

RESOLUTION NO. 21-002

**A RESOLUTION OF THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT CONFIRMING AND
APPROVING THE PAYMENT OF OPERATING COSTS IN THE
TOTAL AMOUNT OF \$13,826.50; AND AUTHORIZING
CERTAIN ACTIONS IN CONNECTION THEREWITH**

WHEREAS, on October 18, 2016, 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 Board of Aldermen of the City of Eureka, Missouri (the "*City*") adopted Ordinance No. 2394 (the "*Ordinance*"), establishing The Arbors of Rockwood Community Improvement District (the "*District*") as a political subdivision of the State of Missouri; and

WHEREAS, on February 22, 2017, the District's Board of Directors adopted Resolution No. 17-005, which authorized the District to levy a special assessment against the real property within the boundaries of the District (the "*CID Special Assessment*") pursuant to the CID Act; and

WHEREAS, pursuant to the Ordinance and the CID Act, the purpose of the CID Special Assessment is to fund certain public improvements within the boundaries of the District (the "*CID Project*") as set forth in the Ordinance; and

WHEREAS, on February 22, 2017, the Board of Directors of the District adopted Resolution No. 17-004, approving and authorizing the execution of a Development Agreement (the "*Agreement*") among the District, the City and Brewster Road, LLC (the "*Developer*"), to provide the process by which the District will reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Agreement) and to provide assurances to the City regarding the implementation of the CID Project; and

WHEREAS, the District has incurred Operating Costs, as defined in the Agreement, and the Board of Directors of the District desires to confirm and approve the payment of said Operating Costs in accordance with the Agreement and the CID Act.

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

Section 1. Confirmation and Approval of Payment of Operating Costs. The District's Board of Directors hereby confirms and approves the payment of Operating Costs in the total amount of \$13,826.50 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. District Officers to Execute Resolution. The Chair or Vice 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 the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 3. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, 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 4. 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 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 23rd day of June, 2021.

I, the undersigned, Chair of The Arbors of Rockwood 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 June 23, 2021.



**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**



Chair, Board of Directors
KEVIN M. COFFEY

WITNESS my hand and official seal this 23rd day of June, 2021.

ATTEST:



Assistant Secretary, Board of Directors

Exhibit A
The Arbors of Rockwood CID
Operating Costs Summary

Date	Vendor	Invoice Number	Amount
8/31/2020	Armstrong Teasdale LLP	2575431	\$ 3,610.50
6/29/2020	Husch Blackwell	2872506	\$ 228.00
7/31/2020	Husch Blackwell	2884615	\$ 912.00
12/1/2020	MOPERM	140484	\$ 1,296.00
3/15/2021	Development Dynamics, LLC	2021-2785	\$ 6,500.00
3/31/2021	Armstrong Teasdale LLP	2657165	\$ 172.00
5/28/2021	Armstrong Teasdale LLP	2683610	\$ 1,108.00
Total:			\$ 13,826.50



**Armstrong
Teasdale**

7700 Forsyth Boulevard, Suite 1800
St. Louis, MO 63105
Phone: 314.621.5070
Fed ID: 43-1274026

*Contact us with question or concerns
Accountinginfo@ArmstrongTeasdale.com or 314.719.8270*

Attn: Laura Lashley
c/o Arbors of Rockwood CID
Development Dynamics
1001 Boardwalk Springs Pl, #50
O'Fallon, MO 63368-4151

August 31, 2020
Invoice No. 2575431
File No. 10507

SUMMARY OF INVOICE

For Professional Services through JULY 31, 2020

MATTER	MATTER NAME	FEEs	DISBURSEMENTS	TOTAL
18	Arbors of Rockwood CID	3,610.50	0.00	3,610.50

TOTAL AMOUNT DUE: 3,610.50

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (816) 983-8000, Federal ID No. 26-1688286

McBride Arbors of Rockwood, LLC
16091 Swingley Ridge Rd.
Suite 300
Chesterfield, MO 63017

PAYMENT DUE UPON RECEIPT

Date: June 29, 2020
Invoice No. 2872506

*Release from
The Arbors of
Rockwood Acct.
P.L.*

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through May 31, 2020
(See attached pages for detail)

Our Reference No. 0527822-0000001

Subdivision

Total Professional Services.....	\$	228.00
Total Disbursements and Other Charges	\$	0.00
Total Amount this Invoice.....	\$	228.00

CONFIDENTIAL INFORMATION PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (816) 983-8000, Federal ID No. 26-1688285

McBride Arbors of Rockwood, LLC
16091 Swingley Ridge Rd.
Suite 300
Chesterfield, MO 63017

PAYMENT DUE UPON RECEIPT

Date: June 29, 2020
Invoice No. 2872506

For Professional Services Rendered and Costs Advanced Through May 31, 2020

Our Reference No. 0527822-0000001

Subdivision

Date	Professional Services	Hours	Amount
04/09/20	Telephone call regarding note issuance issues D. Richardson	0.20	\$114.00
05/22/20	Telephone call with Dave Herdlick regarding CID note and tax issues D. Richardson	0.20	\$114.00
	Total Hours and Fees	<u>0.40</u>	<u>\$ 228.00</u>
	Total Professional Services		<u>\$ 228.00</u>
	Current Invoice Due		<u>\$ 228.00</u>

CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (S16) 983-8000, Federal ID No. 26-1688286

Our Reference No. 0527822-0000001

PAYMENT DUE UPON RECEIPT

Subdivision

Date: June 29, 2020
Invoice No. 2872506

For Professional Services Rendered and Costs Advanced Through May 31, 2020

Total Professional Services	\$	228.00
Total Disbursements and Other Charges	\$	0.00
Total Current Invoice	\$	228.00

THIS INVOICE IS PAYABLE UPON RECEIPT. PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE.

(Please reference your client and/or invoice number when submitting payment. Thank you!)

For wire transfer instructions, please email:
ARInfo@huschblackwell.com

Mail Payments to:
Husch Blackwell LLP
P.O. Box 790379
SAINT LOUIS, MO 63179

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (816) 983-8000, Federal ID No. 26-1688286

McBride Arbors of Rockwood, LLC
16091 Swingley Ridge Rd.
Suite 300
Chesterfield, MO 63017

C/D

PAYMENT DUE UPON RECEIPT

Date: July 31, 2020
Invoice No. 2884615

*Release from
The Arbors of Rockwood
Acct.
PJ Ahly*

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through June 30, 2020
(See attached pages for detail)

Our Reference No. 0527822-0000001

Subdivision

Total Professional Services.....	\$	912.00
Total Disbursements and Other Charges	\$	0.00
Total Amount this Invoice.....	\$	912.00

[Handwritten signature/initials over the total amount]

CONFIDENTIAL INFORMATION PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (816) 983-8000, Federal ID No. 26-1688286

McBride Arbors of Rockwood, LLC
16091 Swingley Ridge Rd.
Suite 300
Chesterfield, MO 63017

PAYMENT DUE UPON RECEIPT

Date: July 31, 2020
Invoice No. 2884615

For Professional Services Rendered and Costs Advanced Through June 30, 2020

Our Reference No. 0527822-0000001

Subdivision

Date	Professional Services	Hours	Amount
06/23/20	Review documents prepared by Development Dynamics in connection with Arbors of Rockwood Community Improvement District; follow up correspondence with Laura Lashley P. Eckelkamp	0.90	\$342.00
06/24/20	Follow up with McBride and Development Dynamics regarding upcoming Annual Meeting P. Eckelkamp	0.30	\$114.00
06/24/20	Participate in CID meeting; follow up with Jeannie Aumiller regarding CID D. Richardson	0.80	\$456.00
	Total Hours and Fees	<u>2.00</u>	<u>\$ 912.00</u>
	Total Professional Services		<u>\$ 912.00</u>
	Current Invoice Due		<u>\$ 912.00</u>

**CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE**



INVOICE

MISSOURI PUBLIC ENTITY RISK MANAGEMENT FUND

3425 Constitution Court, 3rd Floor
P.O. Box 7110
Jefferson City MO 65102
(888) 566-7376 Fax (573) 751-8276

Date 12-1-2020	Invoice Number 140484
Account Number 4685	Policy Number LP-4685-202101

Invoice To:

THE ARBORS OF ROCKWOOD CID
C/O DEVELOPMENT DYNAMICS
1001 BOARDWALK SPRINGS PL STE 50
O'FALLON MO 63368

Policy Term: January 1, 2021 to January 1, 2022

TERMS DUE UPON RECEIPT
PLEASE REMIT PAYMENT TO:
MOPERM
3425 Constitution Court, 3rd Floor
P.O. Box 7110
Jefferson City MO 65102

	Description	Amount
	Cyber & Information Breach Coverage	\$96.00
	Liability	\$1,200.00
	TOTAL AMOUNT DUE	\$1,296.00

**DEVELOPMENT
DYNAMICS**

1001 Boardwalk Springs Place
Suite 50
O'Fallon, MO 63368-4151

Invoice No.

2021-2785

INVOICE

Customer The Arbors of Rockwood Community Improvement District

Name c/o Development Dynamics LLC
Address 1001 Boardwalk Springs Place, Suite 50
City O'Fallon State MO ZIP 63368-4151
Phone 636-561-8602

Billing Info.

Date 3/15/2021
Due

Date	Description	Hourly Rate	Hours	Total Due
3/15/2021	Performance of ongoing functions incidental to the operation of the District, including; preparation and monitoring of filings with state offices and agencies, review of reports associated with district revenue sources, monthly reconciliation of fund and account statements, accuracy checks of transactions, records maintenance (i.e., meeting preparation/agenda, minutes, resolutions, coordination with Board/other agents), expenditure processing, net proceeds transfers, budget monitoring, compliance efforts for District filings with city and state agencies, District business function/records responses, roster maintenance of businesses operating within the District, and ongoing District operational tasks. Services for Fiscal Year 2021			\$ 6,500.00
TOTAL DUE				\$ 6,500.00

Please make checks payable to: **DEVELOPMENT DYNAMICS LLC**
1001 Boardwalk Springs Place
Suite #50
O'Fallon, MO 63368-4151

Billing questions may be directed to Laura Lashley at 636.561.8602 or Pat Nasi.
Fax number is 636.561.8605.
Federal. Tax ID 20-0179638

Thank you
for your
business!



**Armstrong
Teasdale**

7700 Forsyth Boulevard, Suite 1800
St. Louis, MO 63105
Phone: 314.621.5070
Fed ID: 43-1274026

*Contact us with question or concerns
Accountinginfo@atlp.com or 314.719.8270*

Attn: Laura Lashley
c/o Arbors of Rockwood CID
Development Dynamics
1001 Boardwalk Springs Pl, #50
O'Fallon, MO 63368-4151

March 31, 2021
Invoice No. 2657165
File No. 10507

SUMMARY OF INVOICE

For Professional Services through FEBRUARY 28, 2021

MATTER	MATTER NAME	FEES	DISBURSEMENTS	TOTAL
18	Arbors of Rockwood CID	172.00	0.00	172.00

TOTAL AMOUNT DUE: 172.00



**Armstrong
Teasdale**

7700 Forsyth Boulevard, Suite 1800
St. Louis, MO 63105
Phone: 314.621.5070
Fed ID: 43-1274026

*Contact us with question or concerns
Accountinginfo@atlp.com or 314.719.8270*

Attn: Laura Lashley
c/o Arbors of Rockwood CID
Development Dynamics
1001 Boardwalk Springs Pl, #50
O'Fallon, MO 63368-4151

May 28, 2021
Invoice No. 2683610
File No. 10507

SUMMARY OF INVOICE

For Professional Services through APRIL 30, 2021

MATTER	MATTER NAME	FEES	DISBURSEMENTS	TOTAL
18	Arbors of Rockwood CID	1,108.00	0.00	1,108.00
TOTAL AMOUNT DUE:				1,108.00