

Old Town Cottleville Community Improvement District

Annual Report for
Year Ending December 31, 2023

Cottleville, Missouri

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Signatures on documents attached have been redacted for security purposes.

1. Overview

This Annual Report is submitted to City of Cottleville, Missouri (the “City”) and the Missouri Department of Economic Development (MoDED) in accordance with provisions within the Community Improvement District Act (the “CID Act”), Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended.

2. District Description

The Old Town Cottleville Community Improvement District (the “District”) covers approximately 326.3 acres, located within the City, St. Charles County, Missouri. Residents within the District voted upon and passed, a CID sales tax at a rate of 1 percent for application towards a number of improvements within the District.

Reporting Period:	January 1, 2023 through December 31, 2023	
Date District Established:	December 13, 2007	
Enacting Ordinance:	City of Cottleville Ordinance No. 977	
CID Sales Tax Effective Date:	October 1, 2009	
Date Annual Budget Adopted:	February 1, 2023	
Date Proposed Budget Submitted to Municipality:	September 22, 2023	
Date Annual Report Submitted to Municipal Clerk:	April 28, 2023	
Municipality:	City of Cottleville 5490 5 th Street Cottleville, MO 63304	
District Administrator:	Development Dynamics, LLC 2897 Highway K, Suite 210 O’Fallon, MO 63368 Phone: 636/561-8602	
Governing Board of Directors:	Chair	Steve Lierman
	Vice Chair	Chris Shreves
	Treasurer	Rich Francis
	Secretary	Scott Lewis
	Assistant Secretary	Bob Ronkoski
	Director	Conor VanBuskirk

3. District Purpose

The primary responsibility(s) of the District is to facilitate the revitalization of the Old Town area through the utilization of the District's authority to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip any of the following public improvements:

- a) Parks, lawns, trees, and any other landscape;
- b) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
- c) Parking lots, garages, or other facilities;
- d) Lakes, dams, and waterways;
- e) Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers; and
- f) Any other useful, necessary, or desired improvement;
- g) To dedicate to the municipality, with the municipality's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use;
- h) Within its boundaries and with the municipality's consent, to prohibit or restrict vehicular and pedestrian traffic and vendors on streets, alleys, malls, bridges, ramps, sidewalks, and tunnels and to provide the means for access by emergency vehicles to or in such areas;
- i) Within its boundaries, to provide or contract for cleaning, maintenance, and other services to public and private property;
- j) To produce and promote any tourism, recreational or cultural activity or special event in the district by, but not limited to, advertising, decoration of any public place in the district, promotion of such activity and special events, and furnishing music in any public place;
- k) To support business activity and economic development in the district including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses; and
- l) To carry out any other powers set forth in sections 67.1401 to 67.1571

4. District Legal Description

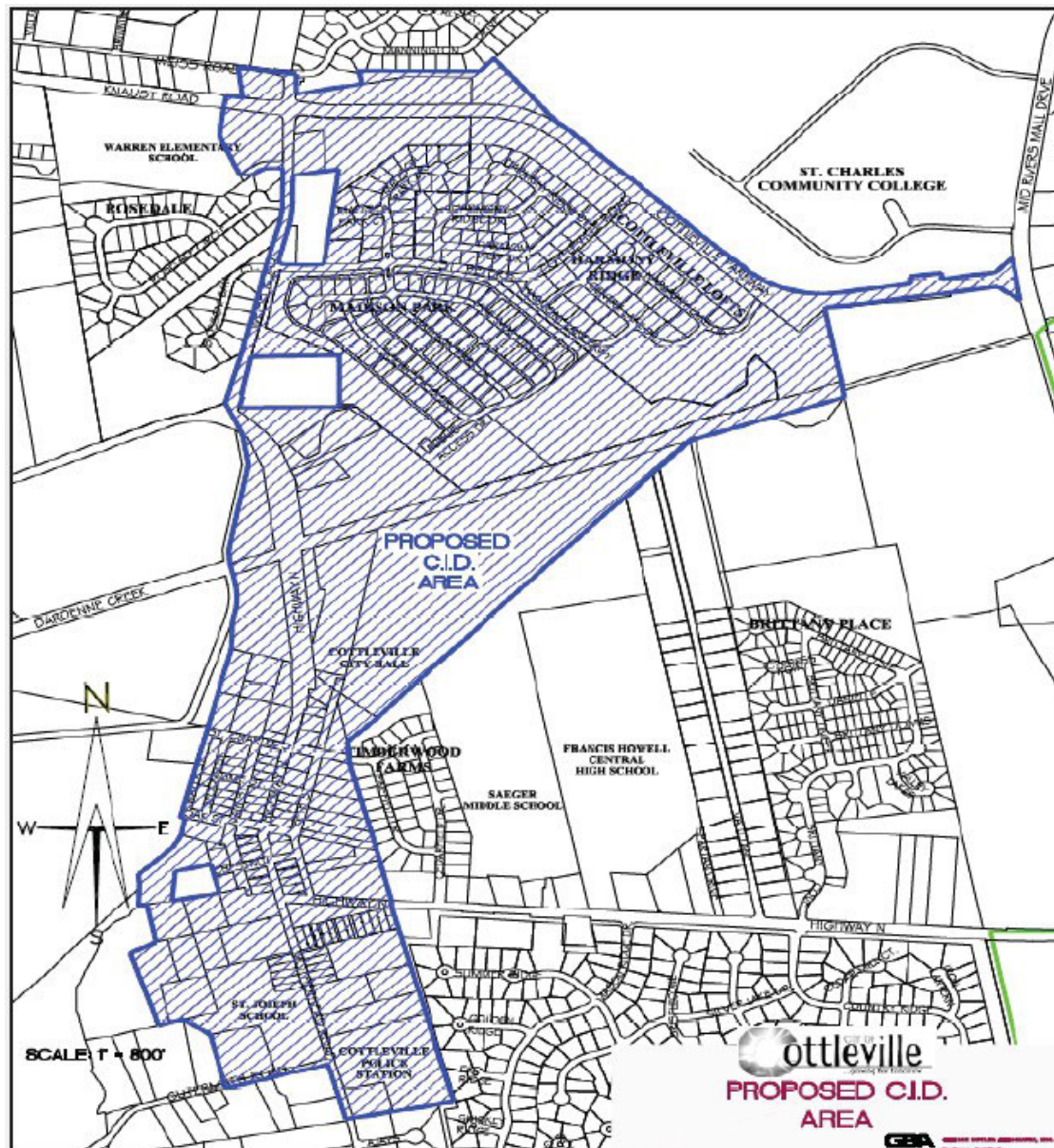
Beginning at an old stone marking the southeast corner of a tract of land designated as Parcel 1 conveyed to the City of Cottleville as described in deed book 2037 page 1747 of the St. Charles County land records; said stone being on the South line of U.S. Survey 1776 and being South 13 degrees 56 minutes 22 seconds East a distance of 43.09 feet from the Southwest corner of Lot 632 of Timberwood Trails Plat 4, a subdivision filed for record in plat book 22 page 42 of said St. Charles County land records; thence westerly along the south line of said U.S. Survey 1776, a distance of 361 feet more or less to the southeast corner of a tract of land conveyed to Virgil and Ruth Aubuchon as described in deed book 1329 page 861; thence westerly along said Aubuchon parcel a distance of 300 feet more or less to the western right-of-way line of Motherhead Road; thence northerly along said western Motherhead Road right-of-way line 670 feet more or less to the beginning of a curve in said western right-of-way; thence along a curve to the left having a radius of 40 feet, a distance of 63.98 feet to a point on the southern right-of-way line of Gutermuth Road; thence westerly along said southern Gutermuth right-of-way line 289.51 feet to a point; thence northerly along said southern Gutermuth right-of-way line 9.89 feet to a point to a point on said southern Gutermuth right-of-way line; thence continuing along said southern Gutermuth right-of-way line 326 feet to a point; thence crossing the Gutermuth road right-of-way, a distance of 40 feet to the southwest corner of a tract of land owned by St. Joseph's Cottleville Catholic Church, also being the southeast corner of a tract of land owned by Dennis and Brenda Hubbard as recorded in deed book 1705, page 655; thence northerly along the eastern line of said Hubbard property, 350 feet more or less to the northeast corner of said Hubbard property; thence westerly along the northern line of said Hubbard property, 132 feet more or less to the northwest corner of said Hubbard property, also being on the eastern property line of a tract of a land owned by Advantage Properties as recorded in deed book 2426 page 1657; thence along said eastern line of Advantage Properties tract to the northeast corner of said tract; thence along the north line of said Advantage Properties tract to the southwest corner of a tract of land owned by John and Dorothy Kane as recorded in deed book 651, page 1518; thence northerly along the western line of said Kane property 536 feet more or less to the northwest corner of said Kane property; thence easterly along the north line of said Kane property 173 feet more or less to the southwest corner of a tract of land owned by Ken and Barbara Richey as recorded in deed book 3835 page 1402; thence northerly along the western line of said Richey property also being on the southern property line of a tract of land owned by Thomas and Lynn Nestor as recorded in deed book 2083 page 1799; thence westerly along the southern line of said Nestor property 182 feet to the southwest corner of said Nestor property; thence northerly along the western line of said Nestor property which follows the meander of Crooked Creek (aka Original Dardenne Creek) 625 feet more or less to the northwest corner of said Nestor property, also being the southwest corner of a tract of land owned by Steve Stenger LLC as recorded in deed book 3801, page 2109; thence northerly along the western line of said Stenger LLC tract which follows the meander of Crooked Creek 230 feet to the northwest corner of said Stenger LLC tract, also being on the southern right-of-way line of Oak Street as identified on the plat of the original Towne of Cottleville as recorded in plat book 2, page 14, of the St. Charles County Land Records; thence westerly along said southern right-of-way of Oak Street 30 feet more or less to the southwest corner of said Original Towne of Cottleville plat being the southwest corner of the intersection of the streets of Oak and Water; thence northerly along the western right-of-way line of Water

Street 1230 feet more or less to the intersection of the western right-of-way line of Water Street with the centerline of Anis Street also being the southwest corner of a tract of land identified by deed book 2141 page 1993 as ownership belonging to Joseph G. and Joseph M. Shatro and previous ownership by Frank J. Martin; thence northerly along the western line of said tract which follows the meander of Crooked Creek 1186 feet to a point on the southern line of the New Dardenne Creek Channel as identified by deed book 543, page 537; thence westerly crossing the New Dardenne Creek Channel 225 feet more or less to the southwest corner of a tract of land owned by The Joseph G. Shatro Revocable Living Trust as recorded in deed book 1649 page 1138; thence northerly along the western line of said Shatro Trust property 969 feet more or less to the northern most corner of said Shatro Trust property, also being on the southern right-of-way line of State Highway N; thence crossing State Highway N northerly to the southeast corner of the Common Ground of Rosedale Subdivision as shown on the subdivision plat thereof recorded in plat book 37, page 322-324, also being on the new western right-of-way line of Weiss Road in accordance with the road dedication strip shown on said Rosedale subdivision plat; thence northerly along said western right-of-way dedication line as identified on the Rosedale subdivision plat, 1766 feet more or less to the northeast corner of Lot 39 of said Rosedale subdivision; thence along the northern line of said Lot 39, 235.76 feet more or less to the northwestern corner of said Lot 39; thence crossing a 50 feet wide perpetual easement as identified in deed book 2311, page 244, 55 feet more or less to the southwest corner of a tract of land owned by The Baker Family Co. as recorded in deed book 4106, page 0381; thence along the western line of said Baker Family property, 514 feet to the northwest corner of said Baker Family property; thence crossing Knaust Road (100 ft. wide) to the northern right-of-way line 97 feet more or less to the southwest corner of a tract of land owned by Buchheit Properties 341 LLC as recorded in deed book 2870, page 975; thence northerly along the western line of said Buchheit tract 326 feet more or less; thence continuing along a projection of said northern line of the Buchheit tract 35 feet more or less to the eastern right-of-way line of Weiss Road; thence southerly along said eastern right-of-way line of Weiss Road 65 feet more or less to the northeast corner of common ground "A" of the Estates of Fairfield Manor Subdivision Plat 3 as recorded in plat book 35, page 87; thence southerly along the western line of said common ground "A" 95 feet more or less to the southwest corner of said common ground "A"; thence easterly along the south line of said common ground "A"; thence easterly along the south line of said common ground "A" 428 feet more or less to the southeast corner of said common ground "A"; thence northerly along said common ground "A" 80 feet more or less to the southern most corner of Lot 199 of said Estates of Fairfield Manor Subdivision; thence northerly along the eastern line of said Lot 199, 21 feet more or less to the southeast corner of Lot 197 of the Estates of Fairfield Manor Subdivision Plat 4 as recorded in plat book 36, page 33, also being the northwest corner of outlot "A" of said Fairfield Subdivision; thence easterly along the north line of said outlot "A", 736 feet more or less to the northeast corner of said outlot "A", also being a corner of Lot 187 of said Fairfield Subdivision; thence along the southeastern line of said Estates of Fairfield Plat 4, 140 feet more or less to the northern most corner of a tract of land now or formerly owned by John A. Podhorn as recorded in deed book 761, page 85; thence southerly along the eastern line of said Podhorn tract 611 feet more or less to the northern right-of-way line of Cottleville Parkway (formerly known as College Boulevard); thence easterly along said northern right-of-way line of Cottleville Parkway 3, 397 feet more or less to the western right-of-way line of Mid Rivers Mall Drive; thence southerly along said western Mid Rivers Mall Drive right-of-way 313 feet

more or less to the southern right-of-way line of Cottleville Parkway; thence westerly along said southern Cottleville Parkway; thence westerly along said southern Cottleville Parkway right-of-way line 1,247 feet more or less to an old stone marking the northeast corner of U.S. Survey 1776 as shown on the subdivision record plat for The Courtyards at Harmony Ridge as recorded in plat book 43, page 184, also being the northeast corner of a City Park shown to be dedicated on said subdivision plat; thence southerly along the eastern line of said City Park 538 feet more or less to the northern line of the New Dardenne Creek Channel as identified by deed book 543, page 537; thence southerly crossing said Dardenne Creek Channel 120 feet more or less to a point on the southern line of said Dardenne Creek Channel, also being the northeast corner of a tract of land owned by Duckett Creek Sewer District as recorded in deed book 1096, page 1167; thence westerly along said southern Dardenne Creek Channel 995 feet more or less to the northeast corner of a tract of land owned by the City of Cottleville as recorded in deed book 4306, page 6; thence southerly along the southeastern line of said Cottleville property 2,761 feet more or less to the eastern most corner of a tract of land owned by Cottleville Ventures, LLC, as recorded in deed book 3074, page 1504; thence continuing southerly along the southeastern line of said Cottleville Ventures tract, 250 feet more or less to the northwest corner of Timberwood Farms Subdivision as recorded in plat book 27, page 97; thence along the western line of said Timberwood Farms Subdivision, 982 feet more or less to the southwest corner of Lot 3 of said Timberwood Farms Subdivision, also being the northwest corner of a tract of land owned by Vorhof Duenke, Inc., as recorded in deed book 2434, page 208; thence southerly along the western line of said Vorhof tract 230 feet more or less to the southwest corner of said Vorhof tract, also being on the northern right-of-way line of State Highway N; thence crossing said State Highway N, 80 feet more or less to the northwest corner of a tract of land owned by the Cottleville Community Fire Protection District as recorded in deed book 1173, page 234; thence southerly along the western line of said Cottleville Fire Protection District tract 221 feet more or less to the northwest corner of Lot 614 of the subdivision of Timberwood Trails Plat 4 as recorded in the plat book 22, page 42; thence southerly along the western line of said Timberwood Trails Plat 4 subdivision, 1,238 feet more or less to the southwest corner of Lot 632 of said Timberwood Trails Plat 4 subdivision; thence 43 feet more or less to the said old stone marking the POINT OF BEGINNING, and containing 337 acres more or less.

Excepting there from, all of that land conveyed to James Lindemann, Alice Lindemann, and Mary Dickherber as recorded in deed book 462, page 552 of the St. Charles County land records; all of that land conveyed to Central Electric Power Cooperative, Inc. as recorded in deed book 679, page 49 of said land records; and all of that land conveyed to the St. Charles County Ambulance District as recorded in deed book 4142, page 1756 of said land records; and containing 10.7 acres more or less.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding debt, and fund balances.

Attachments:

- Financial Statement for the year ending December 31, 2023
- Resolutions adopted during 2021:
 - **Resolution 23-001**, Amending 2023 and approving 2024 budgets
 - **Resolution 23-002**, Ratifying & Affirming the Reimbursable District Project Costs Associated with Concrete Stamping
 - **Resolution 23-003**, Lending Support to the Cottleville Legacy Day Committee

Old Town Cottleville Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year January 1, 2023 to December 31, 2023 - Revised

A. Beginning Balance \$ 113,428.43

B. Summary of Receipts

CID Sales Tax	\$ 278,628.29
Business Contribution	\$ 340.00
EV Gateway	\$ 26.90
Interest	\$ 637.55
Total Receipts	\$ 279,632.74

C. Summary of Disbursements

Miscellaneous Bank Fees/Returned Check	\$ (306.09)
Loan Principal Payment	\$ (211,542.29)
Loan Interest Payment	\$ (23,457.71)
Insurance	\$ (450.00)
District Administrative Costs	\$ (10,860.52)
Project Costs	
Main Street Project	\$ (17,608.20)
Landscape Maintenance	\$ (10,932.22)
Water	\$ -
Street Banners	\$ (8,672.49)
Electrical Expenses	\$ (2,005.72)
Street Lighting	\$ (851.22)
Total Disbursements	\$ (286,686.46)

D. Ending Balance \$ 106,374.71

E. Summary of Ending Balance by Depository

1st Advantage Operating	\$ -
1st Advantage Reserve	\$ 95,426.18
UMB Checking Account	\$ 10,948.53
	\$ 106,374.71

F. Statement of Indebtedness

	Outstanding on 01/01/2023	Issued During 2023	Retired During 2023	Outstanding on 12/31/2023
Bank Loan Indebtedness	\$ 491,338.47	\$ -	\$ (211,542.29)	\$ 279,796.18
Project Intergovernmental Agreements:				
20-001 Main Street Project	\$ 478,331.51	\$ 21,668.49	\$ -	\$ 500,000.00
23-002 Crosswalk Stamping	\$ -	\$ 64,080.93	\$ -	\$ 64,080.93
Total	\$ 969,669.98	\$ 85,749.42	\$ (211,542.29)	\$ 843,877.11

G. Statement of Assessed Valuation and Tax Rates

The Old Town Cottleville Community Improvement District does not calculate assessed valuation since it does not impose a property tax. GASB 77 Disclosure:
The District did not enter into any tax abatement agreements during the budget year.

RESOLUTION NO. 23-001

A RESOLUTION OF THE OLD TOWN COTTLEVILLE COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET FOR THE YEAR ENDING DECEMBER 31, 2023; APPROVING A BUDGET FOR THE YEAR ENDING DECEMBER 31, 2024 AND AUTHORIZING SUBMITTING SAME TO THE CITY OF COTTLEVILLE, MISSOURI

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the "CID Act"), the City of Cottleville, Missouri (the "City") adopted Ordinance No. 977 (the "CID Ordinance"), establishing the Old Town Cottleville Community Improvement District (the "District"); and

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

WHEREAS, prior to the beginning of each fiscal year, the Board of Directors of the District shall submit to the City a proposed annual budget setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, as provided for in Section 67.1471 of the CID Act.

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

Section 1. Amending the Budget of the District for the Year Ending December 31, 2023. The budget of the District for the year ending December 31, 2023 is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approval of an Annual Budget of the District for the Year Ending December 31, 2024. The annual budget of the District for the year ending December 31, 2024 is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. Transmittal of Budget to the City of Cottleville, Missouri. The District shall forward a copy of the budget to the City for review and comment in accordance with the CID Act.

Section 4. Execution of the Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 5. 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 6. 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

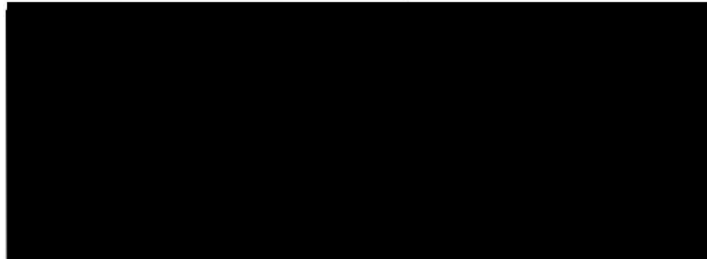
with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 8. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 1st day of February, 2023.

I, the undersigned, Chair of the Old Town Cottleville Community Improvement District, hereby certifies that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on February 1, 2023.



WITNESS my hand and official seal this 1st day of February, 2023.

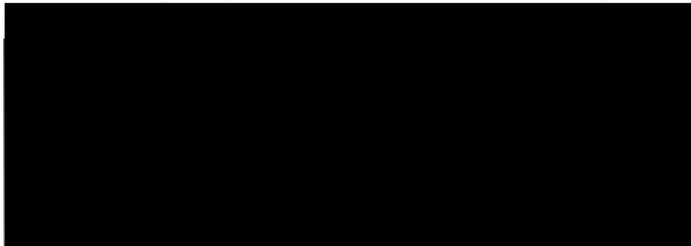


EXHIBIT A

**Old Town Cottleville
Community Improvement District**

**ANNUAL BUDGET
YEAR ENDING DECEMBER 31, 2024**

**AMENDED BUDGET
YEAR ENDING DECEMBER 31, 2023**

BOARD OF DIRECTORS

CHAIR
Steve Lierman

Rich Francis
Treasurer

Chris Shreves
Vice Chair

Scott Lewis
Secretary

Bob Ronkoski
Assistant Secretary

Connor VanBuskirk
Director

Development Dynamics LLC
District Administrators

BUDGET MESSAGE

Pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CJD Act*"), the Old Town Cottleville Community Improvement District (the "*District*") was formed by Ordinance No. 977 of the City of Cottleville, Missouri (the "*City*") passed on December 13, 2007, (the "*Ordinance*"). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the purpose of accommodating the infrastructure needs of the District. The District will acquire, construct, own, dedicate, maintain and operate a number of infrastructure facilities within its boundaries. Such facilities will include a variety of roads, lighting, landscaping, parking, sidewalks, park, trail, and utility improvements that will allow continued growth in the CID. The District will also dedicate to the City: a ten foot wide trail along Cottleville Parkway; a six foot wide trail around the park along Cottleville Parkway plus additional lighting; a ten foot wide trail along Weiss Road to Vantage Park on the west side plus a five foot sidewalk on the east side plus lighting; a pedestrian crossing signal at St. Peters-Cottleville and Weiss Roads; a trail/bike lane along Highway N connecting Weiss Road and the Cottleville Towne Center development; a pedestrian bridge and ten foot wide trail connecting the park at the future city hall to the Francis Howell School District Property; eight foot wide decorative sidewalks, angled parking, lights, landscaping and pedestrian signals in Old Town Cottleville; improvements to Fifth Street; improvements to St. Charles Street; improvements to Second Street; improvements to Oak Street; improvements to Main Street; improvements to Chestnut Street; and a parking lot on property near the intersection of St. Charles Street and Highway N. The District will also undertake various business development activities to ensure continued growth and development within its boundaries.

On April 17, 2008, the District approved Resolution No. 2008-9, imposing a sales and use tax at a rate of one percent (1%) on all retail sales made in the District which are subject to taxation pursuant to sections 144.010 to 144.525 RSMo., for a period of not more than forty (40) years from the date on which such tax is first imposed by the District.

In 2022, the District began the year with a fund balance of \$135,385. The District received CID revenues in the amount of \$228,234 and incurred expenses of \$250,369 which includes costs associated with CID project costs, operating costs, principal and interest on the District loan and other miscellaneous expenses. The District ended the year with a fund balance of \$113,428.

In 2023, the District began the year with a fund balance of \$113,428. The District anticipates receiving CID revenues of approximately \$220,000 and incurring expenses of approximately \$210,310 comprised of debt service payments, project costs, and general operating expenses. The District anticipates a year end fund balance of approximately \$123,368, the majority of which is set aside in a debt service contingency reserve fund.

For year ending December 31, 2024, the District anticipates beginning the year with a fund balance of approximately \$123,368. The District anticipates receiving CID revenues in the amount of approximately \$220,000 and incurring expenses in an approximate amount of \$215,310 comprised of debt service payments, project costs, and general operating expenses. The District anticipates a year end fund balance of approximately \$128,308, the majority of which is set aside in a debt service contingency reserve fund.

Old Town Cottleville CID
Annual Budget
Year Ending December 31, 2024

				Proposed Budget FYE	
				2024	
Ordinary Income/Expense					
Income					
	CIDSales Tax Revenue				220,000.00
	Interest				250.00
	Total Income				220,250.00
Expense					
	Administration Expenses				
	AdministrationFee				7,000.00
	Insurance				1,200.00
	Legal				5,000.00
	Total Administration Expenses				13,200.00
	Banking Fees				
	Service Charge				300.00
	Total Banking Fees				300.00
	LoanPayment				
	Interest				30,000.00
	Principal				150,000.00
	Total Loan Payment				180,000.00
	Project Costs				
	Landscape Maintenance				5,500.00
	Street Banners				2,500.00
	Street Lighting				2,810.00
	Water				1,000.00
	Main Street Project				0.00
	Other				10,000.00
	TotalProject Costs				21,810.00
	Total Expense				215,310.00
	Net Ordinary Income				4,940.00
	Net Income				4,940.00
	Beginning Balance			\$	123,368.43
	¹ Encing Balance			\$	128,308.43
	Debt Outstanding	1/1/2024	Issued	Retired	12/31/2024
	Loan Outstanding	\$ 351,338.47	\$	(150,000.00)	\$ 201,338.47
	Main St Imp Phase 2	\$ 478,331.51	\$		\$ 478,331.51

Note:

¹ Fund balance includes DebtService Contingency Reserve Account

**Old Town Cottleville CID
Amended Budget
Year Ending December 31, 2023**

	Amended Budget FYE 2023	Proposed Budget FYE 2023
Ordinary Income/Expense		
Income		
CID Sales Tax Revenue	220,000.00	180,000.00
Interest	250.00	250.00
Total Income	220,250.00	180,250.00
Expense		
Administration Expenses		
Administration Fee	7,000.00	7,000.00
Insurance	1,200.00	1,400.00
Legal	5,000.00	5,000.00
Total Administration Expenses	13,200.00	13,400.00
Banking Fees		
Service Charge	300.00	300.00
Total Banking Fees	300.00	300.00
Loan Payment		
Interest	35,000.00	35,000.00
Principal	140,000.00	100,000.00
Total Loan Payment	175,000.00	135,000.00
Project Costs		
Landscape Maintenance	5,500.00	5,500.00
Street Banners	2,500.00	2,500.00
Street Lighting	2,810.00	2,810.00
Water	1,000.00	1,000.00
Main Street Project	0.00	0.00
Other	10,000.00	10,000.00
Total Project Costs	21,810.00	21,810.00
Total Expense	210,310.00	170,510.00
Net Ordinary Income	9,940.00	9,740.00
Net Income	9,940.00	9,740.00

Beginning Balance	\$	113,428.43
¹ Ending Balance	\$	123,368.43

Debt Outstanding	1/1/2023	Issued	Retired	12/31/2023
Loan Outstanding	\$ 491,338.47	\$ -	\$ (140,000.00)	\$ 351,338.47
Main St Imp Phase 2	\$ 478,331.51		\$ -	\$ 478,331.51

Note:

¹ Fund balance includes Debt Service Contingency Reserve Account

**Old Town Cottleville CID
Budget to Actual
Year Ending December 31, 2022**

	Actual 2022	Amended Budget	Original Budget 2022
Ordinary Income/Expense			
Income			
CID Sales Tax Revenue	228,234.55	180,000.00	180,000.00
Interest	177.72	250.00	250.00
Total Income	228,412.27	180,250.00	180,250.00
Expense			
Administration Expenses			
Administration Fee	7,000.00	7,000.00	7,000.00
Insurance	1,200.00	1,400.00	1,400.00
Legal	0.00	5,000.00	5,000.00
Total Administration Expenses	8,200.00	13,400.00	13,400.00
Banking Fees			
Service Charge	373.74	400.00	225.00
Total Banking Fees	373.74	400.00	225.00
Loan Payment			
Interest	34,245.30	40,000.00	48,500.00
Principal	175,754.70	145,000.00	95,000.00
Total Loan Payment	210,000.00	185,000.00	143,500.00
Project Costs			
Landscape Maintenance	9,525.81	7,525.81	5,500.00
Street Banners	1,268.49	2,500.00	2,500.00
Street Lighting	0.00	2,810.00	2,810.00
Water	400.00	1,000.00	1,000.00
Main Street Project	18,281.21	544.00	0.00
Other	2,319.78	10,000.00	10,000.00
Total Project Costs	31,795.29	24,379.81	21,810.00
Total Expense	250,369.03	223,179.81	178,935.00
Net Ordinary Income	-21,956.76	-42,929.81	1,315.00
Net Income	-21,956.76	-42,929.81	1,315.00

Beginning Balance	\$	135,385.19
¹ Ending Balance	\$	113,428.43

Debt Outstanding	1/1/2022	Issued	Retired	12/31/2022
Loan Outstanding	\$ 667,093.17	\$ -	\$ (175,754.70)	\$ 491,338.47
Main St Imp Phase 2	\$ 478,331.51		\$ -	\$ 478,331.51

Note:

¹ Fund balance includes Debt Service Contingency Reserve Account with a balance of \$94,788.63

RESOLUTION NO. 23-002

A RESOLUTION OF THE OLD TOWN COTTLEVILLE COMMUNITY IMPROVEMENT DISTRICT RATIFYING AND AFFIRMING THE REIMBURSABLE DISTRICT PROJECT COSTS ASSOCIATED WITH CONCRETE STAMPING CROSSWALK REPAIRS AND REPLACEMENTS IN THE AMOUNT OF \$85,749.42; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, on December 19, 2007, the City of Cottleville, Missouri (the "**City**") adopted Ordinance No. 3770 (the "**CID Ordinance**") establishing the Old Town Cottleville Community Improvement District (the "**District**") as a political subdivision pursuant to and in accordance with the CID Act for the sole purpose of funding the certain costs associated with the acquisition, construction, ownership, dedication, maintenance and operation a number of infrastructure facilities and the provision of public services within its boundaries (together the "**District Project**"), plus all actual and reasonable costs to plan, finance, develop, design and acquire the District Project; and

WHEREAS, the CID is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, pursuant to the CID Act, the District authorized the imposition of a community improvement district sales tax on all retail sales consummated within the CID boundaries (the "**CID Sales Tax**"); and

WHEREAS, the CID is authorized and empowered under the CID Act to finance such public improvements and other costs, or to assist in any such activity; and

WHEREAS, the City agreed to advance certain costs associated with the creation of the District and construction of the District Project (the "**Reimbursable District Project Costs**") and the District agreed to reimburse the City for such costs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OLD TOWN COTTLEVILLE COMMUNITY IMPROVMENT DISTRICT AS FOLLOWS:

Section 1. Approval of Reimbursable District Project Costs. The CID hereby ratifies and affirms the Reimbursable District Project Costs in the amount of \$85,749.42 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference, of which \$85,749.42 will be reimbursed by District.

Section 2. Further Authority. All actions heretofore taken by the authorized representatives of the CID in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the CID shall, and the representatives of the CID 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 CID with respect to the reimbursement.

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 TDD

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.

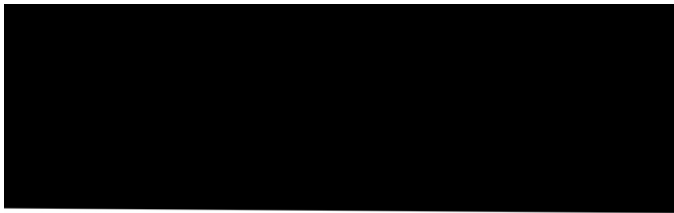
Section 5. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the CID.

Passed this 12th day of September, 2023.

I, the undersigned, Chair of the Old Town Cottleville 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 September 12, 2023.



WITNESS my hand and official seal this 12th day of September, 2023.



RESOLUTION NO. 23-003

**A RESOLUTION OF THE OLD TOWN COTTLEVILLE
COMMUNITY IMPROVEMENT DISTRICT LENDING SUPPORT
TO THE COTTLEVILLE LEGACY DAY COMMITTEE IN THE
PLANNING EFFORTS TO COMMEMORATE THE FOUNDING
OF COTTLVILLE; APPROVING THE DISBURSEMENT OF CID
FUNDS; AND AUTHORIZING CERTAIN ACTIONS IN
CONNECTION THEREWITH**

21

WHEREAS, on December 19, 2007, the City of Cottleville, Missouri (the "City") adopted Ordinance No. 3770 (the "CID Ordinance") establishing the Old Town Cottleville Community Improvement District (the "District") as a political subdivision pursuant to and in accordance with the CID Act for the sole purpose of funding the certain costs associated with the acquisition, construction, ownership, dedication, maintenance and operation a number of infrastructure facilities and the provision of public services within its boundaries (together the "Project"), plus all actual and reasonable costs to plan, finance, develop, design and acquire the District Project; and

WHEREAS, the CID is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the CID is authorized and empowered under the CID Act to pay for such public improvements and other costs, or to assist in any such activity.

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

Section 1. Authorizing Support and Approval of Payments. The District Administrator has been directed and authorized to take any and all reasonable actions to initiate the payment of available towards support of the Cottleville Legacy Committee efforts to recognize the founding of Cottleville.

Section 2. Approval of Past Actions. Actions taken by or on behalf of the District for purposes and in furtherance of the proposed projects and ongoing operations of the District are hereby ratified, acknowledged and accepted.

Section 3. Execution of the Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives of the District in connection with the transactions contemplated by this Resolution are hereby ratified and confirmed, and the CID shall, and the representatives of the CID 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 CID with respect to the reimbursement.

Section 5. Further Authority. All actions heretofore taken by the authorized representatives of the CID in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the CID shall, and the representatives of the CID 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 CID with respect to the reimbursement.

Section 6. 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 CID 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 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

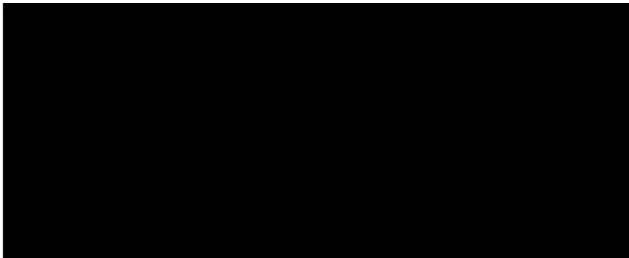
Section 8. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the CID.

Passed this 12th day of September, 2023.

I, the undersigned, Chair of the Old Town Cottleville 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 September 12, 2023.



OLD TOWN COTTSVILLE



Cottleville Legacy Day Funding Request

***Cottleville.org**

***FaceBook Cottleville Legacy Group**

Volunteer Organizers: Sheryl Guffey, Chelsey Sweeten, Chris Schreves, Doris Keeven-Franke, Barbara Bryan, Rick Gary, Mayor Bob Ronkowski, Sheriff Scott Lewis, and others.

The purpose of Cottleville legacy Day is to promote the 225th anniversary and to educate our community on the importance of Cottleville within St. Charles County.

A celebratory event is scheduled for September 16th from noon to 6 p.m. in Legacy Park at Pavilion A. We are hosting games and contests with a historic theme. We are adding activities throughout the afternoon such as an ice cream social, storytellers, and speakers. We have a QR code which will link our historic buildings and their history.

We are requesting \$1,800.00 to promote the event and for the necessary supplies to create a fun-filled, history-rich experience. Our volunteers are gathering gift cards from local Cottleville businesses to award our contest and game winners. We will have historians and archivists, interviewing equipment to gather information from our oldest residents and displays. There will be individuals in period dress and historic walking tours. This will be an event to remember....

We need your financial assistance to be able to make Cottleville Legacy Day a success. Please consider our request and we are available to answer any questions.

Respectfully submitted by: Sheryl Guffey on behalf of the Cottleville Legacy Day Committee July 13, 2023.

Cottlevill.e Legacy Day

Saturday, September 16, 2023
Noon - 6pm in Legacy Park

Games

Contests

Storytellers

***HiStorical Characters
and Displays***

Old-Fashioned

*Cornhusking
Demonstration*

Contest&Crafts

***Check out
the fall
schedule***

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COTTLEVILLE. ORG