

## **South Hanley Road Community Improvement District Annual Report**

**12/31/2022 Fiscal Year**

### ***Section 1:***

1. Name of CID: South Hanley Road CID
2. Name of Municipality: Brentwood, 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: City Clerk
  - Contact Person: Kelle Silvey
  - Phone: 314-962-4800
  - Fax: Not Applicable
  - Email: [ksilvey@brentwoodmo.org](mailto:ksilvey@brentwoodmo.org)
6. Contact Information for CID
  - Chief Officer of the Board of Directors: Greg Mullenix
  - Phone: 314-932-3209
7. Names of the Members of the Board of Directors:
  - Greg Mullenix
  - Conor Pandl
  - Jeff Nielsen
  - Kevin Chapman
  - Barbara Powers
8. Date of Most Recent Board of Directors Meeting: 12/14/2022
9. Original Date of Establishment of CID: September 3, 2019
10. CID Establishing Ordinance: #4892 (Brentwood, MO)

### ***Section 2***

1. Purpose: The CID was formed to remediate blight and provide funding public improvements, including, but not limited to, building demolition, utility infrastructure, transportation and parking infrastructure, streetscaping and landscaping.

### ***Section 3***

1. The CID is established as a political subdivision.
2. The only business that will generate CID sales tax and special assessment revenues will be a TownePlace Inn and Suites hotel. The CID Sales Tax and CID Special Assessment were imposed by the CID effective 1/1/2022, The total CID revenues and expenditures for the 1/1/2022 through 12/31/2022 period are as follows:
  - CID Sales Tax Revenues - \$46,666

- CID Special Assessment Revenues - \$0; The CID Special Assessment was billed by the St. Louis County Assessor's Office on the 2022 year end Property Tax Bill. The CID is expected to receive its Special Assessment Revenues in the 2023 calendar year.

3. CID expenditures for the 1/1/2022 through 12/31/2022 period:<sup>1</sup>

- Legal Services - \$5,000
- Total CID Expenditures - \$5,000

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<sup>1</sup> Please note that it is anticipated that the District will issue a promissory note in 2023 in an amount equal to CID project expenses incurred as part of the development within the District's boundaries that are eligible for reimbursement under the CID Act. As a result, the District will begin to incur debt service expenses on such Note beginning in 2023.

**CERTIFICATION**

I, Greg Mullenix, Chairman of the Board of Directors of the South Hanley Road Community Improvement District, hereby certify that a copy of the attached Notice of Public Meeting by the South Hanley Road Community Improvement District (the "District") and dated December 13, 2022 was posted at:

1. the location of the meeting and the principal place of business of the District at 4220 Duncan, Suite 201, St. Louis, MO 63110.

All such notices were posted in a prominent place customarily used for the posting of notices and was 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 was sent via email or by hand delivery to the following members of the Board of Directors of the District:

1. Greg Mullenix
2. Jeffery Nielsen
3. Barbara Powers
4. Open (Successor to be nominated at December \_\_\_\_\_, 2022 meeting)
5. Open (Successor to be nominated at December \_\_\_\_\_, 2022 meeting)

Such notice was sent at least twenty-four (24) hours in advance of the meeting in order to provide due notice of the same to each of the above members of the Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand this 14<sup>th</sup> day of December, 2022.

\_\_\_\_\_  
Greg Mullenix, Chairman

South Hanley Road Community  
Improvement District

**SOUTH HANLEY ROAD  
COMMUNITY IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
DECEMBER 14, 2022 at 10:30 A.M. at  
4220 DUNCAN, SUITE 201, ST. LOUIS, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on December 14, 2022 at 10:30 a.m. at 4220 Duncan, Suite 201, St. Louis, MO 63110, the South Hanley Road 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. Electing Officers
2. Appointing an Executive Director
3. Discussing the District's budget for the fiscal year ending 12/31/2023 and Authorizing the Officers' preparation of the budget and submission of the same to the City Clerk of the City of Brentwood, MO
4. Nominating Successor Directors to serve four (4) year terms for the board of directors positions currently held by J. Nielsen and B. Powers and to fill a vacancy
5. 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 (as amended).

This 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 1-877-309-2073; Conference Code 672-581-509#**

**SOUTH HANLEY ROAD  
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 South Brentwood Blvd., Suite 1550, St. Louis, MO 63117, (314) 241-3315.

**POSTED: DECEMBER 13, 2022**

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH HANLEY ROAD COMMUNITY IMPROVEMENT DISTRICT ELECTING THE OFFICERS THEREOF

WHEREAS, the South Hanley Road 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. 4892 (2019) of the City of Brentwood, 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 SOUTH HANLEY ROAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

SECTION NO. 1

1. Greg Mullenix is elected Chairman of the District.
2. Jeff Nielsen is elected Treasurer of the District.
3. Barbara Powers 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 14<sup>th</sup> day of December, 2022.**

**Greg Mullenix, Chairman**

**ATTEST:**

**Barbara Powers, Secretary**

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH HANLEY ROAD COMMUNITY IMPROVEMENT DISTRICT APPROVING THE SELECTION AND APPOINTMENT OF JEFFREY NIELSEN AS EXECUTIVE DIRECTOR FOR THE DISTRICT**

**WHEREAS, the South Hanley Road 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. 4892 (2019) of the City of Brentwood, Missouri (the "Ordinance"); and**

**WHEREAS, pursuant to section 67.1461, RSMo, the District may contract for managerial, administrative, professional and other necessary services; and**

**WHEREAS, the Board of Directors of the District desires to employ an executive director with all administrative powers of the District.**

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH HANLEY ROAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

**SECTION NO. 1**

**In addition to serving as a member of the Board of Directors, the District hereby appoints Jeffrey Nielsen to serve as Executive Director.**

**SECTION NO. 2**

**Jeffrey Nielsen, as Executive Director, is authorized to carry out duties as set forth in the By-Laws of the District and administer all administrative and contractual obligations of the District, including but not limited to preparing, signing and submitting budgets, financial statements and any state or local governmental compliance reports pursuant to the CID Act.**

**SECTION NO. 3**

**This resolution shall take effect immediately,**

Adopted this 14<sup>th</sup> day of December, 2022.

Greg Mullen, Chairman

ATTEST:

Barbara Powers, Secretary



**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH HANLEY ROAD COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE ADOPTION OF AN ANNUAL BUDGET FOR THE 2023 FISCAL YEAR**

**WHEREAS, the South Hanley Road 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. 4892 (2019) of the City of Brentwood, Missouri (the "Ordinance"); and**

**WHEREAS, Section 67.1471.1, RSMo, requires that the District have a fiscal year that is the same as City of Brentwood, Missouri (the "City"); and**

**WHEREAS, the City has a fiscal year that ends on December 31.**

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GREEN TRAILS 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 City Clerk of the City of Brentwood, Missouri and authorizes the Officers of the District, including the Executive Director, to amend such budget narrative and/or annual budget if requested by the City Clerk or the City's Board of Aldermen 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 14<sup>th</sup> day of December, 2022.

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Greg Mullenix, Chairman

ATTEST:

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Barbara Powers, Secretary

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH HANLEY ROAD COMMUNITY IMPROVEMENT DISTRICT APPROVING THE SELECTION AND NOMINATION OF CERTAIN INDIVIDUALS TO SERVE AS SUCCESSOR MEMBERS OF THE BOARD OF DIRECTORS FOR THE DISTRICT

WHEREAS, the South Hanley Road 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. 4892 (2019) of the City of Brentwood, Missouri (the "Ordinance"); and

WHEREAS, pursuant to section 67.1451.5, RSMo, and the Ordinance, the initial Board of Directors of the District and successor directors were to be appointed by the Mayor of Brentwood, Missouri with the consent of the Board of Aldermen; and

WHEREAS, there are currently two (2) members, Jeff Nielsen and Barb Powers, of the Board of Directors that continue to serve pursuant to the CID Act even though their terms expired as of 9/30/2021; and

WHEREAS, there are two (2) vacant positions on the Board of Directors which has an expired term as of 9/30/2021; and

WHEREAS, these four (4) positions need to be filled through the appointment of successor directors for new four year terms; and

WHEREAS, the Board of Directors of the District desires to nominate a slate of successor members of the Board of Directors of the District.

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

SECTION NO. 1

The District hereby nominates Barb Powers, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ as successor members of the Board of Directors of the District to terms to expire four years from their appointment by the Mayor with the consent of the Board of Aldermen. Further, the Officers of the District are directed to forward this slate of successor directors to the City of Brentwood, Missouri for approval by the Mayor with the consent of the Board of Aldermen.

**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.

Adopted this 14<sup>th</sup> day of December, 2022.

Greg Mullenix, Chairman /

ATTEST:

Barbara Powers, Secretary \_\_\_\_\_