

RESOLUTION NO. 24-02

A RESOLUTION OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE DISTRICT TO LEVY THE ANNUAL INSTALLMENT OF THE SPECIAL ASSESSMENT AUTHORIZED BY RESOLUTION NO. 16-003; APPROVING THE SPECIAL ASSESSMENT TAX ROLL FOR THE YEAR ENDING DECEMBER 31, 2024; AUTHORIZING AND DIRECTING A COPY OF THIS RESOLUTION TO BE FILED WITH THE CITY OF ST. LOUIS, MISSOURI; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

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***"), a Petition for the Creation of a Community Improvement District (the "***Creation Petition***") was submitted on May 13, 2016, to the City of St. Louis, Missouri (the "***City***") ; and

WHEREAS, following a public hearing, the City adopted Ordinance No. 70322 on June 30, 2016, which became effective on August 14, 2016, (the "***Ordinance***"), establishing the East Loop Community Improvement District (the "***District***") and authorizing the District to impose a special assessment to be levied against certain real property within the District; and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the District may consider a petition for the imposition of a special assessment filed by petitioners who are owners of record of (a) more than fifty percent (50%) of the assessed value of all real property within the District, and (b) more than fifty percent (50%) per capita of all real property within the District (the "***Requisite Property Owners***"); and

WHEREAS, the Requisite Property Owners filed a Petition for Special Assessments (the "***Special Assessments Petition***") as an exhibit to the Creation Petition, and the Creation Petition, along with a certified copy of the Ordinance, was forwarded to the Board of Directors of the District by the City Register on July 20, 2016; and

WHEREAS, on August 23, 2016, the Board of Directors of the District approved Resolution No. 16-003 (the "***Assessment Resolution***") levying special assessments (the "***Special Assessments***") against certain real property within the District pursuant to the terms of the Special Assessments Petition; and

WHEREAS, pursuant to the Assessment Resolution, the District has determined if any changes in classification or in the amount of square feet of improvements have occurred with respect to each tract, lot or parcel of real property within the District and has prepared a Special Assessment Tax Roll for the current calendar year; and

WHEREAS, the Assessment Resolution provides that, on or before September 1 of each calendar year, the District shall file or cause to be filed a certified copy of the resolution approving the Special Assessment Tax Roll for such calendar year with the Office of the Assessor of the City of St. Louis, Missouri, who will cause the Office of the Collector of Revenue of the City of St. Louis, Missouri, to include the Special Assessments on the tax notices beginning with those due on or before December 31 of such calendar year; and

WHEREAS, the Board of Directors of the District desires to levy the annual installment of the Special Assessments and to approve the Special Assessment Tax Roll for the year ending December 31, 2024.

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

Section 1. Levy of the Annual Installment of the Special Assessments. The Board of Directors of the District hereby levies the annual installment of the Special Assessments for the current calendar year against each tract, lot or parcel of real property within the District at the rates and based upon the classifications set forth in the Assessment Resolution. The Special Assessments shall be levied for the purposes set forth in the Assessment Resolution and in accordance with the procedure set forth in the Assessment Resolution.

Section 2. Approval of Special Assessment Tax Roll for 2024. The Board of Directors hereby approves the Special Assessment Tax Roll for the year ending December 31, 2024, as substantially set forth on **Exhibit A**, attached hereto and incorporated herein by reference and final review by the District’s Executive Director.

Section 3. Notice of Special Assessment Tax Roll to City Assessor. The Board of Directors of the District hereby directs the Executive Director of the District, or her designee, to file or cause to be filed a certified copy of this Resolution with the Office of the Assessor of the City of St. Louis, Missouri, who will cause the Office of the Collector of Revenue of the City of St. Louis, Missouri, to include the Special Assessments on the tax notices due on or before December 31, 2024.

Section 4. Adjustments to Special Assessment Tax Roll. An owner of any tract, lot or parcel of real property claiming that a calculation error has been made in the amount of the Special Assessments to be collected from such owner’s tract, lot or parcel or in any other calculation made by the District pursuant to the terms hereof shall send a written notice describing the error to the District (or such other entity as may be designated by the District to hear such claims) not later than 30 days after the due date (and if such date is after the due date, only after having paid the amount in dispute) of the Special Assessment Tax Roll which is alleged to have been calculated incorrectly or within 30 days of receiving notice of any other calculation, prior to seeking any other remedy. The District or the designee of the District shall promptly review the notice, and if necessary, meet with the owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. If the District determines that a calculation error has been made that requires the Special Assessment Tax Roll to be modified or changed in favor of the owner, a cash refund may not be made (except for the final year during which the Special Assessment Tax Roll shall be collected), but an adjustment may be made in the amount of the Special Assessments to be paid in the following year, as determined by the District. The decision of the District regarding an error in the calculation of a Special Assessment Tax Roll or any other calculation shall be conclusive as long as there is a reasonable basis for the determination of the District.

Section 5. Records of the District. The Board of Directors of the District hereby directs the Secretary of the District, or his or her designee, to maintain a record of all amounts paid by or on behalf of the owners of each tract, lot or parcel of real property within the District.

Section 6. 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, and to carry out, comply with and perform the duties of the District with respect to the Resolution.

Section 7. 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 8. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 9. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 18th day of June 2024.

I, the undersigned, Chair of the East Loop 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 18th, 2024.



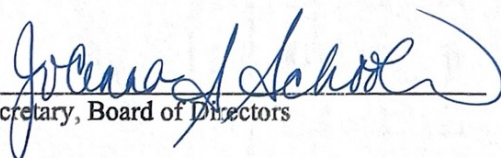
EAST LOOP COMMUNITY IMPROVEMENT DISTRICT



Chair, Board of Directors

WITNESS my hand and official seal this 18th day of June 2024.

ATTEST:



Secretary, Board of Directors

EXHIBIT A
SPECIAL ASSESSMENT TAX ROLL

(Attached hereto.)