



Board of Aldermen Request for Action

MEETING DATE: 10/7/2025

DEPARTMENT: Administration

AGENDA ITEM: Resolution 1515 – Assignment of CID Board of Director Successor

REQUESTED BOARD ACTION

Motion to approve Resolution 1515, consenting to the appointment of Director for the Governance of the Smithville Commons Community Improvement District.

SUMMARY

The Smithville Commons Redevelopment Area Tax Increment Financing (TIF) district and Community Improvement District (CID) were approved in August 2017 as an economic development incentive to develop Smithville Commons. The CID is a separate legal entity that imposes a 1% additional sales and use tax imposed on sales within the district which will be reimbursed to the developer for authorized expenses.

This Resolution provides for the appointment of successor director to the Board of Directors of the Smithville Commons Community Improvement District (CID) in accordance with the CID Act and the CID Petition approved by the City on August 1, 2017. CIDs are required to identify individuals to serve on a board of directors for the CID (the "Board of Directors"). The responsibilities of the board include submittal of an annual budget and oversight of expenses. The developer often appoints several members and the City also appoints a member. The City's appointee will be the Assistant City Administrator.

The CID Petition provides that successor directors to the Board of Directors are appointed by the Mayor with the consent of the Board of Aldermen by resolution after the Board of Directors propose a slate to the City. Successor Directors serve a term of four years.

Nominees:

Beth Cosentino – Director, 4 years

Andrea Lyngar – Director, 4 years

Adam Lyngar – Director, 4 years

Assistant City Administrator Gina Pate – Director, 4 years

PREVIOUS ACTION

Bill No. 2839-19, CID Cooperative Agreement, approved by the Board of Aldermen July 16, 2019. Resolution 862, was approved on December 15, 2020 appointing Directors.

POLICY ISSUE

N/A

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |

RESOLUTION 1515

A RESOLUTION CONSENTING TO THE APPOINTMENT OF DIRECTORS FOR THE GOVERNANCE OF THE SMITHVILLE COMMONS COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, on August 1, 2017, the Board of Aldermen, after a public hearing, adopted Ordinance No. 2974-17 (the "Ordinance"), which approved a petition for and established the Smithville Commons Community Improvement District (the "District") pursuant to Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"); and

WHEREAS, the Petition for Establishment of the Smithville Commons Community Improvement District (the "Petition") provides that the District shall be governed by a board of directors consisting of five (5) members; and

WHEREAS, pursuant to Section 5(e) of the Petition and Section 4 of the Ordinance, successor directors of the District shall be appointed by the Mayor with the consent of the Board of Aldermen; and

WHEREAS, the Mayor now desires to appoint, and the Board of Aldermen now desires to consent to the appointment of, individuals to serve as directors of the District as provided in the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, as follows:

SECTION 1: That the following individuals are hereby appointed by the Mayor to serve as directors of the District for the respective terms specified below:

Beth Cosentino – Director, 4 years

Andrea Lyngar – Director, 4 years

Adam Lyngar – Director, 4 years

Assistant City Administrator Gina Pate – Director, 4 years

SECTION 2: That the Board of Aldermen hereby consents to the Mayor's appointment of the foregoing individuals to serve as directors of the District.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri this 7th day of October 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

SMITHVILLE COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-7

NOMINATING SUCCESSOR DIRECTORS

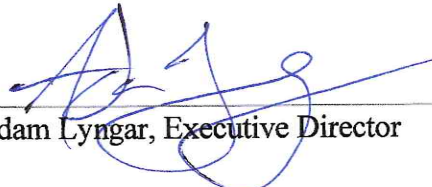
WHEREAS, by Ordinance No. 2974-17, adopted and approved on August 1, 2017 (the “**Approving Ordinance**”), the Board of Alderman approved a certain Petition for Creation of the Smithville Commons Community Improvement District (the “**Petition**”) and established the Smithville Commons Community Improvement District (the “**District**”) as a political subdivision of the State of Missouri, pursuant to the Community Improvement District Act, sections 67.1401 through 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the “**CID Act**”); and

WHEREAS, the CID Act and Petition provide for the Mayor to appoint Successor Director of the CID, with the consent of the Board of Alderman.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Smithville Commons Community Improvement District, as follows:

1. The District hereby nominates Beth Cosentino to serve a four-year term as an Owner’s representative representing Development Associates Smithville, LLC (term to commence 10/20/2025 and expiring 10/19/2029).
2. The District hereby nominates Andrea Lyngar to serve a four-year term as an Owner’s representative representing Development Associates Smithville, LLC (term to commence 10/20/2025 and expiring 10/19/2029).
3. The District hereby nominates Adam Lyngar to serve a four-year term as an Owner’s representative representing Development Associates Smithville, LLC (term to commence 9/22/2025 and expiring 9/21/2029).
4. The District hereby nominates Gina Pate to serve a four-year term as an Owner’s representative representing Development Associates Smithville, LLC (term to commence 9/22/2025 and expiring 9/21/2029).
5. This Resolution shall take effect immediately.

PASSED by the Board of Directors of Smithville Community Improvement District on September 19, 2025.



Adam Lyngar, Executive Director