



Board of Aldermen Request for Action

MEETING DATE: 7

DEPARTMENT: Administration

AGENDA ITEM: Resolution 1647 – Assignment of CID Board of Director Successor

REQUESTED BOARD ACTION

Motion to approve Resolution 1647, consenting to the appointment of Director for the Governance of the Fairview Crossing Community Improvement District.

SUMMARY

The Fairview Crossing Community Improvement District (CID) was approved in November 2023 as an economic development incentive to develop Fairview Crossing. 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 Fairview Crossing Community Improvement District (CID) in accordance with the CID Act and the CID Petition approved by the City on November 6, 2023. 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:

Alyssa Sanders – Property Owner Representative, 4 years

Todd Nitsche – Property Owner Representative, 4 years

Assistant City Administrator Gina Pate – City Representative, 4 years

PREVIOUS ACTION

Bill No. 3012-23, November 6, 2023 establishing the Fairview Crossing CID.

POLICY ISSUE

N/A

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

- | | |
|---|-----------------------------------|
| ☐ Ordinance | ☐ Contract |
| ☒ Resolution | ☐ Plans |
| ☐ Staff Report | ☐ Minutes |
| ☒ Other: Resolution of the Board of Directors | |

RESOLUTION 1647

A RESOLUTION CONSENTING TO THE APPOINTMENT OF DIRECTORS FOR THE GOVERNANCE OF THE FAIRVIEW CROSSING COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, on November 6, 2023, the Board of Aldermen, after a public hearing, adopted Ordinance No. 3210.23 (the "Ordinance"), which approved a petition for and established the Fairview Crossing 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 Fairview Crossing 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:

Alyssa Sanders – Property Owner Representative, 4 years

Todd Nitsche – Property Owner Representative, 4 years

Assistant City Administrator Gina Pate – City Representative, 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 3rd day of November 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

FAIRVIEW CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2026-6

NOMINATE SUCCESSOR DIRECTORS

WHEREAS, the Fairview Crossing Community Improvement District (the “District”) established on November 6, 2023, by Ordinance No. 3210-23 of the Board of Alderman of the City of Smithville, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1404 through 67.1571 RSMo, as amended (the ‘CID Act’); and

WHEREAS, the CID Act and Article III, Section 6 of the Bylaws provide for the Mayor to appoint Successor Directors of the District, with the consent of the Board of Alderman, and the District Bylaws as set forth in that Successor Directors shall serve a term of four years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FAIRVIEW CROSSING COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:

1. The District hereby nominates Alyssa Sanders to serve a four-year term as a Property Owner Representative (term 1/24/2026 through 1/23/2030).
2. The District hereby nominates Todd Nitsche to serve a four-year term as a Property Owner Representative (term 1/24/2026 through 1/23/2030).
3. The District hereby nominates Gina Pate to serve a four-year term as a City Representative (term 1/24/2026 through 1/23/2030).
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Fairview Crossing Community Improvement District on September 17, 2026.



Shane Crees, Executive Director