

# Van Matre Law Firm, P.C.

---

Garrett S. Taylor  
Casey E. Elliott  
Richard B. Hicks  
Karen E. Hajicek  
Brian R. Hajicek  
Anne E. Kern

1103 East Broadway  
P.O. Box 1017  
Columbia, MO 65201

Phone: (573) 874-7777

Fax: (573) 875-0017

[www.vanmatre.com](http://www.vanmatre.com)

Thomas M. Harrison  
Robert N. Hollis

---

Craig A. VanMatre  
(Retired)  
Everett S. VanMatre  
(1922-1998)

January 22, 2026

Sheela Amin, City Clerk  
Via Email: [sheela.amin@como.gov](mailto:sheela.amin@como.gov)

MO Department of Economic Development  
Via Email: [ecodev@ded.mo.gov](mailto:ecodev@ded.mo.gov)

MO Department of Revenue  
Via Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

MO State Auditor  
Via Email: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Re: North 763 Community Improvement District – Report Required by Section  
67.1471 RSMo.

Dear Sir or Madame:

This law firm represents the North 763 Community Improvement District (the “District”). As required by Section 67.1471 RSMo., this report states the services provided by the District; revenues collected Fifty Three Thousand Eight Hundred Fifty-Eight Dollars (\$53,858.00); expenditures disbursed Fifty Two Thousand Eight Hundred Sixty-Five Dollars (\$52,865.00). Copies of written resolutions approved by the Board during the applicable fiscal year are attached. The applicable fiscal year for this report is Fiscal Year 2025, which ran from October 1, 2024 through September 30, 2025. On or about April 7, 2025, the District submitted its annual proposed budget to the City of Columbia, Missouri State Auditor and Missouri Department of Revenue.

In accordance with Section 67.1471.4 RSMo., the District understands that the City of Columbia will retain this report as part of the official records of the City of Columbia and will cause this report to be spread upon the records of the City Council of the City of Columbia.

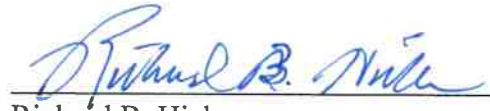
Thank you for your attention to this matter.

Yours very truly,

**VAN MATRE LAW FIRM, P.C.**



By:



Richard B. Hicks

[richard@vanmatre.com](mailto:richard@vanmatre.com)

RBH/ejc  
Enclosures



# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary the Year Ended	for	Month	Year
		September	2025
2. Name of political subdivision	North 763 Community Improvement District		
3. Political subdivision number			
4. Name of county	Boone		
5. Name of contact	Richard Hicks		
6. Mailing address	1103 E. Broadway (PO Box 1017) Columbia, MO 65205-1017		
7. Telephone number	8. Fax number	9. Email address	
573-874-7777	573-875-0017	ellen@vanmatre.com	

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")

1.	
2.	
3.	

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Lara Pieper	Bookkeeper	12/14/2025
Preparer's Name	Title	Date

## INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail  
the completed  
form to

State Auditor's Office  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

### Part I – FINANCIAL STATEMENT

#### A. Receipts (pages 3 and 4)

- Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
- Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
- Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
- Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
- Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
- Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
- Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
- Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
- Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
- Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
- Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
- Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

## Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

**B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.

**E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.

**F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.



# Part I - FINANCIAL STATEMENT

North 763 Community Improvement District

## A. Receipts

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	
2. Total sales tax		53,858	53,858			
3. Amusement sales tax		0				
4. Motor fuel tax		0				
5. Public utilities sales tax		0				
6. Tobacco products tax		0				
7. Hotel/Motel and restaurant/meals tax		0				
8. Alcoholic beverages licensing and permit taxes		0				
9. Amusement licensing and permit taxes		0				
10. Motor vehicles licensing and permit taxes		0				
11. Franchise tax (public utilities tax)		0				
12. Occupation and business licensing and permit taxes		0				
13. Other licenses and permit fees		0				
14. Intergovernmental receipts						
a.		0				
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. TOTAL Sum of lines 14a-h	\$	0	\$	0	\$	0
15. SUBTOTAL Sum of items 1-14i	\$	53,858	\$	53,858	\$	0

# Part I - FINANCIAL STATEMENT - Continued

North 763 Community Improvement District

## A. Receipts - Continued

A. Receipts - Continued		FUNDS - Report in whole dollars								
		TOTAL all funds	General Fund	Fund	Fund	Fund				
15. SUBTOTAL (from page 3)	\$	53,858	\$	53,858	\$	0	\$	0	\$	0
16. Charges for Services										
a.		0								
b.		0								
c.		0								
d. TOTAL Sum of lines 16a-c	\$	0	\$	0	\$	0	\$	0	\$	0
17. Utility receipts										
a.		0								
b.		0								
c.		0								
d.		0								
e. TOTAL Sum of lines 17a-d	\$	0	\$	0	\$	0	\$	0	\$	0
18. Interest earned		0								
19. Fines, costs, and forfeitures		0								
20. Rents		0								
21. Donations		0								
22. Other receipts and transfers										
a.		0								
b.		0								
c. Interfund transfers		0								
d. TOTAL Sum of lines 22a-c	\$	0	\$	0	\$	0	\$	0	\$	0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$	53,858	\$	53,858	\$	0	\$	0	\$	0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

**Part I - FINANCIAL STATEMENT - Continued**

North 763 Community Improvement District

**B. Disbursements (by function)**

		<i>FUNDS - Report in whole dollars</i>				
	<b>TOTAL all funds</b>		<b>General Fund</b>	<b>Fund</b>	<b>Fund</b>	<b>Fund</b>
1. Highways and streets	\$ 46,074	\$	46,074	\$	\$	
2. Financial administration	800		800			
3. Central administration	1,466		1,466			
4. Fire	0					
5. Parks and recreation	0					
6. Solid waste management	0					
7. Sewerage	0					
8. Water supply system	0					
9. Hospitals	0					
10. Health (other than hospital)	0					
11. Police	0					
12. Judicial and legal	4,525		4,525			
13. Correctional institutions	0					
14. Probation	0					
15. General public buildings	0					
16. Libraries	0					
17. Public welfare	0					
18. Protective inspection and regulation	0					
19. Housing and community development	0					
20. Economic development	0					
21. Natural resources	0					
22. Airports	0					
<b>23. SUBTOTAL</b>						
<b>Sum of lines 1-22</b>	\$ 52,865	\$	52,865	\$ 0	\$ 0	0



# Part I - FINANCIAL STATEMENT - Continued

North 763 Community Improvement District

## B. Disbursements (by function) Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> (from page 5)	\$	52,865	\$ 52,865	\$ 0	\$ 0	0
<b>24.</b> Electric power system		0				
<b>25.</b> Parking facilities		0				
<b>26.</b> Gas supply system		0				
<b>27.</b> Transit or bus system		0				
<b>28.</b> Sea and inland port facilities		0				
<b>29.</b> Miscellaneous commercial activities		0				
<b>30.</b> Other - Specify						
a.		0				
b.		0				
c.		0				
<b>31.</b> Interfund transfers		0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$	52,865	\$ 52,865	\$ 0	\$ 0	0
<b>C. Disbursements</b> (by object)						
1. Salaries		0				
2. Fringe benefits		0				
3. Operations		0				
<b>4. SUBTOTAL</b> Sum of items C1-3	\$	0	\$ 0	\$ 0	\$ 0	0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7



# Part I - FINANCIAL STATEMENT - Continued

North 763 Community Improvement District

## B. Disbursements (by object) - Continued

		FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund		Fund		Fund
4. SUBTOTAL (from page 6)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
5. Capital expenditures - Specify						
a.	0					
b.	0					
c.	0					
d.	0					
e.	0					
f.	0					
g.	0					
6. Interfund transfers - Specify						
a.	0					
b.	0					
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0

Totals do not agree

		FUNDS - Report in whole dollars			
		Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
			Issued	Retired	
D. Statement of Indebtedness					
1. General obligation bonds					
a.					0
b.					0
c.					0
2. 2 Revenue bonds					
a.					0
b.					0
c.					0
3. SUBTOTAL					
Sum of items D1 and 2		\$ 0	\$ 0	\$ 0	0

# **Part I - FINANCIAL STATEMENT - Continued**

North 763 Community Improvement District

## **D. Statement of Indebtedness Continued**

FUNDS - Report in whole dollars			
Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
	Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0
4. Other debt - Specify			
a			0
b			0
c			0
5. Conduit debt			0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	\$ 0	\$ 0	\$ 0

## **E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

## **F. Statement of Assessed Valuation and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	

### **TOTAL VALUATION**

4. Sum of items F1-3	\$ 0
----------------------	------

**Tax Rates Funds - Specify** **Tax rate  
(per \$100)**

1	
2	
3	
4	
5	
6	

## Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds		General Fund		Fund	
A. Beginning balance	\$ 28,706	\$ 28,706	\$	\$	
B. Total receipts	53,858	53,858	0	0	0
C. Total disbursements	52,865	52,865	0	0	0
D. Ending balance	\$ 29,699	\$ 29,699	0	0	0

### NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

### Part III - TAX ABATEMENT SUMMARY

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

#### NOTES

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*





**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the “District”) was held on November 6, 2024, at 1:30 p.m. at Moser’s, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
_____, Director	_____
Roger Moser, Director	<u>Present</u>
Brad Denomme, Director	<u>Present</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on November 5, 2024, at 8:40 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

**Approving August 14, 2024 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on August 14, 2024. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-1 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
AUGUST 14, 2024**

The motion was seconded by Jay Manda. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-1 had been duly passed.

#### **Appointment of a New Director**

The Chairman and the Board of Directors considered the appointment of a new director to the Board of Directors. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-2 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT TO APPOINT A NEW DIRECTOR**

The motion was seconded by Jay Manda. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-2 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to table Resolution No. 2025-3 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-3 had been duly tabled.

**Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

**Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on January 15, 2025, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-4 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-4 had been duly passed.

**Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

**Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Roger Moser moved and Jay Manda seconded a motion to adjourn and the Directors present unanimously approved said motion.

\_\_\_\_\_  
Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District



Approved:

---

Roger Moser, Chairman

**RESOLUTION 2025-1**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
AUGUST 14, 2024**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The North 763 Community Improvement District (the "District") hereby approves of the meeting minutes for the meeting of the Directors held August 14, 2024.

Passed this 6<sup>th</sup> day of November, 2024.

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

Attest:

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the "District") was held on August 14, 2024, at 1:30 p.m. at the Van Matre Law Firm, 1103 E. Broadway, Columbia, Missouri 65201.

The following persons were present or absent at the meeting as follows:

<u><b>Name</b></u>	<u><b>Present/Absent</b></u>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Absent</u>
Abigail Anders, Director	<u>Absent</u>
Roger Moser, Director	<u>Present</u>
Brad Denomme, Director	<u>Present</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on August 13, 2024, at 9:09 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

**Approving April 24, 2024 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on April 24, 2024. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2024-5 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON APRIL  
24, 2024**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Roger Moser, and Brad Denomme

Nay: None.

The Chairman declared that Resolution No. 2024-5 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Adopting the Budget for October 1, 2024 through September 30, 2025**

The Chairman presented the Board of Directors a copy of the proposed 2024 Budget for the District. After consideration and discussion by the Board of Directors, a motion was made by Robert Walters to approve and ratify Resolution No. 2024-6 entitled as follows:

#### **A RESOLUTION ADOPTING A BUDGET FOR THE DISTRICT'S FISCAL YEAR BEGINNING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Roger Moser, and Brad Denomme

Nay: None.

The Chairman declared that Resolution No. 2024-6 had been duly passed.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2024-7 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:



Aye: Robert Walters, Roger Moser, and Brad Denomme

Nay: None.

The Chairman declared that Resolution No. 2024-7 had been duly passed.

**Removing Abigail Anders as a Director and Appointing a New Director**

The Chairman led a discussion regarding the removal of Abigail Anders as a Director and the appointment of a New Director to the Board. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2024-8 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT TO APPOINT A NEW  
DIRECTOR**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Roger Moser, and Brad Denomme

Nay: None.

The Chairman declared that Resolution No. 2024-8 had been duly passed.

**Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

**Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on October 16, 2024, 2024, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution No. 2024-9 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Roger Moser, and Brad Denomme

Nay: None.

The Chairman declared that Resolution No. 2024-9 had been duly passed.

**Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

**Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Roger Moser moved and Robert Walters seconded a motion to adjourn and the Directors present unanimously approved said motion.

---

Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman

**RESOLUTION NO. 2025-2**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT TO APPOINT A NEW  
DIRECTOR**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763  
COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

WHEREAS, the North 763 Community Improvement District (the "District"), which was formed on December 15, 2008, by Special Ordinance No. 020153 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. ("CID Act"); and


WHEREAS, under the Act, the above-referenced ordinance reserves unto the Mayor of the City of Columbia the power to appoint a successor Director with confirmation by the City Council to serve as a member of the Board of Directors of the District; and

WHEREAS, circumstances of the District have changed creating a vacancy on the Board necessitating an appointment be made by the Mayor of the City of Columbia.


**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District requests that the Mayor of the City of Columbia, Missouri, appoint Amy Dalton as Director in place of Abigail Anders.
2. The Van Matre Law Firm, attorneys for the District, are authorized to communicate the fact and contents of this Resolution to the Mayor the City of Columbia and to the City Attorney and City Clerk of the City of Columbia as soon as possible hereafter.
- 3 This resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 6<sup>th</sup> day of November, 2024.

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

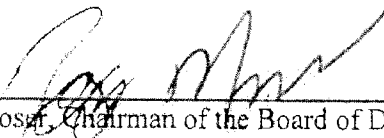
Attest:

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

**CERTIFICATE**

I, the undersigned, hereby certify that the above and foregoing is a true and correct copy of the Resolution of the North 763 Community Improvement District, passed by the Board of Directors on November 6, 2024, as the same appears of record in the District's office, and that said Resolution has not been modified, amended or repealed and is in full force and effect as of this date.

DATED: November 6, 2024

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



**RESOLUTION NO. 2025-3**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT AUTHORIZING THE  
PAYMENT OF COMMUNITY IMPROVEMENT PROJECT  
COSTS INCURRED BY THE DISTRICT TO DATE**

WHEREAS, the North 763 Community Improvement Development District (the "District"), which was formed on December 15, 2008, by Ordinance No. 020153 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 ("CID Act"); and

WHEREAS, the District has imposed a sales tax in accordance with the Act on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District (the "CID Sales Tax"); and

WHEREAS, Section 67.1461 of the Act authorizes the District to perform all functions incident to the administration of the District; and

WHEREAS, the Board of Directors has reviewed each of the invoices and/or requests for payment which are attached hereto and incorporated herein by reference, and the Board of Directors has determined that each of the attached invoices and/or requests for payment are properly payable by the District in accordance with the District's procedures and mandate.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1. **Authorization for Payment:** The Board of Directors hereby authorizes the payment of each of the invoices and/or requests for payment which are attached hereto as Exhibit A and incorporated in this resolution by reference. Due to the Insurance Policy described on Exhibit A becoming due prior to this meeting, the Board of Directors hereby ratifies and authorizes that payment. The Board of Directors hereby determines and resolves that each of said payments are proper under the CID Act.

2. **Withdrawal of Funds:** The District's Chairman and officers are authorized to execute such checks and to withdraw funds of the District from the District's sales tax revenue collections or reserve and to continue paying debt service payments at the same percentages shown on Exhibit A pursuant to the promissory notes given by the District to those listed on Exhibit A as receiving debt service payments.

3. **Effective Date:** This Resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 6<sup>th</sup> day of November, 2024.

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

Attest:

\_\_\_\_\_  
Brad Denomme, Secretary of the Board of Director

**EXHIBIT A  
TO RESOLUTION NO. 2025-3**

**Authorized Payments**

<b><u>Name of Creditor</u></b>	<b><u>Amount Due</u></b>	<b><u>Purpose</u></b>
Callaway Bank P.O. Box 10 Fulton, MO 65251	<b>\$9,750.23</b>	Outstanding Debt
WWB Development Co., L.L.C. c/o Robert Walters 2704 Vail Dr. Columbia, MO 65203	<b>\$704.84</b>	Outstanding Debt
Moser Realty L.L.C. P.O. Box 668 Fulton, MO 65251	<b>\$1,292.20</b>	Outstanding Debt
Bloom Bookkeeping, LLC 1103 E Walnut, Suite 104 Columbia, MO 65201	<b>\$200</b>	Accounting Services
Van Matre Law Firm 1103 E Broadway Columbia, MO 65201	<b>\$875</b>	Legal Services
<b>TOTAL</b>	<b>\$12,822.27</b>	

**RESOLUTION NO. 2025-4**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763  
COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The District states that the next meeting of the Board of Directors shall be on January 15, 2025, at 1:30 p.m., or such other time as may be posted by the Chairman.

Passed this 6<sup>th</sup> day of November, 2024.

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

Attest:

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the “District”) was held on January 15, 2025, at 1:30 p.m. at Moser’s, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
Amy Dalton, Director	<u>Present</u>
Roger Moser, Director	<u>Absent</u>
Brad Denomme, Director	<u>Present</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on January 14, 2025, at 11:07 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

The Board decided to take up the discussion regarding the nomination of a New Director before proceeding with all other agenda items.

**Discussion Regarding the Nomination of a New Director**

Richard B. Hicks, the attorney for the District, present the Board of Directors with a copy of the Appointment of a New Director paperwork from the City of Columbia City Council meeting held on December 2, 2024, which appointed Amy Dalton to the Board of Directors to replace Abigail Anderson. Amy Dalton would serve the remainder of Abigail Anderson’s term, which ends on December 14, 2026. Also, the City of Columbia City Council extended Director terms for Roger Moser and Robert Walters. These terms will end on December 14, 2028. After consideration and discussion by the Board of Directors, Jay Manda made a motion to accept the City of Columbia City Council’s appointment of Amy Dalton to the Board of Directors and to

accept the new terms of Board Members Roger Moser and Robert Walters. The motion was seconded by Robert Walters. The question of the acceptance of the new appointment and new terms was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, and Brad Denomme

Nay: None

The Chairman declared the Board of Directors has accepted this appointment and new terms.

#### **Approving November 6, 2024 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on November 6, 2024. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-5 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT APPROVING MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 6, 2024**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, and Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-5 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution No. 2025-6 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-6 had been duly passed.

#### **Establishing Quarterly Payment Schedule and Authorizing Payments**

The Chairman then presented to the Board of Directors a resolution establishing a quarterly payment schedule and authorizing said quarterly payments on the last day of each quarter to creditors of the CID. After consideration and discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution 2025-7 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT ESTABLISHING A QUARTERLY PAYMENT SCHEDULE AND AUTHORIZING PAYMENTS TO THE CREDITORS OF THE DISTRICT ON THE LAST DAY OF EACH QUARTER**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-7 had been duly passed.

#### **Approving the 2024 Fiscal Year End Report**

The Chairman presented the Board of Directors a proposal to authorize legal counsel to submit the required end year reports for the District. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-8 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE SUBMISSION OF THE 2023 FISCAL YEAR END REPORT TO THE CITY OF COLUMBIA, MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT, MISSOURI DEPARTMENT OF REVENUE AND STATE AUDITOR**



**OFFICE AS REQUIRED BY SECTION 67.1471 & 105.145  
RSMO.**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-8 had been duly passed.

**Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

**Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on March 19, 2025, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Brad Denomme to approve Resolution No. 2025-9 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-9 had been duly passed.

**Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

**Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Jay Manda moved and Robert Walters seconded a motion to adjourn and the Directors present unanimously approved said motion.

---

Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman

**RESOLUTION 2025-5**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
NOVEMBER 6, 2024**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The North 763 Community Improvement District (the "District") hereby approves of the meeting minutes for the meeting of the Directors held August 14, 2024.

Passed this 15<sup>th</sup> day of January, 2025.

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

Attest:

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the “District”) was held on November 6, 2024, at 1:30 p.m. at Moser’s, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
_____, Director	_____
Roger Moser, Director	<u>Present</u>
Brad Denomme, Director	<u>Present</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on November 5, 2024, at 8:40 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

**Approving August 14, 2024 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on August 14, 2024. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-1 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
AUGUST 14, 2024**

The motion was seconded by Jay Manda. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-1 had been duly passed.

#### **Appointment of a New Director**

The Chairman and the Board of Directors considered the appointment of a new director to the Board of Directors. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-2 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT TO APPOINT A NEW DIRECTOR**

The motion was seconded by Jay Manda. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-2 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to table Resolution No. 2025-3 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-3 had been duly tabled.

### **Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

### **Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on January 15, 2025, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-4 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT ESTABLISHING THE NEXT BOARD OF DIRECTORS' MEETING**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-4 had been duly passed.

### **Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

### **Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Roger Moser moved and Jay Manda seconded a motion to adjourn and the Directors present unanimously approved said motion.

\_\_\_\_\_  
Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman



## **RESOLUTION NO. 2025-6**

### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

WHEREAS, the North 763 Community Improvement Development District (the "District"), which was formed on December 15, 2008, by Ordinance No. 020153 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 ("CID Act"); and

WHEREAS, the District has imposed a sales tax in accordance with the Act on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District (the "CID Sales Tax"); and

WHEREAS, Section 67.1461 of the Act authorizes the District to perform all functions incident to the administration of the District; and

WHEREAS, the Board of Directors has reviewed each of the invoices and/or requests for payment which are attached hereto and incorporated herein by reference, and the Board of Directors has determined that each of the attached invoices and/or requests for payment are properly payable by the District in accordance with the District's procedures and mandate.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1. **Authorization for Payment:** The Board of Directors hereby authorizes the payment of each of the invoices and/or requests for payment which are attached hereto as Exhibit A and incorporated in this resolution by reference. Due to the Insurance Policy described on Exhibit A becoming due prior to this meeting, the Board of Directors hereby ratifies and authorizes that payment. The Board of Directors hereby determines and resolves that each of said payments are proper under the CID Act.

2. **Withdrawal of Funds:** The District's Chairman and officers are authorized to execute such checks and to withdraw funds of the District from the District's sales tax revenue collections or reserve and to continue paying debt service payments at the same percentages shown on Exhibit A pursuant to the promissory notes given by the District to those listed on Exhibit A as receiving debt service payments.

3. **Effective Date:** This Resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 15<sup>th</sup> day of January, 2025.

---

Roger Moser, Chairman of the Board of Directors

Attest:

---

Brad Denomme, Secretary of the Board of Director

**EXHIBIT A  
TO RESOLUTION NO. 2025-6**

**Authorized Payments**

<b><u>Name of Creditor</u></b>	<b><u>Amount Due</u></b>	<b><u>Purpose</u></b>
Callaway Bank P.O. Box 10 Fulton, MO 65251	\$	Outstanding Debt
WWB Development Co., L.L.C. c/o Robert Walters 2704 Vail Dr. Columbia, MO 65203	\$	Outstanding Debt
Moser Realty L.L.C. P.O. Box 668 Fulton, MO 65251	\$	Outstanding Debt
Bloom Bookkeeping, LLC 1103 E Walnut, Suite 104 Columba, MO 65201	\$	Accounting Services
Van Matre Law Firm 1103 E Broadway Columbia, MO 65201	\$	Legal Services
<b>TOTAL</b>	\$	

**RESOLUTION NO. 2025-7**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING A  
QUARTERLY PAYMENT SCHEDULE AND AUTHORIZING  
PAYMENTS ON THE LAST DAY OF EACH QUARTER**

WHEREAS, the North 763 Community Improvement Development District (the “District”), which was formed on December 15, 2008, by Ordinance No. 020153 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 (“CID Act”); and

WHEREAS, the District is established for the purpose of promoting the improvement, development, and revitalization of the District’s designated area; and

WHEREAS, the Board of Directors of the District has determined that it is in the best interest of the District to establish a consistent payment schedule for financial obligations of the District; and

WHEREAS, the Board of Directors desires to authorize payments to be made on a quarterly basis to the Creditors of the District to ensure the timely and efficient management of the District’s finances.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1.     **Quarterly Payment Schedule:** The Board of Directors hereby establishes a quarterly payment schedule for the financial obligations of the District to Creditors of the District. Payments shall be made on the last day of each calendar quarter (March 31<sup>st</sup>, June 30<sup>th</sup>, September 30<sup>th</sup>, and December 31<sup>st</sup>) unless otherwise specified in specific contracts or agreements.

2.     **Authorization for Payments:** The Board of Directors authorizes the payment of all necessary financial obligations to the Creditors of the District on the last day of each quarter, subject to availability of funds and property review of supporting documentation.

3.     **Administration:** The District’s designated financial officer, or their designee, is hereby directed to administer the quarterly payment schedule and ensure that payments are processed in accordance with this resolution.

4.     **Effective Date:** This resolution shall take effect immediately upon its passage and adoption.

Passed this 15<sup>th</sup> day of January, 2025.

---

Roger Moser, Chairman of the Board of Directors

Attest:

---

Brad Denomme, Secretary of the Board of Director

**RESOLUTION NO. 2025-8**

**A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE SUBMISSION OF THE 2024 FISCAL YEAR END REPORT TO THE CITY OF COLUMBIA, MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT, MISSOURI DEPARTMENT OF REVENUE AND STATE AUDITOR OFFICE AS REQUIRED BY SECTION 67.1471 & 105.145 RSMO.**

WHEREAS, the North 763 Community Improvement Development District (the "District"), which was formed on December 15, 2008, by Ordinance No. 020153 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 ("CID Act"); and

WHEREAS, the District has imposed a sales tax in accordance with the Act on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District (the "CID Sales Tax"); and

WHEREAS, Section 67.1461 of the Act authorizes the District to perform all functions incident to the administration of the District; and

WHEREAS, Section 67.1471 of the Act requires the District to submit an annual fiscal report to the City of Columbia, the Missouri Department of Revenue, the State Auditor and the Missouri Department of Economic Development stating the services provided by the District, revenues collected, expenditures disbursed, and copies of written resolutions approved by the Board during the applicable fiscal year; and

WHEREAS, Section 105.145 requires the submission of a financial statement to the State Auditor's Office.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1.     **Authorization for Submission:** The Board of Directors hereby authorizes legal counsel to the District to submit the 2023 fiscal year end report to the City of Columbia, Missouri and Missouri Department of Economic Development, and Missouri Department of Revenue, as required by Section 67.1471 RSMo. The Board of Directors further authorizes legal counsel to the District to submit the 2023 fiscal year ending financial statement to the State Auditor's Office as required by Sections 67.1471 and 105.145 RSMo.

3.     **Effective Date:** This Resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 15<sup>th</sup> day of January, 2025.

---

Roger Moser, Chairman of the Board of Directors

Attest:

---

Brad Denomme, Secretary of the Board of Directors



**RESOLUTION NO. 2025-9**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763  
COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The District states that the next meeting of the Board of Directors shall be on March 19, 2025, at 1:30 p.m., or such other time as may be posted by the Chairman.

Passed this 15<sup>th</sup> day of January, 2025.

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

Attest:

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the "District") was held on March 19, 2025, at 1:30 p.m. at Moser's, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
Amy Dalton, Director	<u>Present</u>
Roger Moser, Director	<u>Present</u>
Brad Denomme, Director	<u>Absent</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on March 18, 2025, at 9:58 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

**Approving January 15, 2025 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on January 15, 2025. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-10 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
JANUARY 15, 2025**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-10 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-11 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-11 had been duly passed.

#### **Approving the Proposed 2024 Fiscal Year Budget**

The Chairman presented to the Board of Directors a copy of the proposed budget for the District for the 2024 Fiscal Year. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-12 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE SUBMISSION OF THE PROPOSED 2024 FISCAL YEAR BUDGET TO THE CITY OF COLUMBIA, AS REQUIRED BY SECTION 67.1471 RSMO.**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-12 had been duly passed.

### **Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

### **Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on July 23, 2025, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution No. 2025-13 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT ESTABLISHING THE NEXT BOARD OF DIRECTORS' MEETING**

The motion was seconded by Amy Dalton. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-13 had been duly passed.

### **Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

### **Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Robert Walters moved and Roger Moser seconded a motion to adjourn and the Directors present unanimously approved said motion.

---

Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman

**RESOLUTION 2025-10**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
JANUARY 15, 2025**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The North 763 Community Improvement District (the "District") hereby approves of the meeting minutes for the meeting of the Directors held January 15, 2025.

Passed this 19<sup>th</sup> day of March, 2025.

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

Attest:

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the “District”) was held on January 15, 2025, at 1:30 p.m. at Moser’s, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
Amy Dalton, Director	<u>Present</u>
Roger Moser, Director	<u>Absent</u>
Brad Denomme, Director	<u>Present</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on January 14, 2025, at 11:07 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

The Board decided to take up the discussion regarding the nomination of a New Director before proceeding with all other agenda items.

**Discussion Regarding the Nomination of a New Director**

Richard B. Hicks, the attorney for the District, present the Board of Directors with a copy of the Appointment of a New Director paperwork from the City of Columbia City Council meeting held on December 2, 2024, which appointed Amy Dalton to the Board of Directors to replace Abigail Anderson. Amy Dalton would serve the remainder of Abigail Anderson’s term, which ends on December 14, 2026. Also, the City of Columbia City Council extended Director terms for Roger Moser and Robert Walters. These terms will end on December 14, 2028. After consideration and discussion by the Board of Directors, Jay Manda made a motion to accept the City of Columbia City Council’s appointment of Amy Dalton to the Board of Directors and to



accept the new terms of Board Members Roger Moser and Robert Walters. The motion was seconded by Robert Walters. The question of the acceptance of the new appointment and new terms was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, and Brad Denomme

Nay: None

The Chairman declared the Board of Directors has accepted this appointment and new terms.

#### **Approving November 6, 2024 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on November 6, 2024. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-5 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT APPROVING MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 6, 2024**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, and Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-5 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution No. 2025-6 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-6 had been duly passed.

#### **Establishing Quarterly Payment Schedule and Authorizing Payments**

The Chairman then presented to the Board of Directors a resolution establishing a quarterly payment schedule and authorizing said quarterly payments on the last day of each quarter to creditors of the CID. After consideration and discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution 2025-7 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT ESTABLISHING A QUARTERLY PAYMENT SCHEDULE AND AUTHORIZING PAYMENTS TO THE CREDITORS OF THE DISTRICT ON THE LAST DAY OF EACH QUARTER**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-7 had been duly passed.

#### **Approving the 2024 Fiscal Year End Report**

The Chairman presented the Board of Directors a proposal to authorize legal counsel to submit the required end year reports for the District. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-8 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE SUBMISSION OF THE 2023 FISCAL YEAR END REPORT TO THE CITY OF COLUMBIA, MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT, MISSOURI DEPARTMENT OF REVENUE AND STATE AUDITOR**

**OFFICE AS REQUIRED BY SECTION 67.1471 & 105.145  
RSMO.**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-8 had been duly passed.

**Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

**Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on March 19, 2025, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Brad Denomme to approve Resolution No. 2025-9 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-9 had been duly passed.

**Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

**Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Jay Manda moved and Robert Walters seconded a motion to adjourn and the Directors present unanimously approved said motion.

---

Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman

## **RESOLUTION NO. 2025-11**

### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

WHEREAS, the North 763 Community Improvement Development District (the "District"), which was formed on December 15, 2008, by Ordinance No. 020153 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 ("CID Act"); and

WHEREAS, the District has imposed a sales tax in accordance with the Act on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District (the "CID Sales Tax"); and

WHEREAS, Section 67.1461 of the Act authorizes the District to perform all functions incident to the administration of the District; and

WHEREAS, the Board of Directors has reviewed each of the invoices and/or requests for payment which are attached hereto and incorporated herein by reference, and the Board of Directors has determined that each of the attached invoices and/or requests for payment are properly payable by the District in accordance with the District's procedures and mandate.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1. **Authorization for Payment:** The Board of Directors hereby authorizes the payment of each of the invoices and/or requests for payment which are attached hereto as Exhibit A and incorporated in this resolution by reference. Due to the Insurance Policy described on Exhibit A becoming due prior to this meeting, the Board of Directors hereby ratifies and authorizes that payment. The Board of Directors hereby determines and resolves that each of said payments are proper under the CID Act.

2. **Withdrawal of Funds:** The District's Chairman and officers are authorized to execute such checks and to withdraw funds of the District from the District's sales tax revenue collections or reserve and to continue paying debt service payments at the same percentages shown on Exhibit A pursuant to the promissory notes given by the District to those listed on Exhibit A as receiving debt service payments.

3. **Effective Date:** This Resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 19<sup>th</sup> day of March, 2025.

Roger Moser, Chairman of the Board of Directors

Attest:

Brad Denomme, Secretary of the Board of Director

**EXHIBIT A  
TO RESOLUTION NO. 2025-11**

**Authorized Payments**

<b><u>Name of Creditor</u></b>	<b><u>Amount Due</u></b>	<b><u>Purpose</u></b>
Bloom Bookkeeping, LLC 1103 E Walnut, Suite 104 Columbia, MO 65201	\$	Accounting Services
Van Matre Law Firm 1103 E Broadway Columbia, MO 65201	\$	Legal Services
<b>TOTAL</b>	\$	

**RESOLUTION NO. 2025-12**

**A RESOLUTION APPROVING A PROPOSED BUDGET  
FOR THE DISTRICT'S FISCAL YEAR BEGINNING ON  
OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025**

WHEREAS, Section 67.1471.2 of the Revised Statutes of Missouri, as amended, requires the District to prepare a proposed annual budget; and

WHEREAS, the Board of Directors desires to approve both a proposed operating budget and a proposed capital budget for said fiscal year for the City Council of the City of Columbia to review; and

WHEREAS, pursuant to Section 67.1471.2 of the Revised Statutes of Missouri the City Council of the City of Columbia is provided with and has the right to review said budget and to comment upon same no later than sixty (60) days prior to the first day of the relevant fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1. The Board of Directors of the North 763 Community Improvement District (the "District") hereby approves the District's annual proposed operating and capital budgets (the "Proposed Budget") for the fiscal year beginning on October 1, 2024, and ending on September 30, 2025, ("Fiscal Year 2024"). A copy of the Proposed Budget is attached hereto as Exhibit A and incorporated fully herein.

2. The amounts set forth on the Proposed Budget are hereby and shall be hereby appropriated for the purposes described in the Proposed Budget for Fiscal Year 2024.

3. The Proposed Budget shall be delivered to the City of Columbia to review and comment on said proposed budget pursuant to Section 67.1471.2 of the Revised Statutes of Missouri.

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

Passed this 19<sup>th</sup> day of March, 2025.

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

Attest:

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



**EXHIBIT A  
TO RESOLUTION 2025-12**

**Proposed Budget of  
The North 763 Community Improvement District  
Fiscal Year Ending September 30, 2025**

North 763 CID  
Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Operating Fund - Budget and Actual (Non-GAAP Budgetary Cash Basis)  
For the Period October 1, 2025 to September 30, 2026

	Budget Fiscal Year 2025-26	Actual	Actual Annualized	Over (under) Budget
Fund Balance October 1 (start of period)	\$ 20,000		\$ -	
Revenue:				
Sales Tax Revenues	\$ 50,000		\$ -	\$ -
Miscellaneous	-			
Total Revenues	\$ 50,000	\$ -	\$ -	\$ -
Expenditures:				
Current:				
Direct administration expense	\$ 25	\$ -	\$ -	\$ -
Insurance	1,600	-	-	-
Professional fees (legal and accounting)	7,200	-	-	-
Debt Service	41,175	-	-	-
Capital outlays:				
Break-in-access fee to MODOT	-	-	-	-
Storm water facilities	-	-	-	-
Construction	-	-	-	-
Property Maintenance	-	-	-	-
Total Expenditures	\$ 50,000	\$ -	\$ -	\$ -
Excess of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - September 30, 2026	\$ 20,000	\$ -	\$ -	\$ -

=====

**RESOLUTION NO. 2025-13**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763  
COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The District states that the next meeting of the Board of Directors shall be on July 23, 2025,  
at 1:30 p.m., or such other time as may be posted by the Chairman.

Passed this 19<sup>th</sup> day of March, 2025.

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

Attest:

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the "District") was held on July 23, 2025, at 1:30 p.m. at Moser's, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
Amy Dalton, Director	<u>Present</u>
Roger Moser, Director	<u>Present</u>
Brad Denomme, Director	<u>Present</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on July 22, 2025, at 9:20 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

**Approving March 19, 2025 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on March 19, 2025. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-14 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
MARCH 19, 2025**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-14 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Roger Moser to approve Resolution No. 2025-15 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Jay Manda. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-15 had been duly passed.

#### **Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

#### **Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on January 21, 2026, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution No. 2025-16 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT ESTABLISHING THE NEXT BOARD OF DIRECTORS' MEETING**

The motion was seconded by Brad Denomme. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-16 had been duly passed.

#### **Approving A Budget for October 1, 2025 to September 30, 2026**

The Chairman presented the Board of Directors a copy of the 2025 Budget for the District. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-17 entitled as follows:

#### **A RESOLUTION APPROVING A BUDGET FOR THE DISTRICT'S FISCAL YEAR BEGINNING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser, Brad Denomme

Nay: None

The Chairman declared that Resolution No. 2025-17 had been duly passed.

#### **Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

#### **Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, \_\_\_\_\_ moved and \_\_\_\_\_ seconded a motion to adjourn and the Directors present unanimously approved said motion.

---

Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman

**RESOLUTION 2025-14**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
MARCH 19, 2025**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The North 763 Community Improvement District (the "District") hereby approves of the meeting minutes for the meeting of the Directors held March 19, 2025.

Passed this 23<sup>rd</sup> day of July, 2025.

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

Attest:

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



**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Directors of the North 763 Community Improvement District (the "District") was held on March 19, 2025, at 1:30 p.m. at Moser's, 4840 Rangeline Street, Columbia, Missouri 65202.

The following persons were present or absent at the meeting as follows:

<b><u>Name</u></b>	<b><u>Present/Absent</u></b>
Robert Walters, Director	<u>Present</u>
Jay Manda, Director	<u>Present</u>
Amy Dalton, Director	<u>Present</u>
Roger Moser, Director	<u>Present</u>
Brad Denomme, Director	<u>Absent</u>

Also present by invitation were Richard B. Hicks, of the Van Matre Law Firm, 1103 East Broadway, Columbia, Missouri, legal counsel to the District. Mr. Hicks displayed to the Directors copies of the official notice of this meeting which was posted on the bulletin board of the City of Columbia, 701 E. Broadway, Columbia, Missouri on March 18, 2025, at 9:58 a.m. and thus more than twenty-four (24) hours in advance of this meeting of the Directors. A copy of said notice was ordered appended to these minutes.

The Chairman exhibited to the Directors their waiver of notice of this meeting of the Directors. Whereupon, it was unanimously resolved that a copy of each such waiver by the Directors of notice of this meeting be appended to and made a part of the minutes of this meeting. The Chairman then distributed to the members of the Board of Directors an agenda for the meeting.

**Approving January 15, 2025 Meeting Minutes**

The Chairman then presented to the Board of Directors a copy of the minutes from the Board of Directors meeting on January 15, 2025. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-10 entitled as follows:

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD ON  
JANUARY 15, 2025**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-10 had been duly passed.

#### **Discussion of the Current Financial Status of the District**

The Chairman then led a discussion of the current financial status of the District.

#### **Payment of District Project and Administrative Costs**

The Chairman presented the Board of Directors a proposal to authorize payment of district administrative costs. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-11 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PAYMENT OF COMMUNITY IMPROVEMENT PROJECT COSTS INCURRED BY THE DISTRICT TO DATE**

The motion was seconded by Roger Moser. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-11 had been duly passed.

#### **Approving the Proposed 2024 Fiscal Year Budget**

The Chairman presented to the Board of Directors a copy of the proposed budget for the District for the 2024 Fiscal Year. After consideration and discussion by the Board of Directors, a motion was made by Jay Manda to approve Resolution No. 2025-12 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE SUBMISSION OF THE PROPOSED 2024 FISCAL YEAR BUDGET TO THE CITY OF COLUMBIA, AS REQUIRED BY SECTION 67.1471 RSMO.**

The motion was seconded by Robert Walters. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-12 had been duly passed.

### **Discussion of General Status of the District**

The Chairman then led a discussion of the general status of the District.

### **Establish Next Board of Directors' Meeting**

The Chairman next requested that the Directors set the next meeting of the Board of Directors on July 23, 2025, at 1:30 p.m. After discussion by the Board of Directors, a motion was made by Robert Walters to approve Resolution No. 2025-13 entitled as follows:

#### **A RESOLUTION OF THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT ESTABLISHING THE NEXT BOARD OF DIRECTORS' MEETING**

The motion was seconded by Amy Dalton. The question of the passage of said Resolution was put to a roll call vote, the vote thereon being as follows:

Aye: Robert Walters, Jay Manda, Amy Dalton, Roger Moser

Nay: None

The Chairman declared that Resolution No. 2025-13 had been duly passed.

### **Other Considerations**

The Chairman allowed time for considering other matters that may come before the Board.

### **Comments**

The Chairman then allowed time for comments by the Board, Advisors, and Public.

There being no further business to come before the Board of Directors, Robert Walters moved and Roger Moser seconded a motion to adjourn and the Directors present unanimously approved said motion.

---

Brad Denomme, Secretary of the Board of  
Directors of the North 763 Community  
Improvement District

Approved:

---

Roger Moser, Chairman

**RESOLUTION NO. 2025-15**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT AUTHORIZING THE  
PAYMENT OF COMMUNITY IMPROVEMENT PROJECT  
COSTS INCURRED BY THE DISTRICT TO DATE**

WHEREAS, the North 763 Community Improvement Development District (the "District"), which was formed on December 15, 2008, by Ordinance No. 020153 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 ("CID Act"); and

WHEREAS, the District has imposed a sales tax in accordance with the Act on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District (the "CID Sales Tax"); and

WHEREAS, Section 67.1461 of the Act authorizes the District to perform all functions incident to the administration of the District; and

WHEREAS, the Board of Directors has reviewed each of the invoices and/or requests for payment which are attached hereto and incorporated herein by reference, and the Board of Directors has determined that each of the attached invoices and/or requests for payment are properly payable by the District in accordance with the District's procedures and mandate.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1. **Authorization for Payment:** The Board of Directors hereby authorizes the payment of each of the invoices and/or requests for payment which are attached hereto as Exhibit A and incorporated in this resolution by reference. Due to the Insurance Policy described on Exhibit A becoming due prior to this meeting, the Board of Directors hereby ratifies and authorizes that payment. The Board of Directors hereby determines and resolves that each of said payments are proper under the CID Act.

2. **Withdrawal of Funds:** The District's Chairman and officers are authorized to execute such checks and to withdraw funds of the District from the District's sales tax revenue collections or reserve and to continue paying debt service payments at the same percentages shown on Exhibit A pursuant to the promissory notes given by the District to those listed on Exhibit A as receiving debt service payments.

3. **Effective Date:** This Resolution shall be in full force and effect from and after its passage by the Board of Directors.

Passed this 23<sup>rd</sup> day of July, 2025.

---

Roger Moser, Chairman of the Board of Directors

Attest:

---

Brad Denomme, Secretary of the Board of Director

**EXHIBIT A  
TO RESOLUTION NO. 2025-15**

**Authorized Payments**

<b><u>Name of Creditor</u></b>	<b><u>Amount Due</u></b>	<b><u>Purpose</u></b>
Bloom Bookkeeping, LLC 1103 E Walnut, Suite 104 Columba, MO 65201	<b>\$200.00</b>	Accounting Services
Van Matre Law Firm 1103 E Broadway Columbia, MO 65201	<b>\$1,050.00</b>	Legal Services
Traveler's Expiring Policy Number 105815991 New Policy Term: July 23, 2025 to July 23, 2028	<b>\$1,466.00</b>	D&O Insurance Policy
Callaway Bank P.O. Box 10 Fulton, MO 65251	<b>\$24,020.98</b>	Outstanding Debt
Moser Realty L.L.C. P.O. Box 668 Fulton, MO 65251	<b>\$3,183.00</b>	Outstanding Debt
WWB Development Co., L.L.C. c/o Robert Walters 2704 Vail Dr. Columbia, MO 65203	<b>\$1,736.46</b>	Outstanding Debt
<b>TOTAL</b>	<b>\$31,656.44</b>	

**RESOLUTION NO. 2025-16**

**A RESOLUTION OF THE NORTH 763 COMMUNITY  
IMPROVEMENT DISTRICT ESTABLISHING THE NEXT  
BOARD OF DIRECTORS' MEETING**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH 763  
COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The District states that the next meeting of the Board of Directors shall be on January 21, 2026, at 1:30 p.m., or such other time as may be posted by the Chairman.

Passed this 23<sup>rd</sup> day of July, 2025.

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

Attest:

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



**RESOLUTION NO. 2025-17**

**A RESOLUTION APPROVING A BUDGET FOR THE  
DISTRICT'S FISCAL YEAR BEGINNING ON OCTOBER 1,  
2025, AND ENDING ON SEPTEMBER 30, 2026**

WHEREAS, Section 67.1471.2 of the Revised Statutes of Missouri, as amended, requires the District to approve an annual budget; and

WHEREAS, the Board of Directors desires to approve both an operating budget and a capital budget for said fiscal year; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE NORTH 763 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

1. The Board of Directors of the North 763 Community Improvement District (the "District") hereby adopts and approves the District's annual operating and capital budgets (the "Budget") for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026, ("Fiscal Year 2025"). A copy of the budget is attached hereto as Exhibit A and incorporated fully herein.

2. The amounts set forth on the Budget are hereby and shall be hereby appropriated for the purposes described in the Budget for Fiscal Year 2025.

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

Passed this 23<sup>rd</sup> day of July, 2025.

---

Roger Moser, Chairman of the Board of Directors

Attest:

---

Brad Denomme, Secretary of the Board of Directors

**EXHIBIT A  
TO RESOLUTION 2025-17**

**Budget of**  
**The North 763 Community Improvement District**  
**Fiscal Year Ending September 30, 2026**

North 763 CID

Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Operating Fund - Budget and Actual (Non-GAAP Budgetary Cash Basis)  
For the Period October 1, 2025 to September 30, 2026

	Budget Fiscal Year 2025-26	Actual	Actual Annualized	Over (under) Budget
Fund Balance October 1 (start of period)	\$ 20,000		\$ -	
Revenue:				
Sales Tax Revenues	\$ 50,000		\$ -	\$ -
Miscellaneous	-			
Total Revenues	\$ 50,000	\$ -	\$ -	\$ -
Expenditures:				
Current:				
Direct administration expense	\$ 25	\$ -	\$ -	\$ -
Insurance	1,600	-	-	-
Professional fees (legal and accounting)	7,200	-	-	-
Debt Service	41,175	-	-	-
Capital outlays:				
Break-in-access fee to MODOT	-	-	-	-
Storm water facilities	-	-	-	-
Construction	-	-	-	-
Property Maintenance	-	-	-	-
Total Expenditures	\$ 50,000	\$ -	\$ -	\$ -
Excess of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - September 30, 2026	\$ 20,000	\$ -	\$ -	\$ -