

# HUSCH BLACKWELL

Matthew Ahlers  
Senior Associate

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September 2, 2021

**VIA USPS, Certified Mail**

Mayor Ryan Stanley  
City of Joplin  
602 S. Main Street  
Joplin, MO 64801

Re: Northpark Lane Community Improvement District – Board of Directors

Dear Mayor Stanley:

This undersigned represents CBL Properties, which is the owner of the property commonly known as Northpark Mall (the “Property”) in the City of Joplin. The Property is contained within the Northpark Lane Community Improvement District (the “District”), a political subdivision created pursuant to the Missouri Community Improvement District Act, Section 67.1401 to 67.1571, RSMo. (the “CID Act”).

The District is governed by a Board of Directors (the “Board”) appointed by you, with the consent of the City Council. Certain Directors on the Board have terms that are expiring or have otherwise become ineligible to continue as directors of the Board. The CID Act provides that, in the event of a vacancy, “[s]uccessor directors shall be appointed in the same manner as the initial directors and shall serve for a term of years specified by the district prior to the appointment.” Per the Petition to Establish the District (the “Petition”), the initial Directors were “appointed by the City” and “the term of office for all successor directors shall be four (4) years, as permitted by the [CID] Act.”

Pursuant to the provisions of the CID Act and the Petition, we now submit the following slate for your consideration, approval, and submission of the same to the City Council, and we request your assistance in obtaining a City Council resolution appointing the proposed successor director.

Brennan Gaffney to be appointed as a director to the Board of Directors of the District with term expiring four (4) years from the date of nomination. Contact information for the proposed appointment is Brennan.gaffney@cblproperties.com. Brennan Gaffney is a legally authorized representative of CBL Properties, an owner of real property within the District.

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Thank you in advance for your time, consideration and cooperation. If you need further information, please do not hesitate to contact me at (314)480-1500.

Sincerely,

*Matthew Ahlers*

Matthew Ahlers

cc: Kim King, via e-mail  
Leslie Haase, via e-mail

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Pursuant to the provisions of the CID Act and the Petition, we now submit the following slate for your consideration, approval, and submission of the same to the City Council, and we request your assistance in obtaining a City Council resolution appointing the proposed successor director.

Kim King to be re-appointed as a director to the Board of Directors of the District with term expiring four (4) years from the date of nomination. Contact information for the proposed re-appointment is kim.king@cblproperties.com. Kim King is a legally authorized representative of CBL Properties, an owner of real property within the District.

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Sean Phillips to be re-appointed as a director to the Board of Directors of the District with term expiring four (4) years from the date of nomination. Contact information for the proposed re-appointment is sean.phillips@cblproperties.com. Sean Phillips is a legally authorized representative of CBL Properties, an owner of real property within the District.

Thank you in advance for your time, consideration and cooperation. If you need further information, please do not hesitate to contact me at (314)480-1500.

Sincerely,

*Matthew Ahlers*

Matthew Ahlers

cc: Kim King, via e-mail  
Leslie Haase, via e-mail