

**RESOLUTION NO. 2016-03**

**A RESOLUTION AUTHORIZING THE EXECUTION BY THE CHAIRMAN OF THE DOWNTOWN CID OF AN AGREEMENT BETWEEN THE DOWNTOWN CID AND THE COMMUNITY FOUNDATION OF CENTRAL MISSOURI, TO ESTABLISH AN ACCOUNT FOR THE FUNDRAISING OF THE GATEWAYS**

WHEREAS, the Downtown Community Improvement District (the "District"), which was formed on February 7, 2011, by Ordinance No. 20866 (the "Ordinance") of the City Council of the City of Columbia, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571, RSMo., as amended ("the Act"); and

WHEREAS, 67.1461.1 of the Act grants the board of directors (the "Board of Directors") of the District the authority to possess and exercise all of the District's legislative and executive powers; and

WHEREAS, the Community Foundation of Central Missouri ("CFCM") submitted the proposal/agreement to provide account services for the purpose of raising capital funds for The Gateways, attached hereto as Exhibit A; and

WHEREAS, the Board of Directors determined that CFCM has the specialized experience and technical competence with respect to the services sought, the capacity and capability to perform the services in the time required, a history and record of past performance that is acceptable, and familiarity with governmental entities such as a community improvement district; and

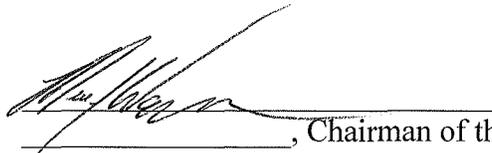
WHEREAS, the Board of Directors desires to engage CFCM to establish an account for the District as described in the Agreement.

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

1. The Board of Directors hereby approves the CFCM proposal and the Chairman of the District is authorized to execute, and the Secretary is authorized to attest on behalf of the District, an agreement in substantially the form as the CFCM proposal attached hereto as Exhibit A.

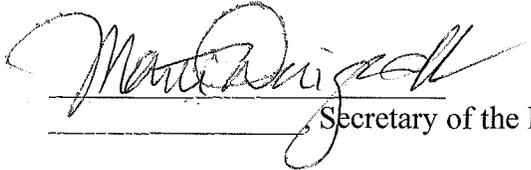
2. This resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 12<sup>th</sup> day of October 2015.

  
\_\_\_\_\_, Chairman of the Board of  
Directors

(SEAL)

Attest:

  
\_\_\_\_\_, Secretary of the Board of Directors

**EXHIBIT A  
TO RESOLUTION NO. 2016 - 03**

**Community Foundation of Central Missouri Proposal**



# About us

Like the more than 700 Community Foundations across the country, the Community Foundation of Central Missouri is an independent, nonprofit organization, created for the betterment of our community. Our mission is to improve the quality of life within our community by inspiring charitable giving, fostering partnerships, and connecting donors to the causes they care about most.

Community Foundations are a popular choice for donors because of the services they provide to connect people who care with causes that matter, enabling donors to organize their philanthropy in one convenient place. We provide a mix of accounting and investment services, help connect you to local nonprofits, and free you to focus on making the biggest impact with your generosity.

One of the primary roles of our Community Foundation is to strengthen area nonprofit agencies vital to the health of our community. Agency endowments, small family foundations, and larger foundations can all be a part of the Community Foundation while retaining control of their money and receiving expert guidance to help them flourish.

The Community Foundation of Central Missouri was announced in Columbia in November 2010. It is guided by a diverse, local board composed of business, community and nonprofit leaders. Through a partnership with the Greater Kansas City Community Foundation, our local Foundation has access to expert advice on the best ways to establish planned gifts, charitable remainder trusts, and other instruments of giving.

If you have questions about the Community Foundation of Central Missouri and the services it offers, please feel free to contact us at (573) 817-5027 or at [info@cfcfoundation.org](mailto:info@cfcfoundation.org).



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# 10 Reasons to Establish a Fund with the Community Foundation of Central Missouri

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**1. Flexibility and Convenience:** Community Foundations are extremely flexible in the variety of funds offered, as well as types of assets that may be used to start a fund. In most cases, a simple document is all that is needed to establish a fund.

**2. Your gift will keep on giving.** The fund you establish will benefit the community now and in future years.

**3. Your gift may be designated for a specific purpose.** When you establish a fund you may specify its purpose or purposes.

**4. Gifts will be made in the name of your choice.** You may choose any name you wish for the fund you establish. Funds may be increased at any time by additional gifts. Grants from the fund you established will always be recorded in the name of the fund, a lasting symbol of your caring.

**5. Contributions ease your tax burden.** Contributions made to the Foundation qualify for maximum deductibility for income, gift and estate tax purposes. In the case of a donor-advised fund, the benefactor receives tax benefits in the year the gift is given and then may suggest grant distributions from the fund over a longer period of time.

**6. All funds are professionally managed.** You may choose to retain your present financial advisor or go through the Community Foundation and its partners for investment advice.

**7. The cost to administer funds is kept low.** Administrative fees are never more than one percent of the fund's annual market value, except for funds under \$25,000 (there is a minimum fee of \$250.00).

**8. Accountability.** The Foundation is publicly accountable. Annual reporting through an independent audit and filing of tax returns, public disclosure of all grant activities and careful selection of Board members assure the continued proper use of funds.

**9. Access to expertise.** Through regular contact with the non-profit community, the staff and board have obtained a great deal of knowledge that is regularly shared with interested donors.

**10. Permanence.** The Community Foundation of Central Missouri is a permanent part of the region. Donors can be assured that their contributions for the community good will always be used in the public interest and with the donor's intent in mind.



# Tailoring your Giving

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Donors often find that it is much easier and less costly to establish a fund with the Community Foundation than to form their own foundation. We provide a mix of accounting and investment services, help connect you to local nonprofits and community needs, and free you to focus on making the biggest impact with your limited funds. Different people and families think about giving differently so the Community Foundation has several ways for making a gift or establishing a fund.

## Donor Advised Fund

Establishing a donor-advised fund allows the donor to actively participate in the grant making process by periodically recommending how to use a gift. The Community Foundation verifies that the donor's recommendations are to a qualified public charity and processes all of the necessary paperwork related to the gifts. Grant awards are issued to charities in the name of the fund (or anonymously if the donor prefers), and contributions to the fund qualify for income tax deduction in the year they are made for the giver.

### **Benefits to Donors**

Attractive, low cost alternative to private foundations; flexible; actively involves donors and successors in grantmaking; teaches younger generations; builds relationship with the Community Foundation.

### **Benefits to Recipients**

Provides support for select nonprofits; actively involves interested donors with specific nonprofits.

## Field of Interest Fund

The donor instructs the Community Foundation to use the available grant dollars in a particular program area, such as education, health, youth, the environment and so forth, rather than restricting the money to one organization. The Community Foundation determines the recipients based on need. Field of interest funds are flexible enough to meet changing community needs in specific interest areas.

### **Benefits to Donors**

Matches grant making with donor interest; recognizes donors for their interest; allows flexibility to provide grants for new organizations and programs in the future.

### **Benefits to Recipients**

Provides more resources for a particular field; funds a variety of organizations and helps facilitate collaboration among them; focuses community attention.





# Administrative Fees

## ANNUAL ADMINISTRATIVE FEES ON THE MARKET VALUE OF FUND ASSETS

\$250 minimum fee

1.00% on the first \$500,000

0.60% on the next \$500,000

0.30% on the next \$2 million

0.10% on the next \$4 million

Flat 0.25% on funds \$7 million and above

Administrative fees support the Community Foundation of Central Missouri's mission-based operations.

This administration fee schedule applies to funds at the Community Foundation of Central Missouri. The fees, used exclusively to support the Community Foundation of Central Missouri's mission, are your investment in public charity dedicated to helping donors whose charitable interests reach far and wide.

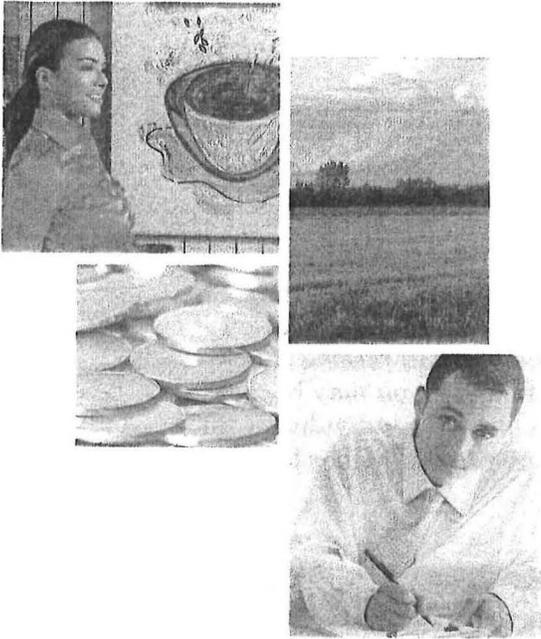
Funds range in size from a few thousand dollars to tens of millions of dollars. The fees stated above are the annual fees; fees are charged to the fund monthly based on the average fair market value of assets. For newly established funds, the minimum annual fee is prorated over the remainder of the year.

Funds may be charged for extraordinary direct expenses incurred on behalf of a specific fund, such as commissions for the sale of contributed stock. The Community Foundation of Central Missouri may request additional fees for extraordinary services such as special grant processing and review or other non-standard services.



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# Alternative Giving Options

## Ways to Give

Giving doesn't have to be just a cash donation. Families and businesses can tap into the Community Foundation of Central Missouri to quickly and easily donate hard-to-value assets, and open a family or corporate fund to further their charitable goals.

You may be able to attain a new level of giving you might not have considered possible through an asset you own right now. The Community Foundation of Central Missouri specializes in accepting alternative assets including:

- I. Gifts of Real Estate
  - A. Land
  - B. Personal Residence
  - C. Commercial Property
  - D. Other Real Property
- II. Gifts of Partial Interests
  - A. Closely-held Stock (S-Corp, C-Corp, LLC)
  - B. Partnership Interests
  - C. Limited Liability Company
- III. Gifts of Tangible Personal Property
  - A. Artwork
  - B. Royalties, Copyrights, Patents
  - C. Valuable Collectibles
- IV. Other Alternative Asset Gifts
  - A. Life Insurance Policies
  - B. Retirement Plan
  - C. Negotiable Instruments (such as notes receivable)
  - D. Oil and Gas Interests

*This list is not intended to be all-inclusive of acceptable alternative assets. Gift acceptance is dependent upon asset review and approval.*

Let us handle the complexities of gifting alternative assets. We remove most logistical headaches for you from start to sale.



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# Alternative Giving Options (CONTINUED)

## Benefits

Start achieving your own dreams of charitable giving immediately and enjoy the many financial benefits of giving hard-to-value assets. The Community Foundation of Central Missouri is a public charity, so upon your donation you will receive the maximum tax donation allowed by law, avoid capital gains tax, and you may be eligible to receive a lifetime income stream. We look at each donation individually and create a giving plan that maximizes your gift to the community and provides bottom-line benefits to the donor.

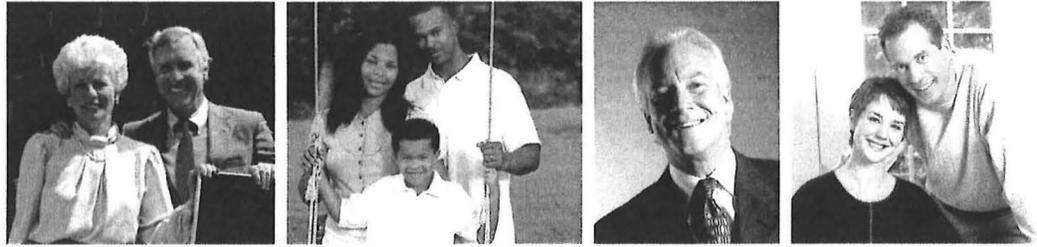
## PROFESSIONAL ADVISORS

If you work with philanthropic families or companies, we can help you understand and assess tax-saving options to make the most of clients' charitable giving and maximize your business with the client. Financial advisors may continue to manage clients' assets through a fund at CFCM.

To learn more about donating hard-to-value assets, contact the Executive Director at (573) 817-5027 or [info@cfcfoundation.org](mailto:info@cfcfoundation.org).

*CFCM is not engaged in rendering legal, accounting or other professional advisory services. If legal advice or other expertise is required, the services of a competent professional should be sought.*





# Establish a Fund to Organize Your Giving

Establishing your own personal or family foundation fund is easy. Just follow these simple steps:

- 1 Contact us (phone, e-mail or online) and we will provide an establishing document tailored to fit your needs. We can supply you with an information form that will ask you questions such as, "What would you like to name your fund?" and "Will anyone besides yourself be granting from the fund?"

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- 2 Contribute to your fund with a gift of cash, stock (including publicly-traded, closely-held and mutual fund shares) or other alternative assets. You will get an immediate tax deduction.

When you contribute appreciated stock (or mutual fund shares held for more than one year), you immediately get the full fair market value for your charitable deduction and you'll avoid long-term capital gains tax.

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- 3 Your fund will receive the cash from your contribution, and you can begin granting to support your church, synagogue, alma mater, the arts, social services or any 501 (c)(3) organization in the country.
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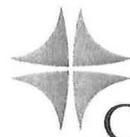
- 4 We will send your **username and password** and you can begin managing your fund online.

We look forward to having you as a part of our family of giving. We hope you enjoy our custom products designed to enhance and organize your charitable giving. Our staff is here to connect you to the charitable causes you care about most.



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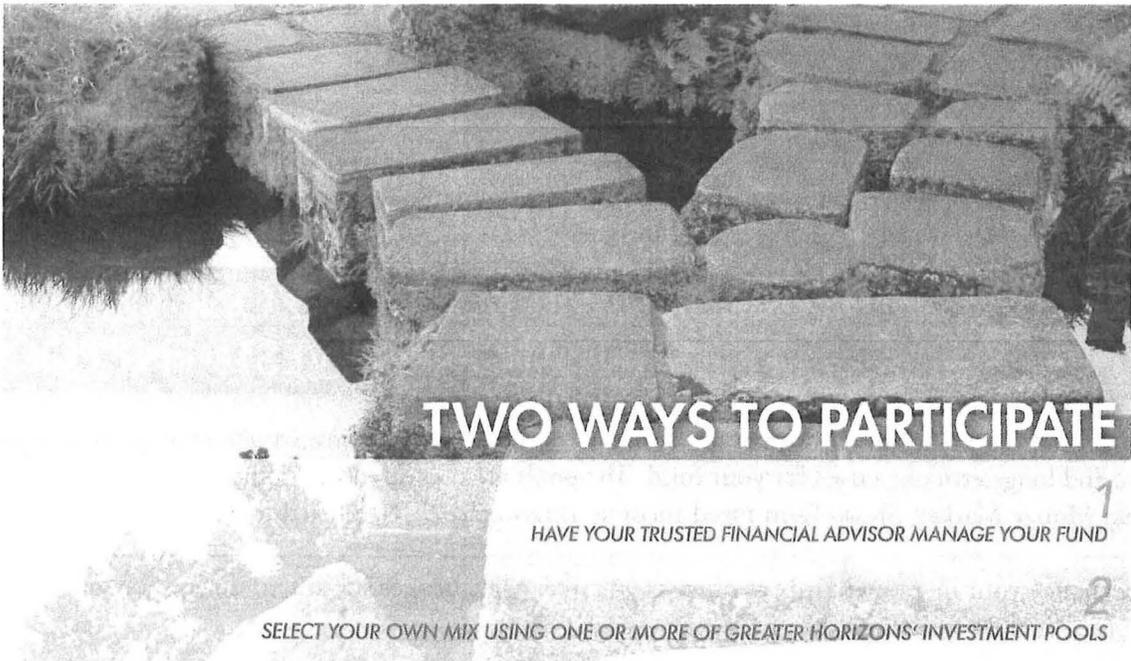


COMMUNITY  
FOUNDATION  
OF CENTRAL MISSOURI

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# INVESTMENT OPTIONS

The CFCM's investment program offers the flexibility to customize your fund's investments to meet your charitable goals, whether they are immediate or long term.





# Nonprofit Partners Program

For charitable organizations to flourish, they must maintain and build assets for both day-to-day operations and long term sustainability. The Community Foundation of Central Missouri, through our Nonprofit Partners Program, provides agencies with tools and connections to improve lives. We help strengthen charitable organizations in our communities by working with them to build endowment assets. We also help them by offering our nonprofit partners the following:

- Ongoing consulting (planned giving/fundraising)
- Board development consulting
- Legal counsel for funding issues
- Networking with leaders of other nonprofits
- Matching gift and leveraging opportunities
- Endowment building
- Fund creation, investment, receipting, and grant distribution
- Exposure to your organization through the Community Foundation's website, annual report, direct donor communications and other outlets.
- Providing the option to retain your organization's current financial advisor or take advantage of our one-shop financial management.



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## OPTION 1: WORKING WITH YOUR FINANCIAL ADVISOR

Yes! I want my fund advised by the financial advisor listed below.

I (we), the undersigned, would like to establish a segregated fund that is managed directly by:

Financial Advisor's Name

Firm Name

Address

Phone

City

State

Zip Code

Email Address

Online Viewing Access

My (our) financial advisor will participate in the Community Foundation of Central Missouri's Financial Advisor Program until such time that the Community Foundation or I (we) exercise the option to make a different selection for management of this fund. As a participant in the Financial Advisor Program, I (we) understand that my (our) elected financial advisor will be responsible for the management of the assets in this fund, and he/she will do so in accordance with the most current financial policies and standards of the Community Foundation of Central Missouri.

**As required by IRS regulation,  
I (we) acknowledge and agree that:**

- a) the above recommendation is advisory only and the Community Foundation may, at its sole and absolute discretion, follow or decline to follow my (our) recommendation;
- b) the Community Foundation of Central Missouri may at any time, at its sole discretion, change the investment of all or any portion of the assets in the fund;
- c) if my (our) recommendation is accepted, the investments will be administered in accordance with the financial policies and fiduciary standards of the Community Foundation; and
- d) investments are subject to normal market and interest rate fluctuation risks, and any gain or loss generated by the above investments will be credited or charged to the fund.

Your Name

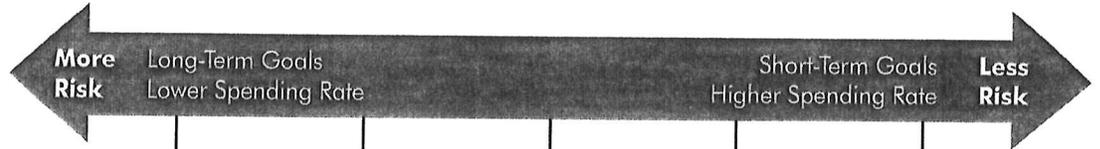
Your Fund's Name

Signature

Date

# OPTION 2: INVESTMENT POOLS

To invest in the Community Foundation's investment pools, please select one investment mix from the options below, or create your own mix in the space provided. Asset allocation mixes offer a simple, one-stop approach to an investment strategy that best reflects your investment philosophy and charitable goals.



Investment Pool	Aggressive	Moderately Aggressive	Moderate	Conservative	Risk Averse
Money Market	0%	5%	15%	25%	100%
Short-Term Fixed Income	10%	21%	27%	33%	0%
Intermediate-Term Fixed Income	10%	14%	18%	22%	0%
Equity	80%	60%	40%	20%	0%

**As required by IRS regulation, I (we) acknowledge and agree that:**

- a) the above recommendation is advisory only and the Community Foundation may, at its sole and absolute discretion, follow or decline to follow my (our) recommendation;
- b) The Community Foundation of Central Missouri may at any time, at its sole discretion, change the investment of all or any portion of the assets in the fund;
- c) if my (our) recommendation is accepted, the investments will be administered in accordance with the financial policies and fiduciary standards of the Community Foundation; and
- d) investments are subject to normal market and interest rate fluctuation risks, and any gain or loss generated by the above investments will be credited or charged to the fund.

**Create Your Own Investment Mix**

Money Market Pool \_\_\_\_\_%

Short-Term Fixed Income Pool \_\_\_\_\_%

Intermediate-Term Fixed Income Pool \_\_\_\_\_%

Equity Pool \_\_\_\_\_%

Combined Total Must Equal 100% \_\_\_\_\_%

Your Name

Your Fund's Name

Signature

Date



# Comparison Chart

	Community Foundation of Central Missouri	Private Foundation
Maximum Tax Benefits	<b>YES</b>	No
AGI Tax Deduction Limitation—Cash	<b>50%</b>	30%
AGI Tax Deduction Limitation— Long Term Capital Gain Property (Publicly-traded Stock, Closely-held Stock and Real Estate)	<b>30%</b>	20%
Gifts of Qualified Appreciated Securities (i.e., Publicly-traded Stock)	<b>Fair Market Value Deduction</b>	Fair Market Value Deduction
Gifts of Real Estate or Closely-held Stock	<b>Fair Market Value Deduction</b>	Cost Basis Deduction
Privacy/Confidentiality	<b>YES Confidentiality Maintained</b>	No; Disclosure of IRS Form 990PF* Is Required
Excise Taxes on the Sale of Highly Appreciated Gifts	<b>NO</b>	Yes
Annual Excise Tax Payments	<b>NONE</b>	1-2% of Net Income & Net Realized Gains
Customized/Personalized Investment Program for Each Charitable Entity or Fund	<b>YES</b>	Yes
Ease of Establishing Charitable Entity	<b>SIMPLE</b>	Complex
Annual Minimum Distribution Requirement	<b>NONE</b>	5%
Personal Service by a Mission- based Organization	<b>YES</b>	No
Knowledge about Nonprofits	<b>YES</b>	No

\*Annual IRS Form 990PF disclosures include the following: Asset size, investment earnings/detail of investments held, board members and addresses, detail of grants distributed and detail of contributions made.



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