

**SUNSHINE TOWNE CENTRE
COMMUNITY IMPROVEMENT DISTRICT**

Notice of Open Meeting

Notice is hereby given that a meeting of the Sunshine Towne Centre Community Improvement District (the “*District*”) will be held on Tuesday, April 23, 2024, at 10:00 a.m. at the offices of Development Dynamics, LLC, 2897 Highway K, Suite 210, O’Fallon, Missouri 63368. Those wishing to participate via teleconference may dial toll free 1-877-309-2073, then enter access code 625-648-805#.

The tentative agenda of this meeting includes:

- 1. OPENING**
- 2. PUBLIC COMMENTS**
- 3. NEW BUSINESS**
 - A. OATH OF OFFICE OF DIRECTORS
 - B. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE FIRST ACTIONS OF THE DISTRICT; APPOINTING OFFICERS AND AGENTS OF THE DISTRICT; APPOINTING GENERAL COUNSEL OF THE DISTRICT; DEFINING THE FIRST AND SUBSEQUENT FISCAL YEARS OF THE DISTRICT; ADOPTING A CORPORATE SEAL; ADOPTING BYLAWS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - C. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPOINTING CUSTODIAN OF RECORDS AND STATING INTENT OF COMPLIANCE WITH CHAPTER 610 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED
 - D. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR ADMINISTRATIVE SERVICES BETWEEN THE DISTRICT AND DEVELOPMENT DYNAMICS, LLC; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - E. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING CERTAIN OFFICERS OR AGENTS OF THE DISTRICT TO ESTABLISH A BANK ACCOUNT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - F. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISTRICT’S BIDDING AND CONTRACTING GUIDELINES IN ACCORDANCE WITH MISSOURI LAW, INCLUDING WITHOUT LIMITATION THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

- G. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2024 AND FISCAL YEAR ENDING JUNE 30, 2025 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF SPRINGFIELD, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- H. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT BY AND AMONG THE CITY OF SPRINGFIELD, MISSOURI, THE DISTRICT AND SPRINGFIELD WEST PARTNERS LLC; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- I. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPROVING A COMPLIANCE REPORTING POLICY; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- J. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING A SALES AND USE TAX AT THE RATE OF ONE PERCENT (1%) UPON RETAIL SALES LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT; DIRECTING AN ELECTION THEREFOR; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- K. A RESOLUTION OF THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT APPROVING A CERTIFICATE OF REIMBURSABLE PROJECT COSTS NO. 1; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- L. DISCUSSION REGARDING DIRECTORS AND OFFICERS LIABILITY INSURANCE

4. OTHER NEW BUSINESS

5. ADJOURNMENT

NOTE: Pursuant to Section 610.021(1) and/or (2) of the Revised Statutes of Missouri, as amended, the tentative agenda includes a closed meeting of the Board of Directors to discuss legal actions, causes of action or litigation involving the District and any confidential or privileged communications between the District or its representatives and its attorneys and/or to discuss the leasing, purchase or sale of real estate.

Representatives of the news media may obtain copies of this notice by contacting: Development Dynamics LLC, 2897 Highway K, Suite 210, O'Fallon, MO 63368, (636) 561-2001. Persons with disabilities wishing to attend can contact Charlotte Dixson at (636) 561-8602 or through Relay Missouri at (800) 735-2966 (TTY/ASCII) or (800) 735-2466 (Voice), or by mail at the above address prior to the meeting if accommodations need to be made.

Posted: April 16, 2024 @ 10:00am
(Date & time)

Posted by: Charlotte Dixson/District Analyst
(Name & Title)