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February 22, 2022

VIA ELECTRONIC MAIL

Ms. Ann Houska
City Clerk
City of DeSoto
17 Boyd Street
DeSoto, Missouri 63020

Ms. Maggie Kost
Director
Missouri Department of Economic Development
301 West High Street, Suite 680
Jefferson City, Missouri 65101

Re: Auto Plaza Community Improvement District

Dear Ms. Houska and Ms. Kost:

Pursuant to Section 67.1471.4 of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, enclosed is the Annual Report for the above-referenced District for fiscal year ending October 31, 2021.

The City is required to make this report a part of its official records and cause it “to be spread upon the records of the City.”

Please do not hesitate to contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Shannon W. Creighton", with a stylized flourish at the end.

Shannon W. Creighton

SWC:etm
Enclosure

**AUTO PLAZA
COMMUNITY IMPROVEMENT DISTRICT**

**ANNUAL REPORT
FISCAL YEAR ENDED OCTOBER 31, 2021**

Submitted to

DeSoto, Missouri

and the

Missouri Department of Economic Development

February 22, 2022

Prepared by:

Gilmore & Bell, P.C.,
St. Louis, Missouri

AUTO PLAZA COMMUNITY IMPROVEMENT DISTRICT

BACKGROUND

The Auto Plaza Community Improvement District (the “District”) is a community improvement district that was created on November 20, 2017 pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo., as amended (the “CID Act”).

PROJECT FINANCING

On November 20, 2017, the District entered into a Cooperative Agreement with the City of DeSoto, Auto Plaza Holdings, L.L.C. (“Auto Plaza Holdings”), and C.N.D. Equipment, L.L.C. (“C.N.D. Equipment” and, collectively with Auto Plaza Holdings, the “Developer”). The Developer agreed to design and construct the District Project on behalf of the District and to advance all costs and expenses necessary therefor plus all costs relating to the formation and operation of the District.

On April 3, 2019, the District issued a Promissory Note to C.N.D. Equipment in the aggregate principal amount of \$711,143.60 (the “Note”) to evidence the right of the Developer to receive reimbursement for costs advanced pursuant to the Cooperative Agreement.

REVENUE SOURCES

On December 12, 2017, the Board of Directors of the District authorized the imposition of a one percent (1.0%) sales tax on all retail sales made within the District (the “CID Sales Tax”). The CID Sales Tax was approved by the qualified voters of the District at an election held on December 12, 2017. The CID Sales Tax began on April 1, 2018 and will remain in place for up to thirty-five (35) years.

REVENUE/EXPENDITURES

Attached as **Exhibit A** is an Independent Accountant’s Compilation Report showing revenues and expenses for the fiscal year ended October 31, 2021.

GOVERNANCE STRUCTURE

The five members of the Board of Directors are appointed by the Mayor and the City Council of the City. Attached as **Exhibit B** is a copy of all written resolutions approved by the Board of Directors during the fiscal year ended October 31, 2021.

DISTRICT ADMINISTRATOR / GENERAL COUNSEL

Gilmore & Bell, P.C.

EXHIBIT A
REVENUES AND EXPENSES

Auto Plaza Community Improvement District
Unaudited Financial Statement for Fiscal Year Ended October 31, 2021

2021
Year-to-Date

Collections

Sales Tax Revenue	\$	23,280.81
Developer Contribution		
Interest		11.31
		11.31
 Total Collections		23,292.12

Disbursements

Legal Fees		4,057.10
Trustee Fees		-
Audit Fees		2,100.00
Formation Costs		-
Project Costs		-
Insurance		799.00
Bank Fees		-
Debt Service		
Interest/Principal Payments		18,461.84
		18,461.84
 Total Disbursements		25,417.94
 Increase (decrease) in cash		(2,125.82)
Cash balance at beginning of period		4,460.27
 Cash balance at end of period	\$	2,334.45

EXHIBIT B
RESOLUTIONS

RESOLUTION NO. 2021-1

A RESOLUTION APPOINTING OFFICERS OF THE DISTRICT.

WHEREAS, the Auto Plaza Community Improvement District (the "District") is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"); and

WHEREAS, the District's Bylaws require the District's Board of Directors to appoint annually a chairman, vice chairman, treasurer, assistant treasurer, secretary, assistant secretary and such other officers as may be deemed appropriate.

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

Section 1. The following individuals are hereby named as officers of the District:

<u>Name</u>	<u>Office</u>
Todd Melkus	Chairman
Nadir Djavaheerian	Vice Chairman
Tasha Dennis	Treasurer
Ann Houska	Secretary
Margaret Djavaheerian	Assistant Secretary

Section 2. Each officer of the district shall exercise those powers and perform those duties as set forth in the Bylaws of the District.

Section 3. All actions heretofore taken by the officers, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed. The officers, agents and employees of the District are hereby authorized and directed to take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the transaction contemplated by this Resolution.

Section 4. 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 the 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 5. This Resolution shall be in full force and effect from and after its passage by the Board of Directors of the District.

PASSED this October 5, 2021.

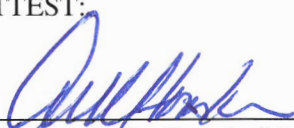


Chairman of the Board of Directors

(SEAL)



ATTEST:



Secretary of the Board of Directors



RESOLUTION NO. 2021-2

A RESOLUTION ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR ENDING OCTOBER 31, 2021 AND A BUDGET FOR THE FISCAL YEAR ENDING OCTOBER 31, 2022.

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision to prepare an annual budget; and

WHEREAS, on October 26, 2020, the Board of Directors of the Auto Plaza Community Improvement District (the "District") adopted a budget for the District's fiscal year ending October 31, 2021 (the "2021 Budget"); and

WHEREAS, the Board of Directors hereby finds and determines that it is necessary to amend the 2021 Budget (the "Amended 2021 Budget") and adopt a budget for the District's fiscal year ending October 31, 2022 (the "2022 Budget" and, together with the Amended 2021 Budget, the "Budgets");

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

Section 1. The Board of Directors of the District hereby adopts the amended budget for the fiscal year ending on October 31, 2021 and a budget for the fiscal year ending on October 31, 2022, a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. The amounts set forth on the Budgets are hereby appropriated for the purposes set forth therein for the respective fiscal year.

Section 3. All actions heretofore taken by the officers, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed. The officers, 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, and to carry out, comply with and perform the duties of the District with respect to the transaction contemplated by this Resolution.

Section 4. 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 the 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 5. This Resolution shall be in full force and effect after its passage by the Board of Directors of the District.

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PASSED this October 5, 2021.



Chairman of the Board of Directors

(SEAL)

ATTEST:

Secretary of the Board of Directors



EXHIBIT A

AMENDED BUDGET FOR THE FISCAL YEAR ENDING OCTOBER 31, 2021 AND A
BUDGET FOR THE FISCAL YEAR ENDING OCTOBER 31, 2022.

**AUTO PLAZA
COMMUNITY IMPROVEMENT DISTRICT**

**AMENDED BUDGET FOR
FISCAL YEAR ENDING
OCTOBER 31, 2021**

AND

**BUDGET FOR
FISCAL YEAR ENDING
OCTOBER 31, 2022**

BUDGET MESSAGE

BACKGROUND

The Auto Plaza Community Improvement District (the “District”) is a community improvement district that was created in 2017 pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo., as amended (the “CID Act”). The District encompasses approximately 11 acres located near the intersection of Highway 21, Clark Avenue and Highway Y in DeSoto, Missouri.

BOARD OF DIRECTORS

Todd Melkus, Chairman and Director
Nadir Djavaheerian, Vice Chairman and Director
Tasha Dennis, Treasurer and Director
Ann Houska, Secretary and Director
Margaret Djavaheerian, Assistant Secretary and Director

REVENUE SOURCES

On December 12, 2017, the Board of Directors of the District authorized the imposition of a one percent (1.0%) sales tax on all retail sales made within the District (the “CID Sales Tax”). The CID Sales Tax was approved by the qualified voters of the District at an election held on December 12, 2017. The CID Sales Tax began on April 1, 2018 and will remain in place for up to thirty-five (35) years.

The District anticipates that the CID Sales Tax will generate \$20,000 in revenue during the fiscal year ending October 31, 2022.

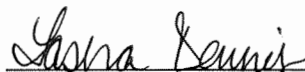
EXPLANATION OF FUNDS AND BUDGET SUMMARY

- Total estimated revenue of \$20,000
- Total estimated disbursements of \$20,010

BUDGET PERIOD

This budget relates to the periods (1) beginning November 1, 2020 and ending October 31, 2021, and (2) beginning November 1, 2021 and ending October 31, 2022.

Respectfully Submitted,



Treasurer

Auto Plaza Community Improvement District Fiscal Year Comparison

	2020 Actual	2021 Year-to-Date*	2021 Original	2021 Amended	2021 YTD Budget vs. Amended	2022 Budget
Collections						
Sales Tax Revenue	\$ 18,669.81	\$ 17,048.79	\$ 20,000.00	\$ 20,458.55	\$ (3,409.76)	\$ 20,000.00
Developer Contribution			-	-	-	-
Interest	80.35	6.69	80.00	8.92	(2.23)	10.00
Total Collections	<u>18,750.16</u>	<u>17,055.48</u>	<u>20,080.00</u>	<u>20,467.47</u>	<u>(3,411.99)</u>	<u>20,010.00</u>
Disbursements						
Legal Fees	6,167.28	4,057.10	4,000.00	4,057.10	-	4,000.00
Trustee Fees	-	-	-	-	-	-
Audit Fees	2,000.00	2,100.00	2,100.00	2,100.00	-	2,200.00
Formation Costs	-	-	-	-	-	-
Project Costs	-	-	-	-	-	-
Insurance	1,551.35	799.00	800.00	799.00	-	800.00
Bank Fees	-	-	-	-	-	-
Debt Service						
Interest/Principal Payments	23,600.00	14,559.65	17,000.00	17,971.64	(3,411.99)	13,010.00
Total Disbursements	<u>33,318.63</u>	<u>21,515.75</u>	<u>23,900.00</u>	<u>24,927.74</u>	<u>(3,411.99)</u>	<u>20,010.00</u>
Increase (decrease) in cash	<u>(14,568.47)</u>	<u>(4,460.27)</u>	<u>(3,820.00)</u>	<u>(4,460.27)</u>	<u>0.00</u>	<u>-</u>
Cash balance at beginning of period	<u>19,028.74</u>	<u>4,460.27</u>	<u>4,459.75</u>	<u>4,460.27</u>	<u>-</u>	<u>-</u>
Cash balance at end of period	<u><u>\$ 4,460.27</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 639.75</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

* As of 8/31/2021