

RESOLUTION NO. 465

A RESOLUTION DECLARING IMPROVEMENTS OF THE BRANDYWINE NEIGHBORHOOD IMPROVEMENT DISTRICT COMPLETE; AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS UPON BENEFITTED PROPERTY IN SAID DISTRICT; PROVIDING FOR THE TERMS AND CONDITIONS OF SAID SPECIAL ASSESSMENTS; AND OTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Chesterfield, Missouri (the "City") is authorized and empowered pursuant to the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the "NID Act"), to establish a neighborhood improvement district ("NID") when a proper petition has been signed by the owners of record of at least two-thirds by area of all real property located within the proposed District and filed with the City Clerk; and

WHEREAS, such a proper petition was filed with the City Clerk of Chesterfield, Missouri on September 16, 2019 (the "Petition"), pursuant to the NID Act, proposing the creation of the Brandywine Neighborhood Improvement District (the "District"), described in more detail in the Petition; and

WHEREAS, the City Council of the City reviewed the Petition proposing the creation of the District for the purpose of funding the replacement of streets and parking areas within the boundaries of the proposed District and carrying out the Brandywine Neighborhood Improvement District project (the "Improvements"); and

WHEREAS, on March 2, 2020, pursuant to Resolution No. 458, the City Council established the District, determined the cost of the Improvements at an estimated \$1,090,000.00, ordered plans and specifications for the Improvements be prepared, ordered a proposed assessment roll be prepared, and ordered that said plans and specifications and assessment roll be filed with City Clerk and made open for public inspection and considered at a Public Hearing on March 16, 2020; and

WHEREAS, plans and specifications for the Improvements, including the estimated cost of \$1,090,000.00, and the assessment roll were prepared by the City, and made open for public inspection at a duly noticed public hearing before the City Council on March 16, 2020; and

WHEREAS, following the public hearing on March 16, 2020, pursuant to Resolution No. 459, the plans and specifications for the Improvements were determined to be final and complete, the officers, agents, and employees of the City were authorized and directed to take such further action and execute such other documents, certificates, and instruments to carry out and comply with intent of the Resolution, the Assessment Roll was accepted, the City was authorized to provide funding to finance the costs of the Improvements, and, upon completion of the Improvements, assess the final costs of the Improvements against property described in the Assessment Roll.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. Completion of Improvements. The Improvements have been completed in accordance with the approved plans and specifications. The final cost of the portion of said Improvements and related costs to be paid by special assessment shall be \$1,008,298.35 which does not exceed the estimated cost of the Improvements of \$1,090,000 as authorized by Resolution No. 459.

Section 2. Assessment of Costs of Project. The final costs for the project are outlined in Exhibit A, attached hereto and incorporated by reference. The cost of the Improvements shall be assessed as set forth in Exhibit A against each property located within the District in accordance with the final Assessment Roll set forth in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Notice of Assessment. Upon approval of this Resolution, the Finance Director shall mail a notice in substantially the form of Exhibit C, attached hereto and incorporated herein by reference, to each owner within the District which sets forth a description of each parcel of real property to be assessed which is owned by such owner, the special assessment assigned to such property, and a statement that the owner may pay such assessment in full after the date of approval of this Resolution until January 31, 2021. Otherwise, such owner shall pay such assessment in substantially equal annual installments from November 30, 2021 to November 30, 2040 as provided in Section 4 herein.

Section 4. Collection of Assessments. The City Clerk, in the same manner and at the same time as other ad valorem taxes are certified, shall certify for a period of 20 years, all of the assessments that have not been paid in full by November 30, 2021 as set forth above, together with the interest rate of 5% per annum and collection fees, late payment fees and penalties, if any, and such amounts so certified shall be levied and collected with the assessment and levy for each year being a portion of the principal amount of the total assessments plus one year's interest on the unpaid assessments at 5% per annum.

Section 5. Recording. This Resolution including the final Assessment Roll for the Improvements, is authorized and directed to be filed with the City Clerk and Finance Division.

Section 6. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any section, paragraph, sentence, clause or phrase of this Resolution be declared unconstitutional, ultra vires or void for any reason by a decree of judgement of a court of competent jurisdiction, such judgement or decree shall not affect any of the remaining sections, paragraphs, sentences clauses or phrases of this Resolution.

Section 7. Further Authorization and Direction. The City shall, and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution including, but not limited to, preparation of all appropriate legal and financing documents necessary to effect the assessment of the costs of the Improvements.

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Section 8. This Resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this 16th day of November, 2020.

Bob Nation
PRESIDING OFFICER

Bob Nation
MAYOR

ATTEST:

Vickie McAsmond
CITY CLERK

EXHIBIT A

Brandywine NID Repayment Schedule (Final)

Rate		2.875%
Amount	\$	1,008,298.35
Owners		173
Total Annual Payment	\$	67,755.59
Annual Per Owner		\$391.65
Total Per Owner	\$	7,833.02
To Pay Off Early	\$	5,693.64

<u>Project Costs</u>	<u>Proposed</u>	<u>Actual</u>	<u>Difference</u>
Construction	\$ 899,524.00	\$ 895,885.35	\$ (3,638.65)
Contingency	\$ 44,976.20	\$ -	\$ (44,976.20)
Inspection and Testing	\$55,000.00	\$ 28,785.44	\$ (26,214.56)
Legal and Bonding	\$ 90,000.00	\$ 83,627.56	\$ (6,372.44)
Total Costs	\$ 1,089,500.20	\$ 1,008,298.35	\$ (81,201.85)

Property owners within the boundaries of the Brandywine Neighborhood Improvement District shall have the option to pay a one-time fee of \$5,693.64 by January 31, 2021 or they can pay \$391.65 annually for 20 years. Under the annual payment option, payments would be due by November 30, 2021 through November 30, 2040, which would total \$7,833.02, including interest over the 20-year period.

EXHIBIT B

LOCATOR	OWNER	PROPERTY ADDRESS	PROPERTY ZIP CODE	SUBDIVISION
195440424	BRANDYWINE CONDOMINIUM ASSOCIATION	1542 OLD BAXTER RD	63017	BRANDYWINE
195531780	BRANDYWINE CONDOMINIUM ASSOCIATION	15670 HEDGEFORD CT	63017	BRANDYWINE PLAT TWO
1 195531362	HAYMAN ROBERTA TRUSTEE	15631 HEDGEFORD CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
2 195530723	STAAB JAMES F	15593 BEDFORD FORGE DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
3 195540184	WASER SUDA M TRUSTEE	1525 HAMPTON HALL DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 3
4 195540173	LUEKEN SUSAN G	1525 HAMPTON HALL DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 3
5 195530691	PREY SCOTT W & MARIANNE U H/W	15593 BEDFORD FORGE DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
6 195530701	MACKAY JANET B LIVING TRUST	15593 BEDFORD FORGE DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
7 195530712	THOMAS GEORGE R & ROSALIE REVOCABLE	15593 BEDFORD FORGE DR 20	63017	BRANDYWINE CONDOMINIUM PLAT 2
8 195531692	GREENHOUSE KEIREN	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT THREE
9 195531207	NOBLE JODI E & MICHAEL S T/E	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
10 195531218	LYDAY NELDA HALL TRUSTEE	1511 HAMPTON HALL DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
11 195531230	NELSON ROGER ALLEN	15631 HEDGEFORD CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 1
12 195530800	SCHIELER BARBARA	1512 BEDFORD FORGE CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
13 195531438	SCHREINER JULIE A	15631 HEDGEFORD CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3
14 195531449	WOLFE JULIE	15631 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 1
15 195530833	SCHEIDECKER KATHLEEN	1512 BEDFORD FORGE CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
16 195530844	JENKINS JULIE R LIVING TRUST THE	1512 BEDFORD FORGE CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 2
17 195530855	WORKMAN MELISSA	1512 BEDFORD FORGE CT 10	63017	BRANDYWINE CONDOMINIUM PLAT TWO
18 195530602	CHEN YIXIN	15593 BEDFORD FORGE DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 2
19 195530811	BAIETTO DONNA K REVOCABLE LIVING TRUST	1512 BEDFORD FORGE CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
20 195530592	HOVIS JO ELLEN	15593 BEDFORD FORGE DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
21 195540294	POWELL ROBERT E & JEAN S H/W	1525 HAMPTON HALL DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 3
22 195531450	GORDON JAMES O & GLORIA L T/E	15631 HEDGEFORD CT 23	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
23 195530668	JONES ALLEN & PATRICIA A FAMILY TRUST	15593 BEDFORD FORGE DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 2
24 195530613	ZINSELMEIER ELEANOR C INDENTURE TRUST	15593 BEDFORD FORGE DR	63017	BRANDYWINE CONDOMINIUM PLAT 2 BLDG 4
25 195531384	KENDALL MARVEL R	15631 HEDGEFORD CT 14	63017	BRANDYWINE CONDOMINIUM PLAT 1
26 195531395	CROOKS NATHELA M TRUST THE	15631 HEDGEFORD CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
27 195530624	MARTIN CARL E SR & RITA A T/E	15593 BEDFORD FORGE DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
28 195530635	BURY LUCILLE TRUSTEE	15593 BEDFORD FORGE DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
29 195530646	HILL DIANE P ET AL	15593 BEDFORD FORGE DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 2 BLDG 4
30 195440260	WHITE DELORES A & KENNETH W H/H	1521 HEDGEFORD DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 4
31 195530657	WIESE SARAH LOUISE	15593 BEDFORD FORGE DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
32 195540205	KELLEY WILLIAM H & BETTY K H/W TRUSTEES	1525 HAMPTON HALL DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 3
33 195540216	MARSHALL EUGENE J & TRUDY P T/E	1525 HAMPTON HALL DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 3
34 195540227	BETHUNE MARTA	1525 HAMPTON HALL DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 3
35 195531670	THOMPSON JAN E TRUSTEE	1530 BEDFORD FORGE CT 21	63017	BRANDYWINE CONDOMINIUM PLAT THREE
36 195531669	KISON IRENE K	1530 BEDFORD FORGE CT 20	63017	BRANDYWINE CONDOMINIUM PLAT 3
37 195531681	CLAUSER MARJORIE A	1530 BEDFORD FORGE CT 22	63017	BRANDYWINE CONDOMINIUM PLAT 3
38 195531405	MCLAUGHLIN CINDY	15631 HEDGEFORD CT 20	63017	BRANDYWINE CONDOMINIUM PLAT 1
39 195531416	ARNO JAMES EDWARD	15631 HEDGEFORD CT 18	63017	BRANDYWINE CONDOMINIUM PLAT 1
40 195531427	STUTZ FRANK	15631 HEDGEFORD CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 1
41 195540283	SCHNEIDER CAROL J	1525 HAMPTON HALL DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 3
42 195531582	ROBY CAROL	1530 BEDFORD FORGE CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 3
43 195531472	DAVIS CLYDE OPAL H/W	1530 BEDFORD FORGE CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 3
44 195531483	MILLER DENNIS A	1530 BEDFORD FORGE CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 3
45 195531494	CLINTON DELLA MAXINE TRUSTEE	1530 BEDFORD FORGE CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 3
46 195531504	HANDING KATHY	1530 BEDFORD FORGE CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 3
47 195531515	HALENKAMP JOAN C REVOCABLE LIVING TRUST	1530 BEDFORD FORGE CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 3
48 195531526	COKER ALFRED LEE & MARGARET SUE H/W	1530 BEDFORD FORGE CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 3
49 195531571	ROSS RACHAEL	1530 BEDFORD FORGE CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 3
50 195531461	FAHEY SUELLYN	15631 HEDGEFORD CT 22	63017	BRANDYWINE CONDOMINIUM PLAT 1
51 195530679	GARDNER NANCY A	15593 BEDFORD FORGE DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
52 195530998	COFFIN ROBERT B TRUSTEE	1511 HAMPTON HALL DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
53 195531009	SCHWENT LIVING TRUST THE	1511 HAMPTON HALL DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
54 195531010	DORN STEPHEN E & BERNICE H/W	1511 HAMPTON HALL DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
55 195530547	HEDRICK ALFRED F	15593 BEDFORD FORGE DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
56 195440226	HEISNER LARRY L ET AL T/I/C	1521 HEDGEFORD DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 4
57 195540162	MILLER ELINOR L	1525 HAMPTON HALL DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 3
58 195440237	PECK MARION P REVOCABLE LIVING TRUST	1521 HEDGEFORD DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 4
59 195440271	BEHRING MARIE DOROTHY TRS ETAL	1521 HEDGEFORD DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 4
60 195440282	BECKHAM RANDALL	1521 HEDGEFORD DR 10	63017	BRANDYWINE CONDOMINIUM PLAT FOUR
61 195531614	LEATHERS MARILYN P ETAL J/T	1530 BEDFORD FORGE CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 3
62 195530932	ROBERTS CHARLOTTE J	1512 BEDFORD FORGE CT 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
63 195530943	CARLSON LINDA CAROL REVOCABLE LIVING	1512 BEDFORD FORGE CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
64 195530954	QUINLAN EILEEN M TRUSTEE ETAL	1512 BEDFORD FORGE CT 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
65 195531285	SIMONS DIAN A TRUSTEE	15631 HEDGEFORD CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
66 195531186	YOUNG KIRWAN H & GWENDOLYN J H/W	1511 HAMPTON HALL DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
67 195531296	ZELLINGER FRANCES R LIVING TRUST	15631 HEDGEFORD CT 7	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
68 195530196	WALEZAK RITA J ETAL	1509 HEDGEFORD DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 1
69 195530206	KNOBLOCH SHANNON E	1509 HEDGEFORD DR	63017	BRANDYWINE CONDOMINIUM PLAT 1
70 195440293	FIGUS GLENN & MARCIA J T/E	1521 HEDGEFORD DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 4
71 195530217	KIEFFER BOBBIE JEAN & EDWARD H H/H	1509 HEDGEFORD DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 1
72 195531339	LOBO J PHILIP & CRISTINA CALDWELL T/E	15631 HEDGEFORD CT 10	63017	BRANDYWINE CONDOMINIUM PLAT 1
73 195531340	HOGAN ROBERT & SHERRI H/W	15631 HEDGEFORD CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3
74 195530877	JOST MARY S REVOCABLE TRUST	1512 BEDFORD FORGE CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
75 195530888	BASSIN TODD	1512 BEDFORD FORGE CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 2
76 195530822	QUINLAN EILEEN M TRUSTEE	1512 BEDFORD FORGE CT 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
77 195530536	FLECK DANIEL M ET AL	15593 BEDFORD FORGE DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
78 195531625	PULLIAM DAVID R & MARY ANNE T/E	1530 BEDFORD FORGE CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 3

79	195531636	SOUTHARD SHIRLEY A	1530 BEDFORD FORGE CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 3
80	195531647	KERSEY BILLY G	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 3
81	195531658	HERD JAMES R & EVELYN M H/W	1530 BEDFORD FORGE CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 3
82	195531702	VERGERE NANCY & JOHN REV LIV TRUST	1530 BEDFORD FORGE CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 3
83	195531735	BHATT VIPIN & DAMINI T/E	15632 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
84	195531746	HONG KAREN E	15636 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
85	195531757	WOLFF NORMAN BARBARA G H/W	15640 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
86	195531175	BHATT VIPIN B & DAMINI V H/W	1511 HAMPTON HALL DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
87	195530734	PELKER ROBERT R & SHIRLEY A TRUSTEES	15593 BEDFORD FORGE DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 2
88	195530745	SWANEY DERRICK S	15593 BEDFORD FORGE DR 23	63017	BRANDYWINE CONDOMINIUM PLAT 2
89	195530756	LEARY DONNA	15593 BEDFORD FORGE DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
90	195530767	FOELSCH ELISE M	1512 BEDFORD FORGE CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
91	195530778	LACY TODD & KELLY H/W	1512 BEDFORD FORGE CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
92	195530789	BRODY LINDA OBERMAN	1512 BEDFORD FORGE CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
93	195530790	ERESH JAMES S	1512 BEDFORD FORGE CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
94	195530525	LETE NOLA M REVOCABLE TRUST THE	15593 BEDFORD FORGE DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
95	195540249	REESE ANN F	1525 HAMPTON HALL DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 3
96	195540250	STRAATMANN CHRISTOPHER L	1525 HAMPTON HALL DR 10	63017	BRANDYWINE CONDOMINIUM PLAT 3
97	195540261	SCHOEMEHL KATHLEEN G REVOCABLE TRUST	1525 HAMPTON HALL DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 3
98	195540272	CRAIG CAROLYN A	1525 HAMPTON HALL DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 3
99	195531560	MCKENNA PATRICK R	1530 BEDFORD FORGE CT 10	63017	BRANDYWINE CONDOMINIUM PLAT 3
100	195531559	BUSSMAN SUSAN J	1530 BEDFORD FORGE CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 3
101	195540360	ARMOUR JOHN L & KAREN M T/E	1525 HAMPTON HALL DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 3
102	195540371	PRATTE MARY K REVOCABLE TRUST	1525 HAMPTON HALL DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 3
103	195540382	DPB RESIDENTIAL L L C	1525 HAMPTON HALL DR 23	63017	BRANDYWINE CONDOMINIUM PLAT 3
104	195540393	MARSHALL DONALD R & JOAN C T/E	1525 HAMPTON HALL DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 3
105	195531373	STEINBERG JOHN & VICTORIA H/W	15631 HEDGEFORD CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 1
106	195440303	ECKERT JOINT REVOCABLE LIVING TRUST THE	1521 HEDGEFORD DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 4
107	195531593	LUSTER JOANN ETAL	1530 BEDFORD FORGE CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 3
108	195531603	KOSTEDT WILLIAM L	1530 BEDFORD FORGE CT 14	63017	BRANDYWINE CONDOMINIUM PLAT 3
109	195531164	SUN PING	1511 HAMPTON HALL DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
110	195531351	BERGMANN KAREN ANN	15631 HEDGEFORD CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 1
111	195540195	ARNOLD CHRISTINE	1525 HAMPTON HALL DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 3
112	195531142	LABRIER GENE E EDNA M H/W TRUSTEES	1511 HAMPTON HALL DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
113	195531131	FILOMENA PREUSS REVOCABLE TRUST	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
114	195531153	BROCKETT DAVID & JENNIFER H/W	1511 HAMPTON HALL DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
115	195531548	STARK JAMES W & RENA M H/W ETAL J/T	1530 BEDFORD FORGE CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 3
116	195531537	BREITE GERALDINE A	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 3
117	195540238	CHASEN LEE	1525 HAMPTON HALL DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 3
118	195531119	COX GARY	1511 HAMPTON HALL DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 2
119	195531120	HANNON EILEEN	1511 HAMPTON HALL DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
120	195531197	STEPENOFF JERALD S & BONITA M H/W	1511 HAMPTON HALL DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 2
121	195440248	CALLAHAN MICHAEL P & MARY H T/E	1521 HEDGEFORD DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 4
122	195440259	BLISS HELEN D REVOCABLE TRUST	1521 HEDGEFORD DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 4
123	195530558	HELLER FAMILY TRUST	15593 BEDFORD FORGE DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
124	195540304	HAUG ELIZABETH L REVOCABLE LIVING TRUST	1525 HAMPTON HALL DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 3
125	195440325	LOCKWOOD KENNETH P & JUDITH E T/E	1521 HEDGEFORD DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 4
126	195440336	HALPERN DAVID & BARBARA T/E	1521 HEDGEFORD DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 4
127	195530976	WATERS DARRELL F INDENTURE OF TRUST ETAL	1512 BEDFORD FORGE CT 23	63017	BRANDYWINE CONDOMINIUM PLAT 2
128	195530987	BOLZ FAMILY LEGACY TRUST	1512 BEDFORD FORGE CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
129	195530569	COOK ESTELENE	15593 BEDFORD FORGE DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
130	195530570	BEHLKE DAVID M & CELESTINE M T/E	15593 BEDFORD FORGE DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
131	195531054	TANZER FREDERICKA S TRUSTEE	1511 HAMPTON HALL DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
132	195531021	HOTZE EDWARD L FAMILY IRREVOCABLE TRUST	1511 HAMPTON HALL DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
133	195531032	VIVIRITO PHILIP A CATHY H/W	1511 HAMPTON HALL DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
134	195530581	PRITZKER MARGIE L	15593 BEDFORD FORGE DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
135	195531043	RANDOLPH DAVID K & DANETTE M H/W	1511 HAMPTON HALL DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
136	195531065	DOMIER DAVID G & MARJORIE P H/W	1511 HAMPTON HALL DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
137	195531076	DAY CATHERINE M	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
138	195531087	BIRDSONG LIVING TRUST	1511 HAMPTON HALL DR 10	63017	BRANDYWINE CONDOMINIUM PLAT 2
139	195531098	JAMES STANSEL S TRUSTEE	1511 HAMPTON HALL DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
140	195531108	PAUL TERRY ETAL J/T	1511 HAMPTON HALL DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
141	195531768	RAWLS ELLEN F	15644 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
142	195531779	MACCORDY LESLIE	15648 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
143	195530965	CHASEN FAITH REVOCABLE LIVING TRUST THE	1512 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
144	195530228	GOLDAMMER MELVIN H & LOIS H/W	1509 HEDGEFORD DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 1
145	195530239	HLAL DALAL	1509 HEDGEFORD DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 1 UNI
146	195530240	GREENLEY NANCY A	1509 HEDGEFORD DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 1
147	195530251	RHYNE SYLVIA M	1509 HEDGEFORD DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 1
148	195530262	AWA PROPERTIES LP	1509 HEDGEFORD DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 1 UNI
149	195531274	CHILDRESS ANN TRUSTEE	15631 HEDGEFORD CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 1
150	195530866	STROHL RALPH R REVOCABLE LIVING TRUST	1512 BEDFORD FORGE CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
151	195540326	ROGERS CHARLES E RUTH H/W TRUSTEES	1525 HAMPTON HALL DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 3
152	195540337	ZARBO RONALD K	1525 HAMPTON HALL DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 3
153	195540348	WALTER FAMILY TRUST THE	1525 HAMPTON HALL DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 3
154	195530899	WILHELM DAVID F & JANE M T/E	1512 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 2
155	195530901	MAY LOIS RESIDENCE TRUST	1512 BEDFORD FORGE CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 2
156	195440215	VIE GEORGE W JR & CHERI A H/W	1521 HEDGEFORD DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 4 BLDG 2
157	195440194	GROSSER DARLENE	1521 HEDGEFORD DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 4
158	195440204	BEST SALLY	1521 HEDGEFORD DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 4
159	195540359	LIND EMMY J	1525 HAMPTON HALL DR 20	63017	BRANDYWINE CONDOMINIUM PLAT 3

160	19S540315	HARRIS MELANIA	1525 HAMPTON HALL DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 3
161	19S530910	CONN MELINDA J	1512 BEDFORD FORGE CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
162	19S530921	WRIGHT SANDRA K	1512 BEDFORD FORGE CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
163	19S531241	SCHULZE THOMAS G KAREN A H/W	15631 HEDGEFORD CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
164	19S531306	NILGES THEODORE C	15631 HEDGEFORD CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 1
165	19S531317	KIRGAN EDWARD P & BARBARA E T/E	15631 HEDGEFORD CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 1
166	19S531328	SESTRIC LAURA	15631 HEDGEFORD CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 1
167	19S440347	COFFIN CAROLYN M	1521 HEDGEFORD DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 4
168	19S440358	ENGLISH MARIE G ET AL	1521 HEDGEFORD DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 4
169	19S531252	RENDLEMAN NICOLE M	15631 HEDGEFORD CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 1
170	19S530680	COLOMBO CHARLIN J	15593 BEDFORD FORGE DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
171	19S440314	COSTELLO JAMES M & M JOAN H/W	1521 HEDGEFORD DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 4
172	19S440369	CONSUEGRA ANTONIO R & CARMEN VARGAS T/E	1521 HEDGEFORD DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 4
173	19S531263	WHALEN JAMES & DANA T/E	15631 HEDGEFORD CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 1

EXHIBIT C

NOTICE OF ASSESSMENT

November 16, 2020
City of Chesterfield, Missouri
Brandywine Neighborhood Improvement District
Street and Parking Lot Improvements
Description of property: Parcel _____ of the Brandywine Condominiums
Amount of total assessment for entire subdivision: \$1,008,298.35
Individual Share: \$5,693.64 – One-time payoff
\$391.65/Month – 20-year payoff

As owner of record of the property described above located in the Brandywine Neighborhood Improvement District established in the City of Chesterfield, Missouri (the "City"), for the above-named Improvements, you are hereby notified that the portion of the final costs of the Improvements shown above has been assessed against your property, as approved by a two-thirds majority of Brandywine property owners and included with the petition filed with the City Clerk on September 16, 2019 to establish the Neighborhood Improvement District.

You have the one-time option to pay the full amount of \$5,693.64 on or before January 31, 2021. If not paid in full by that date, the amount of the assessment will be advanced by the City pursuant to Resolution # 465 and the City will collect the pro rata share of the advancement of such City funding attributable to the property described above in 20 annual installments of \$391.65 including the interest rate of 2.875% per annum as provided by law for a total amount of \$7,833.02. Under the 20-year payment option, the amount of your annual installment is \$391.65 and will be due on November 30, 2021 through November 30, 2040.

If you elect to pay the full assessment on or before January 31, 2021, please make your check for \$5,693.64 payable to the City of Chesterfield and list on your payment "Brandywine NID" along with the address and parcel ID of your property, as shown above. Send your check to the City of Chesterfield, Missouri; 690 Chesterfield Parkway West; Chesterfield, Missouri 63017.

Please contact Jeannette Kelly, Finance Director, at 636-537-4726 or jkelly@chesterfield.mo.us if you have any questions.