

Frankie Martin's Garden Community Improvement District Annual Report

12/31/2022 Fiscal Year

Section 1:

1. Name of CID: Frankie Martin's Garden CID
2. Name of Municipality: Cottleville, Missouri
3. Report Period: 1/1/2022 to 12/31/2022
4. Name of Person Preparing this Report: Scott Riley
5. Contact Information for Municipality
 - Responsible Department: City Clerk
 - Contact Person: Amy Lewis, City Clerk
 - Phone: 636-498-6565
 - Fax: 636-498-6575
 - Email: amy.lewis@cityofcottleville.com
6. Contact Information for CID
 - Chief Officer of the Board of Directors: Larry Chapman
 - Phone: 314-370-6801
 - Email: Lchapman@seneca-cre.com
7. Names of the Members of the Board of Directors:
 - Larry Chapman
 - Jeff Kolb
 - Tom Mohan
 - Mike Reiter
 - Rich Francis
8. Date of Most Recent Board of Directors Meeting: 2/25/2022
9. Original Date of Establishment of CID: December 2021
10. CID Establishing Ordinance: #1973 (Cottleville, MO)

Section 2

1. Purpose: The District was formed to finance the construction or provision of certain services or public improvements pursuant to the CID Act for the benefit of the real property in order to facilitate the establishment of the Frankie Martin's Garden. These improvements and services include the following: (a) Demolition, removal, construction, reconstruction, installation, repair, maintenance and/or equipping of any existing or new buildings, structures or related site improvements within the District as permitted by the CID Act, including, but not limited to, entertainment stages, event facilities, pergolas, pavilions, decks, patios and canopies; (b) Construction of new public works or infrastructure or upgrades and repair of existing public works or infrastructure, including any utility infrastructure (electric, water, storm and sanitary sewer systems, natural gas or telecommunications); (c) Parking lots and other parking improvements, including designated parking spaces specifically designed for cars/trucks, golf carts and food trucks; (d) Street and access road improvements, facility gates, traffic control systems, curbing, sidewalks, alleys or other similar public infrastructure as may be required by the

City or other public entity; (e) Landscaping, including trees, plantings and lawns, hardscaping, pedestrian plazas and lighting; (f) Facility signage (roadway and monument); (g) Acquisition of interests in real property to the extent necessary to carry out project improvements; (h) Employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including, but not limited to security personnel and security services, maintenance services, advertising, or assistance to attract further investment within the District; (i) the provision of managerial, engineering, legal, technical, clerical, accounting or other assistance in connection with the improvements.

Section 3

1. The CID is established as a political subdivision
2. The total CID revenues for the 1/1/2022 through 12/31/2022 period are as follows:
 - CID Sales Tax - \$0
 - CID Use Tax - \$0
 - Total Revenues - \$0

The District imposed its CID sales and use tax with an effective date of January 1, 2023, so no revenues were received by the District in the 1/1/2022 through 12/31/2022 period.

3. List of CID expenditures for the 1/1/2022 through 12/31/2022 period:
 - Total CID Expenditures - \$0

The District will begin to make expenditures as it receives revenues in 2023. Such expenditures will include the payment of professional fees and other charges related to the administration of the District and debt service payments related to the District's issued and outstanding "Frankie Martin's Garden Community Improvement District, Taxable Sales Tax Revenue Note, Series 2022."