

AN ORDINANCE OF THE CITY COUNCIL APPROVING A PETITION FOR THE CREATION OF A COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; AND DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID Act”) authorize the governing body of any municipality, upon a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, on September 30, 2024, a “Petition to Establish the Farm Road 93 Community Improvement District,” a copy of which is attached as **Exhibit A** (the “CID Petition”), was submitted to the City requesting the formation of the Farm Road 93 Community Improvement District (the “District”); and

WHEREAS, the City Clerk verified that the CID Petition complied with the CID Act; and

WHEREAS, the City Council held a duly-noticed public hearing on October 15, 2024, at which all persons interested in the formation of the District were allowed an opportunity to speak and at which time the City Council heard all protests and received all endorsements; and

WHEREAS, the City Council finds that notice of the formation of the District has been duly given and the public hearing thereon has been held in which all reasonable protests, objections and endorsements have been heard, all in accordance with Section 67.1431 of the CID Act; and

WHEREAS, the City Council further finds that the CID Petition is proper in that it meets all of the requirements of Section 67.1421 of the CID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. The Farm Road 93 Community Improvement District is hereby created within the City as a political subdivision of the State of Missouri having the powers and purposes set forth in the CID Petition. The District shall include the contiguous tracts of real estate described in **Exhibit A** of the CID Petition, and shall be governed by a board of directors consisting of five (5) members hereafter appointed by the Mayor with the consent of the City Council in accordance with the CID Act, subject to the qualifications set forth in the CID Petition. The District is authorized to impose a sales tax in the amount set forth in the CID Petition.

Section 2. The term of the existence of the District shall be from the effective date of this Ordinance until 27 years from such effective date. Notwithstanding the foregoing, the term of the existence of the District shall expire on June 30, 2025, if the District has not executed a development agreement or cooperation agreement reasonably acceptable to the City by such date.

Section 3. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development the report specified in Section 67.1421.6 of the CID Act.

Section 4. The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions to the documents herein approved, authorized and confirmed which they may approve, and the execution of such action shall be conclusive evidence of such necessity or advisability. All actions taken to date by the officers of the City with respect to the CID Petition and the District, including, without limitation, the provision of notices for the public hearing regarding the creation of the District, are hereby ratified.

Section 5. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void one; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. This Ordinance shall take effect and be in full force 10 days after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri this 15th day of October 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

**AMENDED PETITION TO ESTABLISH
THE
FARM ROAD 93
COMMUNITY IMPROVEMENT DISTRICT**

City of Republic, Greene County, Missouri

Submitted September 30, 2024
Amended November 29, 2024

**AMENDED PETITION TO ESTABLISH THE
FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT**

To the City Council of the City of Republic, Greene County, Missouri (the "City")

The undersigned (collectively, the "Petitioners"), being the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the proposed Farm Road 93 Community Improvement District (the "District") and the owners of record of more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City approve and establish the Farm Road 93 Community Improvement District in order to fund all or part of the cost of services and public improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, RSMo. (the "Community Improvement District Act" or "Act") in accordance with this Petition

OR-Shamrock Richards LLC (the "Original Petitioners") filed the original petition approve and establish the Farm Road 93 Community Improvement District. The City Council of the City held a public hearing on October 15, 2024, in accordance with section 67.1421, RSMo of the Act. Subsequent to the public hearing, Original Petitioner conveyed certain of the parcels within the proposed District boundaries to Town East Cetner, LLC. As such, pursuant to Section 67.1421.5(2) of the Act, Petitioner is filing this amended petition (the "Petition") to update the identity of the Owners.

In support of this Petition, Petitioners state as follows:

1. Legal Description and Map of District Boundaries; Property Areas; Ownership.

The legal description of the District is attached hereto as **Exhibit A**. A map illustrating the District boundaries is attached hereto as **Exhibit B**. The boundaries of the District are contiguous. The Petitioners collectively own more than 50% by assessed value of the real estate within the District and comprise more than 50% per capita of all owners of real property within the boundaries of the District as of the date of this Amended Petition. A listing of all the owners of real estate in the District, all of whom have signed this Petition, is attached hereto as **Exhibit C**.

2. Name of District.

The name of the proposed District is the "Farm Road 93 Community Improvement District."

3. Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.

Notice has been provided to all Petitioners that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. Five-Year Plan.

A five-year plan stating a description of the purposes of the District, the services it will provide, each improvement it will make from the list of allowable improvements under

Section 67.1461 of the Act, an estimate of the costs of these services and improvements to be incurred, the anticipated sources of funds to pay the costs, and the anticipated terms of the sources of funds to pay the costs is attached hereto as **Exhibit D** and includes **Exhibits D-1 and D-2**.

5. Type of District.

The District will be a political subdivision.

6. Board of Directors.

A. The District will be governed by a five (5) member board of directors (the "Board").

B. Each Director, during the Director's entire term, shall:

- i) Be at least 18 years of age;
- ii) Be a citizen of the United States of America;
- iii) Be a resident of the state of Missouri; and
- iv) Except for one director (the "Independent Director") as described below, be an owner of real property within the District, which is defined in the Act as the individual or individuals or entity or entities who own a fee interest in real property that is located within the district ("Owner") or their legally authorized representative ("Owner Representative"); or an owner of a business operating within the District, which the Act defines for business organizations and other entities as the individual who is legally authorized to represent the entity with regard to the District ("Business Owner"); and

C. Each Director who is an Owner or Owner Representative located in the District must declare to be either an Owner or Owner Representative. All Owner Representatives must be certified in writing as an Owner Representative by the Owner. In the event the Owner de-certifies an Owner Representative as an authorized representative of the Owner, for any reason at the discretion of the Owner, the Owner Representative shall immediately be ineligible to be a Director and shall automatically be removed from the Board.

D. Each Independent Director is not required to be an Owner or Owner Representative or Business Owner, but instead shall meet the following requirements in accordance with Section 67.1451.2(3) of the Act:

- i) Reside within the City;
- ii) Be qualified and registered to vote as set forth in Section 67.1451.2(3)(b) of the Act;
- iii) Have no financial interest in any real property or business operating within the District; and

iv) Not be a relative, within the second degree of consanguinity or affinity, to an owner of real property or business operating within the District

E. Except for the initial Directors which are named, approved, and appointed by way of the City Council's approval of this Petition, each Director (other than the Independent Director) shall be appointed by the Mayor with the advice and consent of the City Council according to a slate submitted by the Board to the City Clerk.

F. The Petitioners hereby propose the following slate of Directors:

NAME	TYPE	TERM
Curtis Jared	Owner Representative	4 Years
Tyler Creach	Owner Representative	4 Years
Kerry Rovig	Owner Representative	2 Years
David Havens	Owner Representative	2 Years
Macy Mitchell	Independent Director	2 Years

G. The initial Directors named above shall serve for the terms set forth opposite their names or until their successors are appointed in accordance with this Petition. Their successors shall serve for four-year terms or until their successors are appointed in accordance with the Act. If so appointed, there shall be no limits on the number of times a person may serve as a Director and there shall not be any term limits. By execution of this Petition, the Petitioners each hereby agree, represent and warrant that the individuals listed on the slate above as Owner Representatives are hereby named and designated as Owner Representatives.

H. In the event for any reason a Director is not able to serve his or her full term or is removed from the Board for any reason ("Exiting Director"), any vacancy to the Board shall be filled by appointment of an interim director ("Interim Director") which shall be appointed by the remaining Board of Directors. Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth in this Section 6, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director. However, the failure to meet such representation requirements shall not affect the Board's authority to hold meetings, exercise any of the District's powers or take any otherwise lawful action, assuming a lawful quorum to do so.

7. Successor Directors.

A. Successor Directors, whether to serve a new term or to fill a vacancy on the Board, shall be appointed in accordance with the Act and, except for the Independent Director, according to a slate submitted to the City Clerk by the Board. The City Clerk shall deliver the slate to the Mayor. The Mayor may appoint such successor Directors according to the slate submitted, provided that such appointments shall not be effective unless the City Council consents to said appointments; or the Mayor or the City Council may reject the slate submitted and request in writing that the Board submit an alternate slate.

B. If an alternate slate is requested, the Board shall submit an alternate slate to the

City Clerk. The City Clerk shall deliver the alternate slate to the Mayor. The Mayor may appoint the successor Directors, other than the Independent Director, according to the alternate slate submitted, and the City Council may consent to the appointment; or, the Mayor or the City Council may reject the alternate slate submitted and request that the Board submit another alternate slate.

- C. The procedure described above shall continue until the successor Directors, other than the Independent Director, are appointed by the Mayor with the consent of the City Council.

8. Total Assessed Value.

As of the date of submittal of this Petition, the total assessed value of all privately-owned real property located within the District is \$631,900.

9. Determination of Blight.

The Petitioners do not seek a determination that the District, or any portion thereof, is a blighted area.

10. Life of District.

Subject to the provisions of Section 13 of this Petition, the District will continue to exist and function until the earliest of: (i) twenty-seven years (27) from the adoption of the ordinance establishing the District unless the municipality extends the length of time under section 67.1481 of the Act; (ii) the date on which the entire cost of the CID Projects (as such term is defined on Exhibit D attached hereto, and including Exhibits D-1 and D-2) and accrued interest is reimbursed by revenue from the CID Sales Tax (as herein defined); or (iii) the date on which all bonds, notes, or other obligations issued by or on behalf of the District (the "CID Obligations") to pay the costs of the CID Projects have been fully repaid (however, in this regard, a refinancing or restructuring of said bond issue shall not constitute a repayment thereof). Notwithstanding anything contained herein, (1) the District shall terminate if no District sales or use tax is collected within five (5) years following the adoption of the City ordinance establishing the District and (2) the District shall terminate upon the payment of CID Project costs in the amount of \$2,500,000 (plus accrued interest), as more fully described in a cooperative agreement to be entered into among the City, the District and the developer of the property within the District.

11. Maximum Rates of Real Property Tax and Sales Tax.

A. Real Estate Taxes.

The District will not impose real estate taxes.

B. Sales and Use Taxes.

The District may, by resolution, impose a district sales and use tax (the "CID Sales Tax"), at a maximum rate not to exceed one percent (1.0%), on all retail sales made in the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo., except sales of motor vehicles, trailers, boats, or outboard motors and sales to or by public utilities and providers of communications, cable, or video services.

No resolution adopted by the District regarding the CID Sales Tax shall become effective unless the Board submits to the qualified voters of the District, by mail-in ballot, a proposal to authorize the CID Sales Tax pursuant to Section 67.1545 of the Act, and a majority of the qualified voters in the District cast ballots in favor of the CID Sales Tax.

12. Maximum Rates of Special Assessments and the Method of Assessment.

The District will not impose special assessments.

13. Limitations on Borrowing Capacity.

The District will have the authority to borrow funds from any public or private source and issue obligations and provide security for the repayment of same as provided by the Act and as otherwise provided by Missouri law, including, without limitation, pledging CID Sales Tax revenue. Petitioners do not seek limitations on the borrowing capacity of the District.

14. Limitations on Revenue Generation.

The District will have no limitations on the revenue it may generate.

15. Other Limitations on District Powers.

The District will have the authority and powers granted to community improvement districts and political subdivisions under the Act and as otherwise provided by Missouri law.

16. Annual Reports and Meetings.

The District shall comply with the reporting and meeting requirements described in Sections 67.1471 and 105.145, RSMo., and acknowledges that such meetings shall be open to the public and subject to the requirements of the Missouri Sunshine Law set forth in RSMo. Section 610.010, et seq.

17. Request for Ordinance Establishing District.

The City Council of The City held a public hearing on October 15, 2024 in accordance with section 67.1421, RSMo. The Petitioners respectfully request the City Council of the City of Republic, Missouri to (i) not less than ten days prior to the adoption of the ordinance establishing the District, (A) publish notice of the amendments to the petition in a newspaper of general circulation within the City and (B) send the notice via registered certified United States mail with a return receipt attached to the address of record of each owner of record of real property within the boundaries of the proposed district per the tax records of the county clerk, and (C) send such notice to the Missouri department of revenue, which shall publish such notice on its website, and (ii) adopt an ordinance to establish the District as set forth in this Petition.

18. Severability

If any provision of this Petition shall be held or deemed to be invalid, inoperative, or

unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

**Signature Page to Petition to Establish the
Farm Road 93 Community Improvement District**

The undersigned requests that the City Council of the City of Republic, Missouri establish the Farm Road 93 Community Improvement District according to the preceding Petition.

Name of Owner: OR Shamrock Richards LLC

Owner's Telephone Number: _____

Owner's Mailing Address: 2831 S Ingram Mill Road
Springfield, MO 65804

Owner's Property within the District

Address	Parcel ID	Original Owner	Acres	EAV
1193 N OAKWOOD AVE	1716200036	OR-SHAMROCK RICHARDS, LLC	5.99	\$ 15,200.00
1167 N OAKWOOD AVE	1716200005	OR-SHAMROCK RICHARDS, LLC	0.29	\$ 10,170.00
1105 N OAKWOOD AVE	1716200037	OR-SHAMROCK RICHARDS, LLC	0.60	\$ 14,000.00

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: David O'Reilly

Printed name: DAVID O'REILLY

Title: manager

STATE OF MO)
) SS.
COUNTY OF Greene)

Before me personally appeared David O'Reilly, the manager of OR Shamrock Richards LLC, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 21 day of November, 2024.

[SEAL]



Candy Applegate
Notary Public
Commission Expires: 8/23/2026

**Signature Page to Petition to Establish the
Farm Road 93 Community Improvement District**

The undersigned requests that the City Council of the City of Republic, Missouri establish the Farm Road 93 Community Improvement District according to the preceding Petition.

Name of Owner: Town East Center LLC
Owner's Telephone Number: 417-877-7900
Owner's Mailing Address: 2870-A S Ingram Mill Rd
Springfield, MO 65804

Owner's Property within the District

Address	Parcel ID	Original Owner	Acres	EAV
E US HIGHWAY 60 (Lot 3)	1716200059	TOWN EAST CENTER LLC	0.75	\$ 48,220.00
E US HIGHWAY 60 (Lot 4)	1716200060	TOWN EAST CENTER LLC	1.15	\$ 7,140.00
1644-1692 E US HIGHWAY 60 (Lot 1)	1716200057	TOWN EAST CENTER LLC	2.40	\$ 434,140.00

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: P13:11 LLC, its Member

By: Curtis A. Jared
Curtis A. Jared, Manager

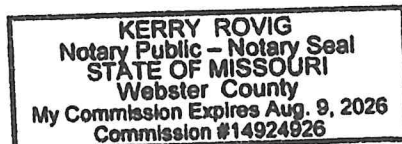
By: Lee B. Fraley
Lee B. Fraley, Manager

STATE OF MO)
COUNTY OF Greene) SS.

Before me personally appeared Curtis A. Jared and Lee B. Fraley, to me personally known to be the individuals described in and who executed the foregoing instrument on behalf of the entities described herein.

WITNESS my hand and official seal this 2 day of December, 2024.

[SEAL]



Kerry Rovig
Notary Public
Commission Expires: August 9, 2026

CLERK'S RECEIPT OF PETITION

This Amended Petition to Establish the Farm Road 93 Community Improvement District was accepted as in substantial compliance with RSMo. 67.1421 in the office of the City Clerk of Republic, Missouri on the ____ day of December 2024.

City Clerk

[SEAL]

EXHIBIT A

District Legal Description

Town East Description:

Tract I: All of Lot One (1), Town East, a Minor Subdivision in Republic, Greene County, Missouri, set forth in Plat Book AAA, Page 942, Greene County, Missouri.

Tract II: All of Lot Three (3), Town East, a Minor Subdivision in Republic, Greene County, Missouri, set forth in Plat Book AAA, Page 942, Greene County, Missouri.

Tract III: All of Lot Four (4), Town East, a Minor Subdivision in Republic, Greene County, Missouri, set forth in Plat Book AAA, Page 942, Greene County, Missouri.

Proposed Right-of-Way Description:

All that part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri for a variable with perpetual street right-of-way, being more particularly described as follows: Beginning at a point lying South 88°20'34" East, a distance of 10.00 feet from the Southeast corner of Lot One of Town East, a Minor Subdivision in the City of Republic, Greene County, Missouri as shown on the recorded plat thereof; thence, South 02°10'41" West, along and with the West right-of-way line of Oakwood Avenue, a distance of 60.00 feet; thence North 88°20'34" West, leaving said West line, a distance of 336.09 feet; thence, South 43°53'16" West, a distance of 315.35 feet; thence, South 46°06'44" East, a distance of 5.00 feet; thence, South 43°54'44" West, a distance of 174.25 feet; thence, South 34°24'24" West, a distance of 88.04 feet to the North line of Republic Commons Phase I, a subdivision in the City of Republic, Greene County, Missouri, per the recorded plat thereof; thence North 88°15' 01" West, along and with said North line, a distance of 107.31 feet to an existing iron pin; thence, North 43°54'44" East, a distance of 327.93 feet to an existing iron pin at the Southeasterly corner of Lot Four of Town East; thence North 43°56'04" East, along and with the Southeasterly line of said Lot Four, a distance of 196.95 feet to an existing iron pin at the Southeasterly corner of Lot Three of said Town East; thence, North 43°49'37" East, along and with the Southeasterly line of said Lot Three, a distance of 150.12 feet to an existing iron pin at the Southwest corner on Lot One of said Town East; thence, South 88°20'34" East, a distance of 363.20 feet to the POINT OF BEGINNING, containing 1.40 acres, more or less.

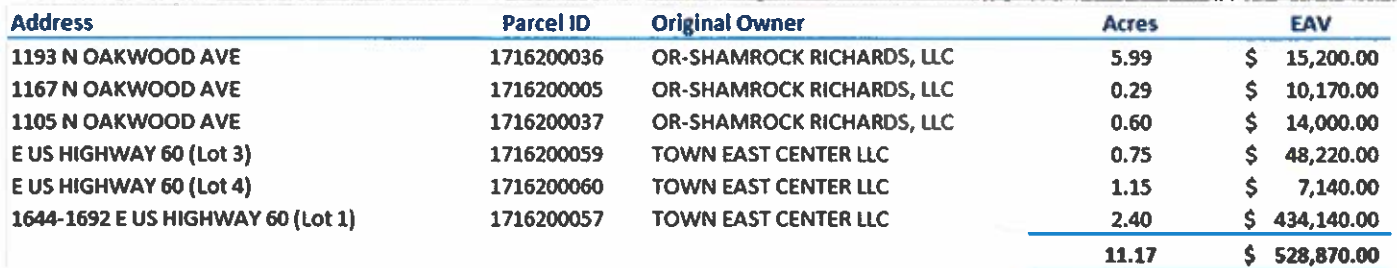
Shamrock Remainder Description:

All that part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri, being more particularly described as follows: Commencing at an existing iron pin the Southeast corner of Lot One of Town East, a minor subdivision as recorded in Plat Book "AAA" at Page 942 of the Greene County, Missouri Deed Records; thence, South 88°20'34" East, a distance of 10.00 feet to an existing iron pin on the West Right-of-way line of Oakwood Avenue; thence, South 02°10'40" West, along and with said West line, a distance of 60.00 feet to the POINT OF BEGINNING; thence, continue South 02°10'40" West, along and with said West line, a distance of 441.04 feet; thence, North 88°15'01" West, a distance of 705.12 feet to the Easterly line of proposed street; thence, along and with the Easterly and Southerly line of said proposed street, the following five (5) courses:

North 34°24'24" East, a distance of 88.04 feet; thence North 43°54'44" East, a distance of 174.25 feet; thence North 46°06'44" West, a distance of 5.00 feet; thence North 43°53'16" East, a distance of 315.35 feet; thence South 88°20'34" East, a distance of 336.09 feet

To the POINT OF BEGINNING, containing 5.35 acres, more or less, and being subject to easements, restrictions or rights-of-way, if any.

List of Owners of Real Property within District



Note: The parcels shown above reflect the records of the Greene County Assessor as of November 29, 2024. Town East Center LLC owns a portion (approximately 1.4 acres) of the parcel located at 1193 N. Oakwood Ave., but such ownership is not reflected in said real estate records.

EXHIBIT D
FIVE-YEAR PLAN

FIVE YEAR PLAN

FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT

DATED: SEPTEMBER 30, 2024

Submitted To: City of Republic, Missouri

From: The owner of record of more than fifty percent (50%) (a) by assessed value of all real property within the hereinafter described community improvement district, and (b) per capita of all owners of real property within the proposed Farm Road 93 Community Improvement District (the “Petitioner”)

Pursuant to Section 67.1421.2 of the Revised Statutes of Missouri, as amended, the following is a five-year plan for the proposed Farm Road 93 Community Improvement District, City of Republic, Missouri (the “District”), which contains the following: (a) a description of the purposes of the proposed District; (b) a summary of the services it will provide; (c) a description of the improvements it will make; and (d) an estimate of costs of the services and improvements to be incurred.

TABLE OF CONTENTS

- 1. Purpose of District**
- 2. Mission, Goals and Objectives**
- 3. Description of Improvements/Five-Year Plan**
- 4. Project Budget**

I. PURPOSE OF DISTRICT

The purpose of the proposed District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip certain public improvements within its boundaries, as further authorized by Section 67.1461 of the Revised Statutes of Missouri, as amended, to support business activity and economic development in the District and to provide services and activities as allowed under Section 67.1461 of the Revised Statutes of Missouri, as amended. The District will also impose certain funding mechanisms to finance and administer these improvements and services as provided under Sections 67.1401 et seq. of the Revised Statutes of Missouri, as amended (the “CID Act”).

Property proposed for inclusion in the Farm Road 93 Community Improvement District (the “CID”) is owned by OR-Shamrock Richards LLC. The property is in the City of Republic, Greene County, Missouri and is located at 703 North Farm Road 93, Republic, Missouri. The property owner or an affiliated entity will be acting as the developer (the “Developer”).

In general, the District is being formed: (a) to construct public improvements within the boundaries of the District as permitted by the CID Act, including but not limited to: (i) sidewalks, internal streets, internal traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements; and (ii) streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers; (b) to provide for professional fees, including without limitation engineering, legal and accounting, approvals, permits, inspections and other fees; and (c) to carry out any other powers set forth in sections 67.1401 to 67.1571 of the CID Act (the “Project”).

The Project will be funded from revenues generated by the District’s retailers not to exceed one percent retail sales and use tax (the “Sales Tax”) that is expected to be imposed in accordance with Section 67.1545 of the CID Act. The Project construction is anticipated to begin and be completed in January 2026.

The property owner has developed a plan for implementing the Project improvements utilizing a community improvement district. This five-year plan outlines the goals and objectives for the District, activities to achieve them, and is intended to be a working document that will be reviewed annually to maintain and fulfill the vision of the District.

II. MISSION, GOALS AND OBJECTIVES

MISSION

The mission of the District is to address infrastructure needs of a multi-tenant commercial development to improve business development opportunities through the implementation of coordinated infrastructure improvements that will benefit the community, business owners, residents, and visitors to the District.

GOALS AND OBJECTIVES

A. ORGANIZATIONAL GOAL

Provide for the effective administration and financial sustainability of the District to support the development and any complimentary activities.

1. OBJECTIVE:

- a. Create the District as a means to establish a financially sustainable funding base for project improvements to be implemented.
- b. Form and govern the District as provided in this Petition and in accordance with the Act and the Missouri Revised Statutes;
- c. Provide or cause to be provided for the benefit of the District, certain CID Projects as described in this Exhibit;
- d. Develop funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the the required expenses, costs and expenses of the District and to pay for the CID Projects in a manner provided in this Petition and as authorized by the Act;
- e. Provide for ongoing administrative activities (e.g. accounting, communications, reporting) as are required by the Act; and,
- f. Such other purposes as authorized or required by the Act.

B. COMMUNITY CHARACTER IMPROVEMENT GOAL

Enhance access and safety to the District and neighboring property as a place for residents, shoppers, and businesses to conduct business through construction of traffic circulation improvements.

1. OBJECTIVE:

- a. Address transportation access and safety conditions present within the District.
- b. Integrate design features into the development that encourage community-wide use.

III. Description of Improvements and Five-Year Plan

The District anticipates making the following improvements within its boundaries as part of the Project:

- the construction of public improvements within the boundaries of the District as permitted by the CID Act, including but not limited to: (i) sidewalks, internal streets, internal traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements; and
- all other costs necessary or incidental to plan, acquire, finance, develop, design and construct the connector road, including without limitation: (i) costs of all estimates, studies, surveys, plans, drawings, reports, tests, specifications and other preliminary investigations of engineers, appraisers, and surveyors; (ii) costs of acquisition, settlement and transfer of rights-of-way, easements, leases and other interests in real property; (iii) costs of clearing, excavation, earthwork, backfill and grading of land; site preparation; utility relocation; erosion, drainage and storm water control; storm sewers; and waterproofing; (iv) professional service costs for legal, accounting, financing, underwriting, costs of printing any notes, bonds or other obligations and any official statements relating thereto, costs of credit enhancement, if any, interest, capitalized interest, debt service reserves and the fees of any rating agency, placement fees, costs of issuance; and (v) costs of construction of any other public improvements described in Section 67.1461.1(16) of the Revised Statutes of Missouri, as amended.

Table 1

ESTIMATED CID PROJECT COSTS

Project Description	Cost Estimate
Utilities	\$ 200,000
Mobilization	\$ 50,000
Connecting Republic Commons to N. Oakwood Avenue (Roadway/Asphalt/Concrete/Curbs/Gutters)	\$ 1,500,000
Drainage Structures/Piping	\$ 50,000
Fencing/Buffer/Landscaping	\$ 50,000
Street Lighting/Monuments/Signage	\$ 75,000
Site Work - Soils, Rock, Topsoil	\$ 200,000
Right-of-Way Acquisition	\$ 125,000
Civil Engineering/Surveying	\$ 75,000
Legal and Professional Fees	\$ 50,000
Contingency	\$ 125,000
Total CID Project Cost Estimate	\$ 2,500,000

NOTE: Categories and amounts are for illustration purposes only and are not intended to establish limitations for any particular purpose. Savings in one budget category may be applied to additional costs incurred in other budget categories; provided however, the total amount may not exceed \$2,500,000.00 (exclusive of interest). The amount shown above excludes accrued interest on any obligations issued by the District to finance the CID Project.

Year	Activities
One	<ul style="list-style-type: none">• Establish District• Initial meeting of the board of directors to authorize imposition of sales tax• Election to impose sales tax• Project improvements initiated and completed
Two	<ul style="list-style-type: none">• Acceptance of project improvements upon completion• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports
Three	<ul style="list-style-type: none">• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports
Four	<ul style="list-style-type: none">• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports
Five	<ul style="list-style-type: none">• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports

IV. Budget

Revenues

It is anticipated the District will generate the following annual CID sales tax revenue to fund the Project.

Table 2

**Farm Road 93 Community Improvement District
Revenue Forecast Summary**

	Year	Taxable Sales Forecast	CID Sales Tax - 1%	Net Revenue	Cumulative Totals
1	2025	\$ 3,200,000	\$ 32,000	\$ 31,360	\$ 31,360
2	2026	6,370,400	63,704	62,430	\$ 93,790
3	2027	8,910,549	89,105	87,323	\$ 181,113
4	2028	9,106,581	91,066	89,244	\$ 270,358
5	2029	9,306,926	93,069	91,208	\$ 361,566
6	2030	9,399,995	94,000	92,120	\$ 453,686
7	2031	9,493,995	94,940	93,041	\$ 546,727
8	2032	9,588,935	95,889	93,972	\$ 640,698
9	2033	9,684,824	96,848	94,911	\$ 735,610
10	2034	9,781,672	97,817	95,860	\$ 831,470
11	2035	9,879,489	98,795	96,819	\$ 928,289
12	2036	9,978,284	99,783	97,787	\$ 1,026,076
13	2037	10,078,067	100,781	98,765	\$ 1,124,841
14	2038	10,178,848	101,788	99,753	\$ 1,224,594
15	2039	10,280,636	102,806	100,750	\$ 1,325,344
16	2040	10,383,442	103,834	101,758	\$ 1,427,102
17	2041	10,487,277	104,873	102,775	\$ 1,529,877
18	2042	10,592,150	105,921	103,803	\$ 1,633,680
19	2043	10,698,071	106,981	104,841	\$ 1,738,521
20	2044	10,805,052	108,051	105,890	\$ 1,844,411
21	2045	10,913,102	109,131	106,948	\$ 1,951,359
22	2046	11,022,233	110,222	108,018	\$ 2,059,377
23	2047	11,132,456	111,325	109,098	\$ 2,168,475
24	2048	11,243,780	112,438	110,189	\$ 2,278,664
25	2049	11,356,218	113,562	111,291	\$ 2,389,955
26	2050	11,469,780	114,698	112,404	\$ 2,502,359
27	2051	11,584,478	115,845	113,528	\$ 2,615,887

Note: Net revenues equal one percent sales tax, less the 2% timely discount. The Missouri Department of Revenue ("MODOR") may retain a collection fee, however to date, the MODOR has not chosen to keep a collection fee, this is subject to change.

Expenditures

It is anticipated the District will incur CID Project costs of \$2,500,000, as outlined in Table 1. The CID sales tax revenues appear adequate to repay the CID Project costs over approximately 27 years, dependent upon the economy and District retailer performance and are provided in Table 2.

[illegible]