. If such amendment does not occur, then the action taken by this Section 3 shall be final unless otherwise amended.
4. This Resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of The Plattner Community Improvement District on November 8, 2022.

A large black rectangular redaction box covers the signature area. A horizontal line extends from the right side of the box.

**EXHIBIT A**

**BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2023**

[See Attached]

**The Plattner  
Community Improvement District**

*Fiscal Year 2023*

**Budget**

**The Plattner  
Community Improvement District**

*Fiscal Year 2023 Budget*

**Budget Message**

The Plattner Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on September 8, 2009 by virtue of an ordinance of the Board of Aldermen of St. Robert, Missouri. The stated purpose of the District is to provide funding for the construction of public improvements including sidewalks, streets, sewer lines, water lines, electric lines, and parks and recreational facilities.

**Important Budget Features**

The District's source of revenue is a Community Improvement District ("CID") Sales Tax, a special purpose tax levied pursuant to the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Missouri statutes.

The District has been formed for the purpose of funding and assisting in the funding of certain public improvements including sidewalks, streets, sewer lines, water lines, electric lines, and parks and recreational facilities, and for the costs incurred in the administration and operation of the District.

The District may issue bonds to complete or to fund construction of the improvements within the District. The CID Sales Tax revenues shall be applied to repay such indebtedness.

**Major Changes**

The District adopted a fiscal year beginning January 1 and ending December 31 of each year.

The District imposed a CID Sales Tax that became effective April 1, 2010.

Revenues have been impacted by the general economic conditions of the County, City and District.

**The Plattner Community Improvement District**  
General Fund Comparison

	<b>2021 (Actual)</b>	<b>2022 Budget</b>	<b>2022 (YTD*)</b>	<b>2023 Budget</b>
<b>Collections</b>				
Sales Tax Revenue	\$ 14,961.62	\$ 7,000.00	\$ 14,516.97	\$ 20,000.00
Interest	-	-	-	-
<b>Total Collections</b>	<u>14,961.62</u>	<u>7,000.00</u>	<u>14,516.97</u>	<u>20,000.00</u>
<b>Disbursements</b>				
Legal Fees	1,000.00	1,000.00	-	1,000.00
Reimbursement to City	-	3,700.00	-	16,700.00
Administrative	-	-	-	-
Insurance	4,707.00	2,300.00	-	2,300.00
Bank Fees	-	-	-	-
<b>Total Disbursements</b>	<u>5,707.00</u>	<u>7,000.00</u>	<u>-</u>	<u>20,000.00</u>
Increase (decrease) in cash from operations	9,254.62	-	14,516.97	-
Cash balance at beginning of period	<u>13,517.34</u>	<u>1,500.00</u>	<u>22,771.96</u>	<u>1,500.00</u>
<b>Cash balance at end of period</b>	<u><u>\$ 22,771.96</u></u>	<u><u>\$ 1,500.00</u></u>	<u><u>\$ 37,288.93</u></u>	<u><u>\$ 1,500.00</u></u>

\*As of 8/31/22



**RESOLUTION 2022-04**

**THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PLATTNER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE PAYMENT OF BILLS.**

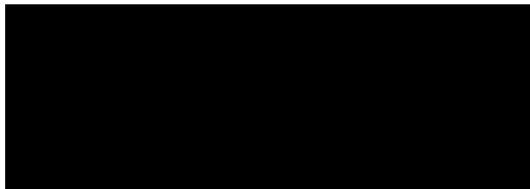
WHEREAS, The Plattner Community Improvement District (the “**District**”), established on September 8, 2009, by Ordinance No. 2209 of the Board of Aldermen of the City of St. Robert, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended; and

WHEREAS, the Board of Directors of the District (the “**Board**”) desires to approve the payment of account statements for worked performed for the District or other fees due to be paid by the District.

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

1. The Board hereby approves and authorizes payments for the following invoice which is attached hereto as **Exhibit A** and incorporated herein by reference, which shall be paid from District operating funds which are maintained by the City on behalf of the CID: (1) Gilmore & Bell, P.C.
2. All actions heretofore taken by the authorized representatives and agents of the District in connection with the actions contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, officers and agents 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, and to carry out, comply with and perform the duties of the District with respect to the actions authorized herein.
3. This Resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of The Plattner Community Improvement District on November 8, 2022.



**EXHIBIT A**

**ACCOUNT STATEMENT FROM GILMORE & BELL, P.C.**



GILMORE & BELL PC  
2405 GRAND BOULEVARD, SUITE 1100 | KANSAS CITY, MISSOURI 64108-2521  
816-221-1000 | 816-221-1018 FAX | GILMOREBELL.COM

EIN: 43-1611738

**Matter No. 601726.00001**

**November 01, 2022**

**Invoice No. 8049738**

**The Plattner Community Improvement District  
General Legal Counsel**

For annual administrative services rendered and expenses advanced as general legal counsel to the District for Fiscal Year Ending December 31, 2022.

..... \$1,000.00

**WIRE or ACH INSTRUCTIONS:**

Commerce Bank of Kansas City  
Kansas City, Missouri  
(ABA #101000019)  
For the Account of Gilmore & Bell, P.C.  
(Account #280511860)

Note: Please Reference the Invoice Number

**CHECK MAILING INSTRUCTIONS:**

GILMORE & BELL, P.C.  
P.O. Box 802706  
Kansas City, MO 64180-2706

Note: Please Reference the Invoice Number

DSM