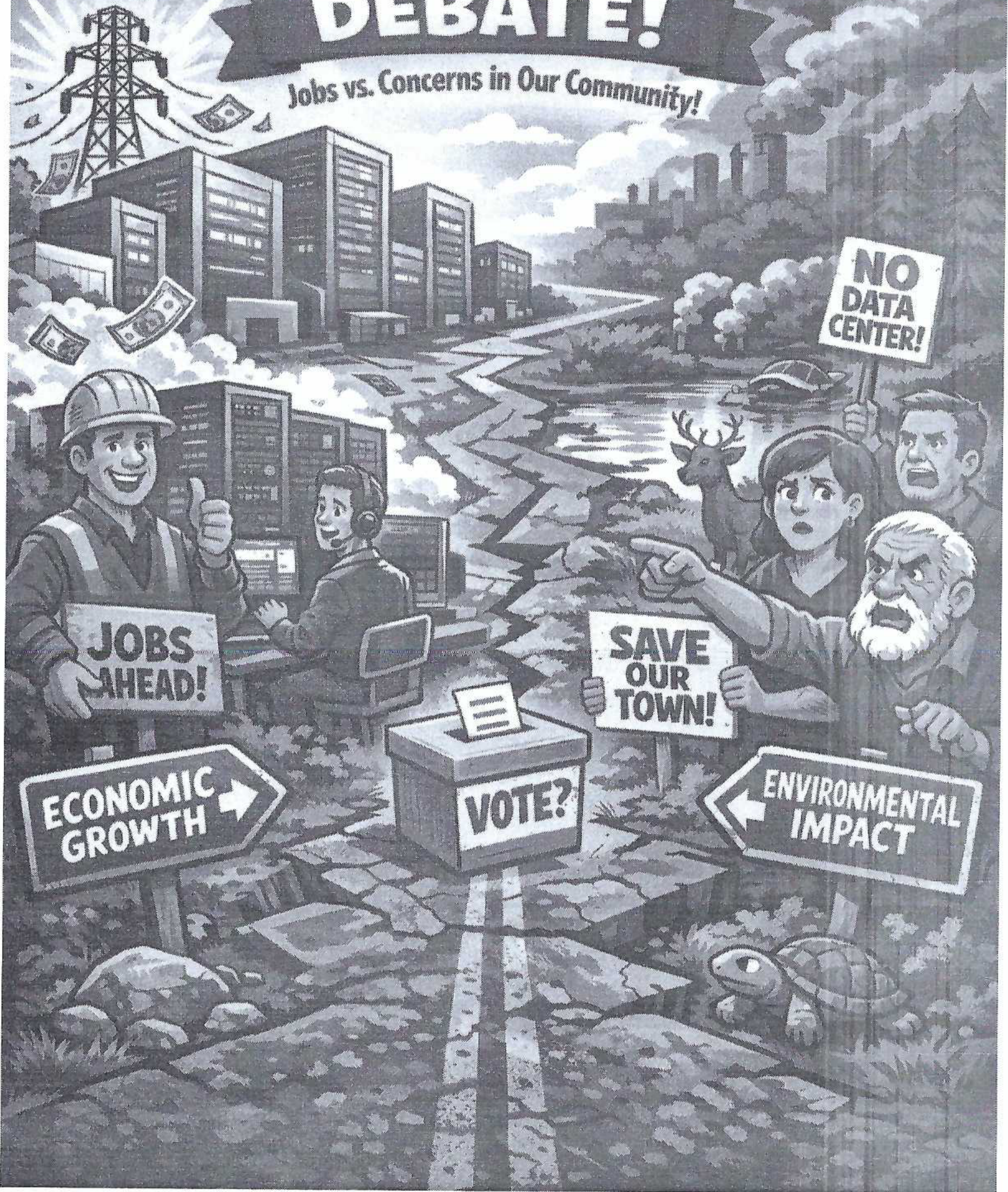


# THE FESTUS DATA CENTER DEBATE!

*Jobs vs. Concerns in Our Community!*



Here's a detailed overview of all the major parties and stakeholders involved in the Festus, Missouri data center project — including what (so far) is *known about them and their roles* in this controversial proposal:

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## 1. City of Festus Government

### Festus City Council

- **Role:** The ultimate local legislative authority for annexations, zoning, and major development approvals.
- **Actions:**
  - An **annexation of ~240 acres** north of Hwy. 67 and west of County Road CC, bringing the land into the Festus city limits for potential development.
  - Voted unanimously on **Nov. 24, 2025, to approve rezoning requests** tied to the proposed data center, changing parcels from residential/non-urban to industrial zoning.
- **Context:** These actions are critical procedural steps to enable a data center project to proceed.

### Festus Planning and Zoning Commission

- **Role:** Advises the City Council by reviewing land-use and zoning change requests.
- **Action:** On Nov. 20, 2025, the Commission narrowly voted **5–4 to recommend approval** of rezoning for the land where the data center is proposed.
- **Importance:** Without this recommendation, the council likely could not legally rezone the land for the project.

### City Administrator – Greg Camp

- **Role:** Senior city official managing administrative affairs.
  - **Involvement:** Emails released under Sunshine Law show Camp coordinated **private meetings** between city officials and developer CRG *before* public disclosure of the project.
-

## 2. Developer: CRG (Clayco's development arm)

### CRG – Data Center Developer

- **Who They Are:** CRG is the data center development unit of *Clayco*, a large St. Louis–area construction and development firm. It specializes in industrial and infrastructure projects and has dozens of data center projects nationwide.
    - Clayco itself is a well-established real estate and construction company based in the St. Louis region.
  - **Role in Project:** Developer pursuing plans to build a ~240-acre data center campus near Festus.
  - **Key Spokesperson: Chris McKee, President of CRG**
    - Has publicly discussed benefits like potential **millions in tax revenue, hundreds of jobs**, and a multi-year buildout.
    - He has said CRG hopes *as people learn more*, community concerns may lessen.
  - **Status:** No finalized site plan or end-user/operator named yet. Discussions are ongoing.
- 

## 3. Local Elected and Government Leaders Supporting the Project

### Jefferson County Executive – Dennis Gannon

- **Role:** Elected county official.
- **Position:** Publicly supportive of the data center and believes it could benefit the broader JEFFERSON COUNTY economy.

### Other Supporters at Meetings

At public hearings, a few business and community leaders (e.g., *Cindy Buchheit-Courtway*, executive director of Jefferson County Port Authority, and *Alisyn Beffa*, CEO of Mercy Hospital Jefferson) spoke in favor, highlighting jobs, economic growth, and tech infrastructure benefits.

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## 4. Residents and Opposition Groups

### Community Opponents

A significant portion of residents have voiced opposition, citing concerns such as:

- **Infrastructure impact:** worries about electricity, water, wastewater and effect on utility costs.
- **Environmental impacts:** concerns about noise, light pollution, and water usage.
- **Lack of transparency:** arguments residents were not informed early or adequately.
- **Petition efforts:** organized efforts, including petitions and calls for town halls or even a **public vote to prohibit large-scale data centers.**
- **Group Mobilization:** Some residents collected funds to uncover details about early, closed-door developer–official talks.

Opposition is strong enough that **hundreds of people packed city meetings and many spoke against the project during public hearings.**

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## 5. Media and Public Information

### Local News Outlets

- **KSDK, West Side Leader & others:** have provided ongoing coverage, reports on council votes, resident testimony, and leaked email concerns.

### Social Media & Citizen Reporting

- Local Facebook groups and YouTube videos have amplified resident opposition and shared calls to action.
- 

## Project Summary & Current Status

Element	Status
Key Developer	CRG (Clayco)
Project Scope	~240-acre data center campus proposed
Annexation	Completed by City Council
Rezoning	Approved by Planning & Zoning Comm & City Council
End-User / Operator	<b>Not yet announced</b>

Element	Status
Public Sentiment	Mixed – significant opposition from residents

#### Next Steps:

- Continued negotiation with potential data center operator
- Planning, engineering, and utility studies
- Further public hearings or council decisions
- Possible community advocacy actions (e.g., petitions or ballot initiatives)

## 📍 1. Land Location & Property Owners (Sellers)

### Approximate Address / Location

- The property is **north of Highway 67 and west of County Road CC / Hwy. CC** in Festus, Missouri. It's a large, mostly wooded area totaling **about 240 acres** that was annexed into the city for potential data center development.

### Property Ownership (Sellers)

According to county records reported by *The Leader*:

- **The Dietrich Trust** – Owns the **largest parcel (about 199 acres)** within the total acreage.
  - **Mark and Lucinda Hammon** of Festus – Own additional parcel(s).
  - **Fadler Investment Holdings of Festus** – Owns additional parcel(s).
- These property owners **petitioned voluntarily to be annexed into Festus**, which typically means they agreed to be part of the city and supportive of the development process so far.

**No single street address** has been reported publicly yet, because the land consists of several large, contiguous parcels and hasn't been formally subdivided or sold to the developer as of reporting. When that process happens (option/Purchase & Sale Agreement executed), the exact addresses should be part of the public records via Jefferson County.

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## 2. Legal Representation & Counsel

### City of Festus / City Government

- **Festus City Attorney / Legal Counsel:**
  - The *specific law firm or named attorney* representing the City of Festus on annexation, zoning, and data center project ordinances has **not been widely reported by name in available news coverage**.
  - However, **documents filed regarding annexation and rezoning** (including zoning ordinance changes) were prepared by corporate attorneys — one community group mentions **Balloonist LLC attorneys** in relation to those documents.
- **City Administrator Legal Advice:**

Festus City Administrator *Greg Camp* has said that because of ongoing litigation, the city is commenting based “**on the advice of counsel**” — indicating the city attorney is actively advising on the lawsuit and public records issues.

*Note:* Municipal legal counsel usually appears on official city government agendas or resolutions; the specific name is typically listed on zoning or annexation ordinances posted on the City of Festus website or in council minutes.

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### Developer: CRG (Clayco’s Data Center Development Unit)


- **CRG’s Internal Legal Team:**
    - Developers like CRG typically work with *corporate counsel or outside real estate/development law firms*, but **no media reports have named CRG’s attorney or legal firm representing the developer** in Festus.
    - CRG (a division of Clayco) has been the principal organization pursuing the project.
  - **Real Estate Purchase/Option Agreements:**

These types of deals (options to buy land or purchase contracts) would be negotiated with legal counsel on both sides, but **those records haven’t been disclosed publicly yet**. They become public typically when ownership transfers are recorded.
- 

### Opposition / Objectors

- **Jesse Cordova — Lawsuit Plaintiff (representing himself):**

A candidate for Festus City Council who filed a lawsuit against the city alleging Sunshine Law violations related to how data center discussions were conducted.

 **He is representing himself (pro se)** in the lawsuit and is *not an attorney*.
  - **Resident Advocacy Groups:**

Community groups opposed to the data center have organized petitions and public comment campaigns calling for a vote or moratorium, but **no formal legal counsel for**
-

**residents has been prominently reported yet.** Some citizen groups may retain attorneys or file formal intervention motions in court when cases proceed further.

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## **What's Still Unknown / Needs Official Records**

As of the latest reporting, these key details have *not* yet been made public or widely reported:

- **Exact legal address or parcel numbers** that would map to a formal street address — beyond general descriptors like “north of Hwy. 67 and west of Hwy. CC.”
- The **name of the law firm(s) representing the City of Festus** on zoning/annexation/data center legal matters.
- The **law firm or attorney representing CRG** specifically in Festus land acquisition, annexation, or zoning negotiations.

To obtain those details, you would likely need to:

1. Check the **Jefferson County Recorder of Deeds** for parcel records and deed transactions once a sale/transfer is recorded.
  2. Look at **City of Festus Council meeting minutes, ordinances, and legal services agreements** — these typically list city attorneys or outside counsel.
  3. Review **court filings** for the lawsuit (once attorneys are entered as counsel of record) — the docket in **Jefferson County Circuit Court (Div. 2)** would list counsel.
- 

## **Summary**

<b>Category</b>	<b>Known</b>	<b>Unknown</b>
Land Location	North of Hwy. 67 & west of County Road CC, ~240 acres	Specific street address for parcels
Land Sellers	Dietrich Trust (199 acres), Hammon, Fadler Investment	Whether CRG has executed purchase option yet
City Legal Counsel	Legal advice is guiding city responses; ballot/no public name reported	Exact law firm / city attorney identified
Developer Legal Counsel	CRG is developer; counsel not publicly named	Specific legal representatives disclosed
Opposition Legal Counsel	Citizen plaintiff (Jesse Cordova) self-represented	Whether organized group has legal counsel

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## 1. Sunshine Law Transparency Concerns

One of the most prominent unusual factors has been **how early city officials were in contact with the developer** and how that was handled:

- Newly released emails show city officials were discussing a potential data center with CRG as early as **August 2025**, long before the project was publicly announced.
- Critics argue the officials may have violated Missouri's **Sunshine Law** (which governs open meetings and public records) by holding *informal* or *private* discussions designed to avoid a quorum — meaning public disclosure and input were limited compared to typical public-notice processes.

This transparency debate has become one of the central flashpoints in the controversy, more so than just the merits of the project itself.

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## 2. Lawsuits Filed Against the City

There is **active litigation** tied to the data center's approval process:

- A local city council candidate, **Jesse Cordova**, filed a **lawsuit against the City of Festus and specific officials** (including the mayor, city administrator, and council members), alleging the city violated the Missouri Sunshine Law in the way it handled discussions and decisions about the data center.
- The lawsuit seeks declaratory and injunctive relief — including penalties and corrections — claiming officials met in ways intended to evade open-meeting requirements and didn't perform formal impact studies before zoning changes.

This is an unusual turn for a local development issue; many projects don't spur formal legal challenges focused on process and transparency.

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## 3. Petition for Special Election to Ban Data Centers

Residents have launched **grassroots political action** in response:

- A group of neighbors gathered signatures (reportedly over 1,400) for a *petition* demanding a **special election** to let voters decide whether to ban large-scale data centers in the city for the next decade.
  - Petition organizer *Erica Carter* has argued this is necessary to rebuild public trust and give citizens decision-making power on the issue.
-

This extends the conflict beyond normal public comment periods into direct citizen-led democratic action, which is unusual for a development project of this type.

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## 4. Community Organizing & Alternative Information Channels

Another notable development is the **level of community mobilization**, including:

- Residents pooling funds (e.g., raised \$150) to pay for public records that reveal communications between city officials and the developer, showing how deeply people are digging into this issue.
- Facebook groups like “*No Data Center in Festus*” and grassroots sites sharing updates and organizing opposition.
- Television and social media videos focusing on the debate and sharing residents’ perspectives.

This level of citizen-driven investigative activity over a local land-use decision is not common.

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## 5. Messaging & Public Relations Discussion

At a city council meeting, one council member reportedly suggested that the city might consider **hiring a public relations firm** to help communicate with residents and handle community concerns.

That’s relatively unusual for a local government issue of this scale and reflects the intensity of the dispute and the communication challenges the city faces.

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## **E 6. Process Timing Concerns**

Another recurring theme that has raised eyebrows locally is the *pace and sequencing* of actions:

- Zoning ordinances, annexation, and rezoning were all advanced before a *specific site plan* or *end-user/operator* was publicly identified, which many residents see as “putting the cart before the horse.”
- City officials have defended this as standard development process steps, but opponents argue it allowed major decisions before full transparency.

While this kind of procedural sequence is not entirely unprecedented, the political fallout and public reaction have been unusually intense due to the rapid pace and perceived lack of early public engagement.

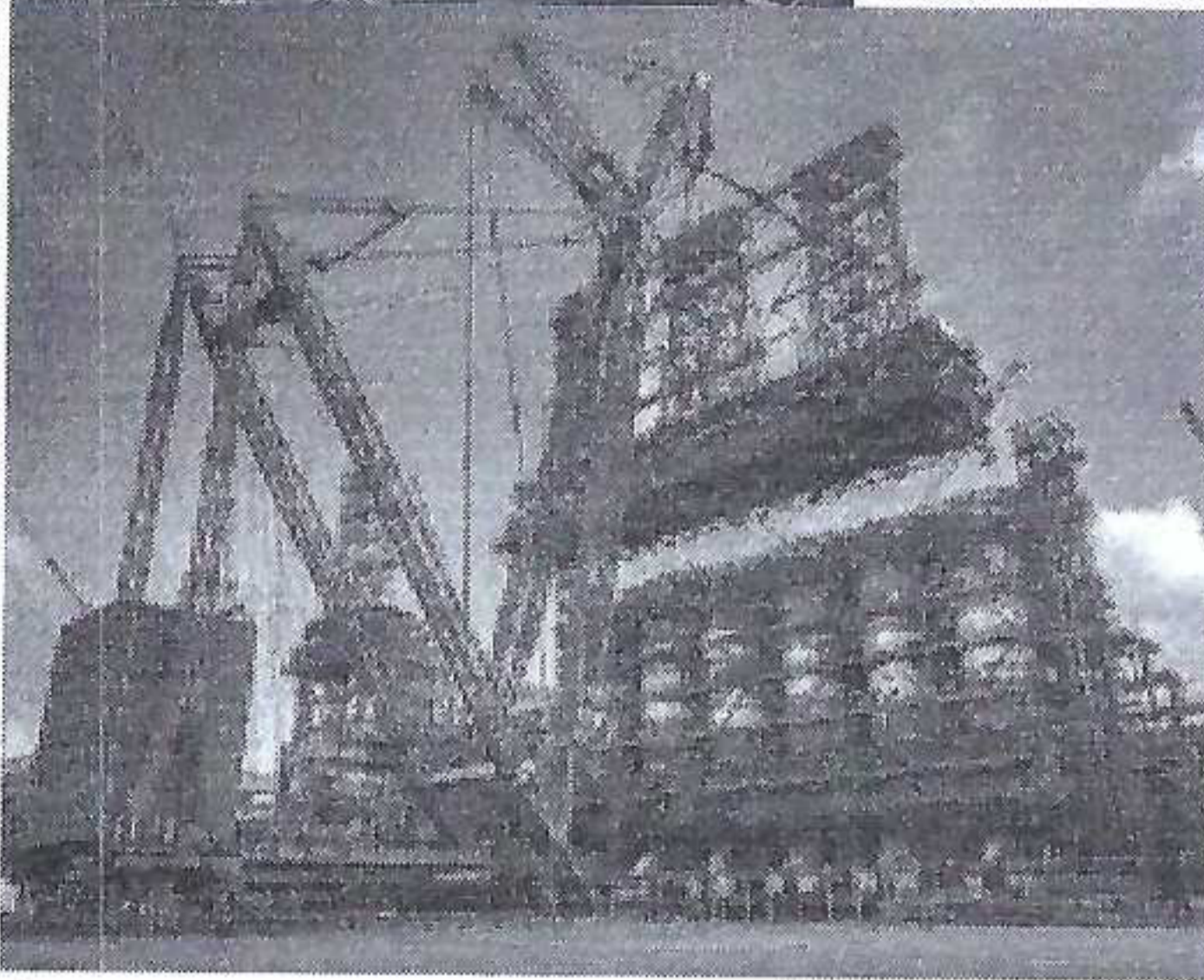
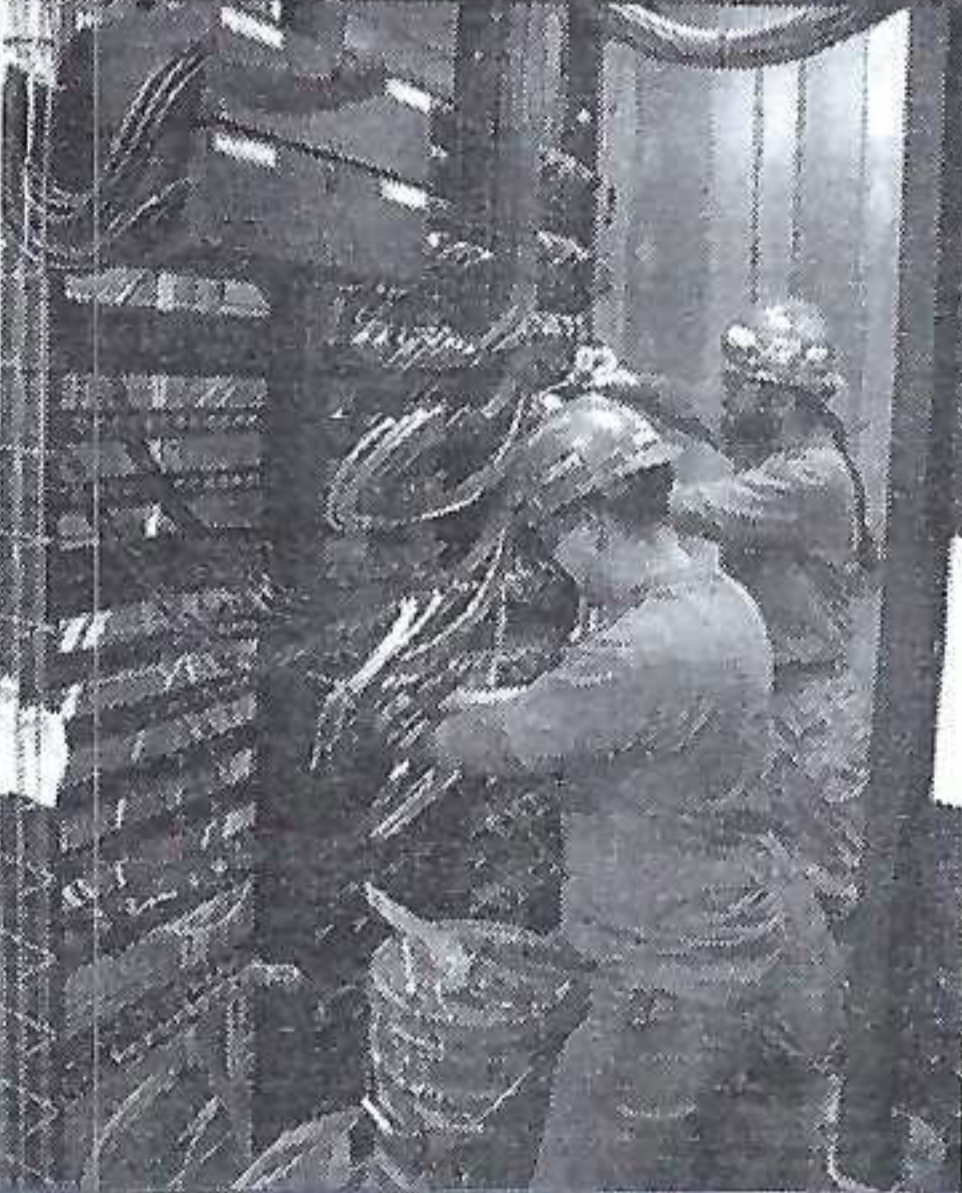
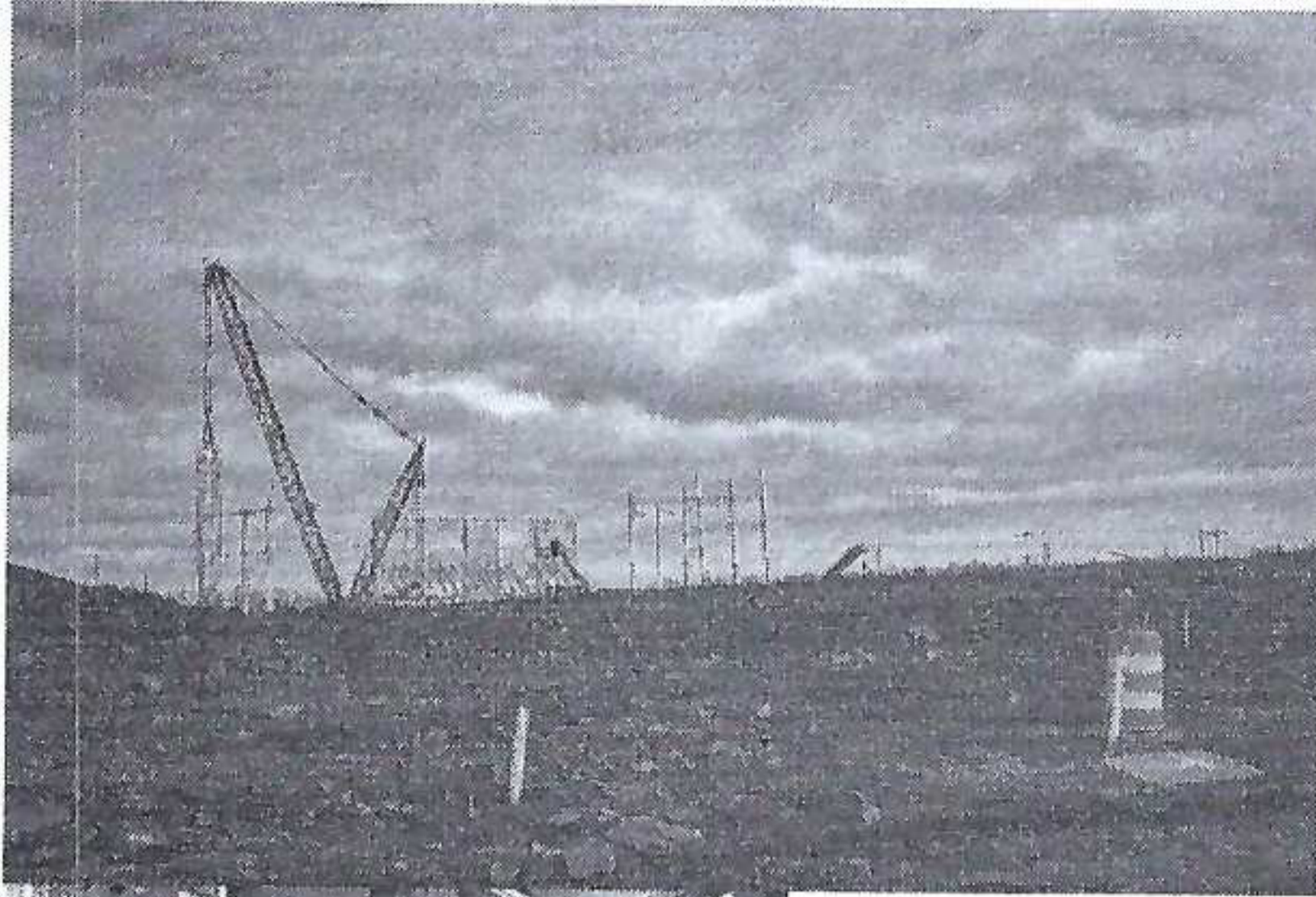
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### **Summary of Unusual Items**

<b>Issue</b>	<b>Unusual Nature</b>
Early private discussions & Sunshine concerns	Raises legal and transparency questions
Lawsuit against city leadership	Formal legal challenge to the process
Petition for special election	Citizen-led democratic initiative
Residents fundraising to obtain records	Grassroots info gathering
Discussion of hiring PR firm	Strategic message control at local level
Rapid process before detailed plans	Perceived procedural irregularity

# 📍 What a 240-Acre Data Center Could Bring to Festus

## 🏗️ 1. Construction Jobs (Short-Term Boost)



Large data centers often generate:

- **Hundreds of construction jobs** over 1–3 years
- Local subcontracting opportunities (concrete, electrical, trucking, grading)
- Hotel, restaurant, and fuel spending during construction

💡 Important: These are temporary jobs, but they can create a significant short-term economic bump.

---

## 2. Permanent Jobs (Smaller but Higher Paying)

Once operational:

- 30–150 permanent jobs typical (depends on size)
- Positions include:
  - IT technicians
  - Security
  - Facilities engineers
  - HVAC/electrical specialists
- Often above-average wages

⚠ Reality check: Data centers do **not** employ hundreds permanently. The long-term workforce is usually modest compared to manufacturing.

---

## 3. Property & Utility Tax Revenue

Data centers are capital-intensive:

- Hundreds of millions in equipment
- Major electric infrastructure investment
- High assessed property value

This can mean:

- Increased property tax base
- Utility franchise revenue
- Sales tax on construction materials (if structured locally)

However, this depends heavily on:

- Whether tax abatements are granted
  - Whether incentives reduce initial tax payments
  - How personal property (servers) is assessed
- 

## 4. Infrastructure Upgrades

Often includes:

- Electrical substation improvements
- Fiber broadband expansion
- Road upgrades
- Stormwater improvements

If structured correctly, these upgrades can benefit surrounding residents — not just the campus.

---

## How Festus Could Make It Better for Residents

If the city negotiates properly, it can require or request a **Community Benefit Agreement (CBA)** or development conditions.

Here are smart options:

---

# 1. Park & Green Space Contributions



4

The city could negotiate:

- Direct Park improvement fund (example: \$1–5 million)
- Annual maintenance contribution
- Walking trail connectivity around the site
- Splash pad or new playground
- Tree buffer plantings to shield neighborhoods

Many cities require a **park impact fee** for major developments.

---



## 2. School & Workforce Investment

Developer could fund:

- Scholarships for Festus High School STEM students
- Paid internships
- Technical training partnerships with:
  - Jefferson College
  - Trade schools
- Apprenticeship pipelines for local residents

This builds long-term opportunity instead of just tax revenue.

---



## 3. Utility Cost Protections

Residents often worry about:

- Electric rate increases
- Water supply strain

The city could require:

- Developer-funded infrastructure upgrades
  - Contract guarantees that residential rates won't subsidize the facility
  - Independent utility impact study paid by developer
- 



## 4. Public Safety & Emergency Services Fund

Data centers require:

- Fire protection upgrades
- Backup generators
- Hazard mitigation

City could negotiate:

- New fire equipment donation
- Emergency response funding
- Ongoing public safety contribution

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## 5. Environmental Safeguards

To address resident concerns:

- Dark-sky lighting standards
- Noise decibel caps
- Landscaping buffers
- Water recycling systems
- Annual environmental impact reporting

---

## 6. Property Value Protection Measures

City could:

- Establish setback distances
- Require berms & tree walls
- Limit building height near residential zones
- Offer home value guarantee programs (used in some states)

---

## 7. Annual Community Grant Fund

Some cities negotiate:

- \$250,000–\$1M per year community grant fund
- Funds for:
  - Nonprofits
  - Senior programs
  - Infrastructure repairs
  - Youth sports

This creates visible annual benefits.

---

## What Smart Cities Do

The most successful communities:

- ✓ Negotiate up front before final approvals
  - ✓ Tie incentives to performance (jobs + tax levels)
  - ✓ Require transparent reporting
  - ✓ Include sunset clauses on tax abatements
  - ✓ Protect residents from utility impacts
- 

## Important Reality

Data centers:

- ✓ Bring major capital investment
- ✓ Are quiet and low traffic once built
- ✓ Require significant electricity

But:

- ✗ They do not create large permanent employment
- ✗ They can strain power infrastructure
- ✗ They often request tax incentives

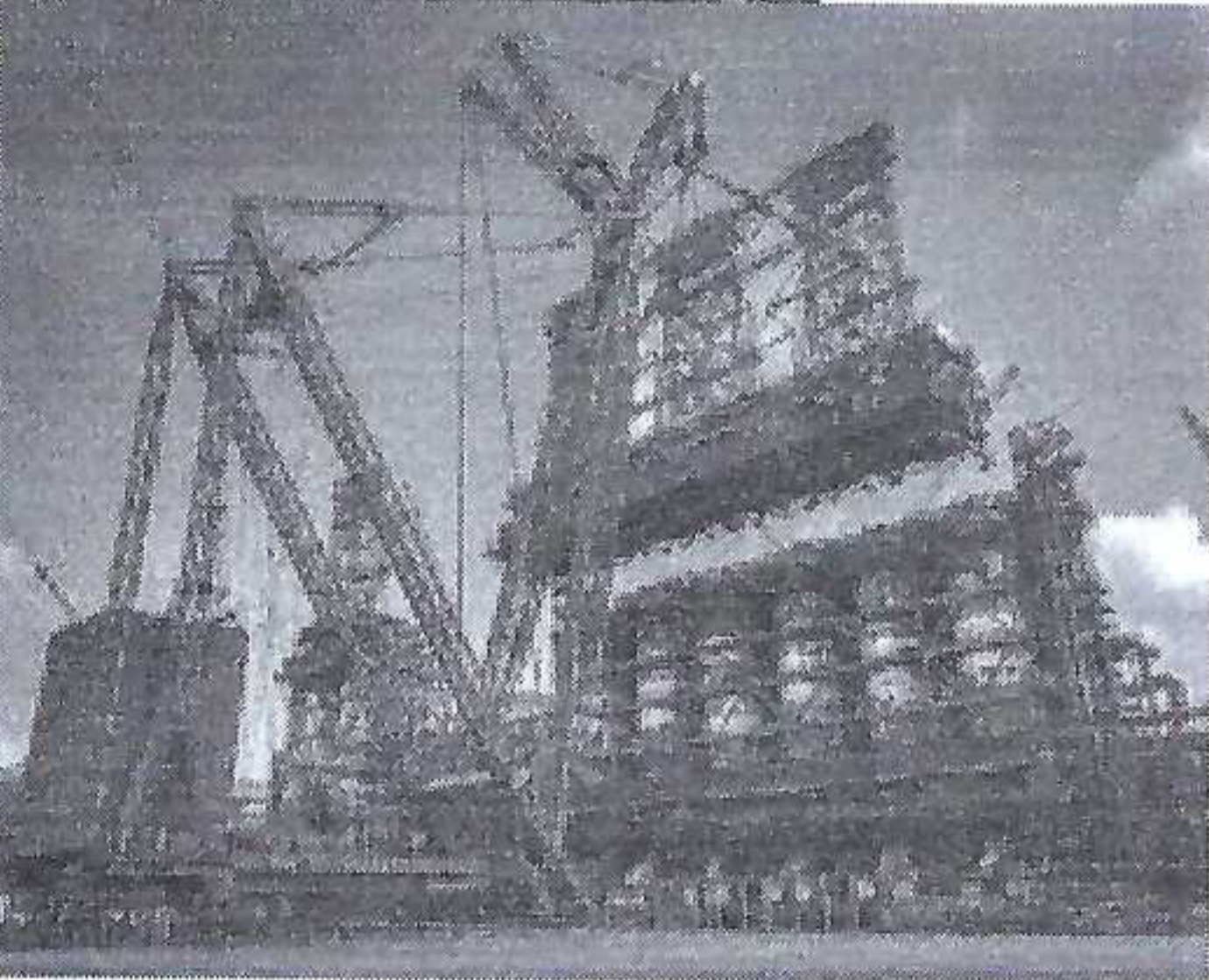
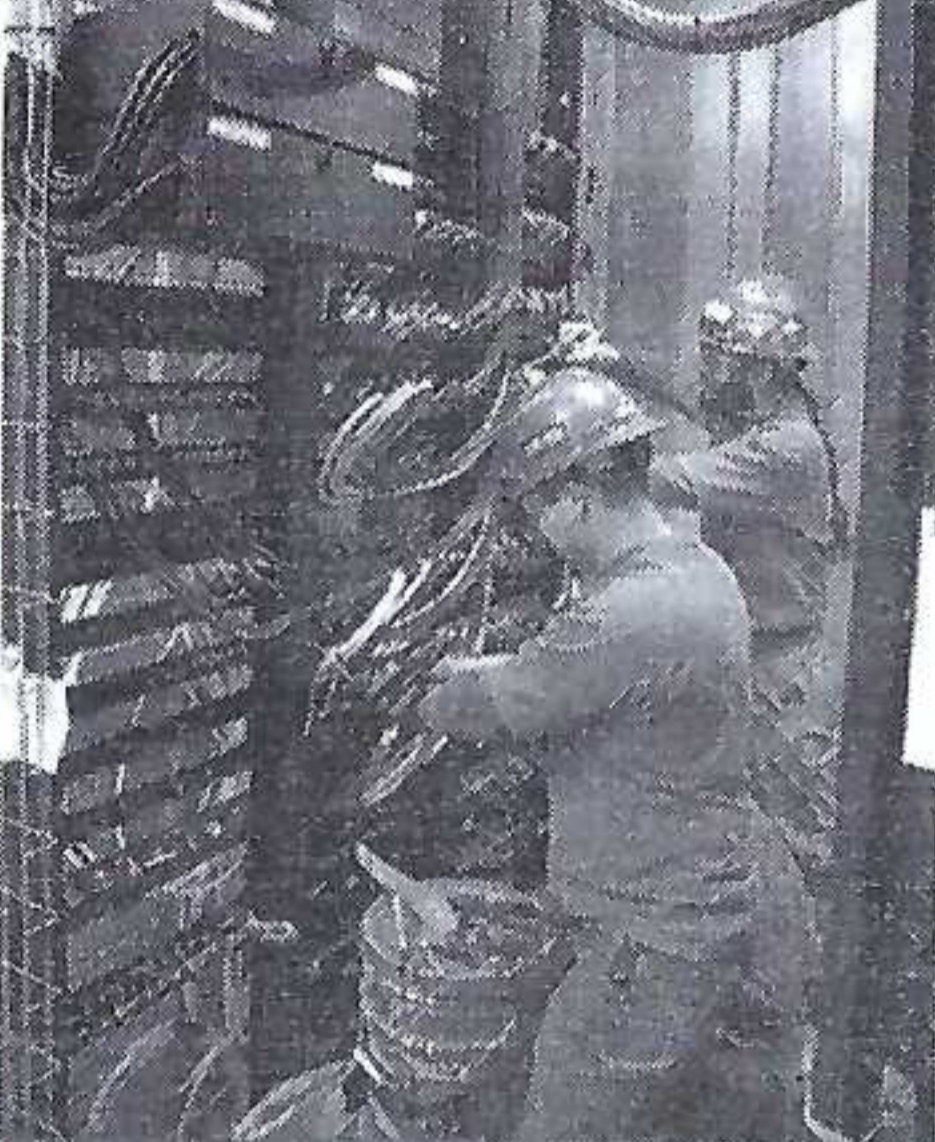
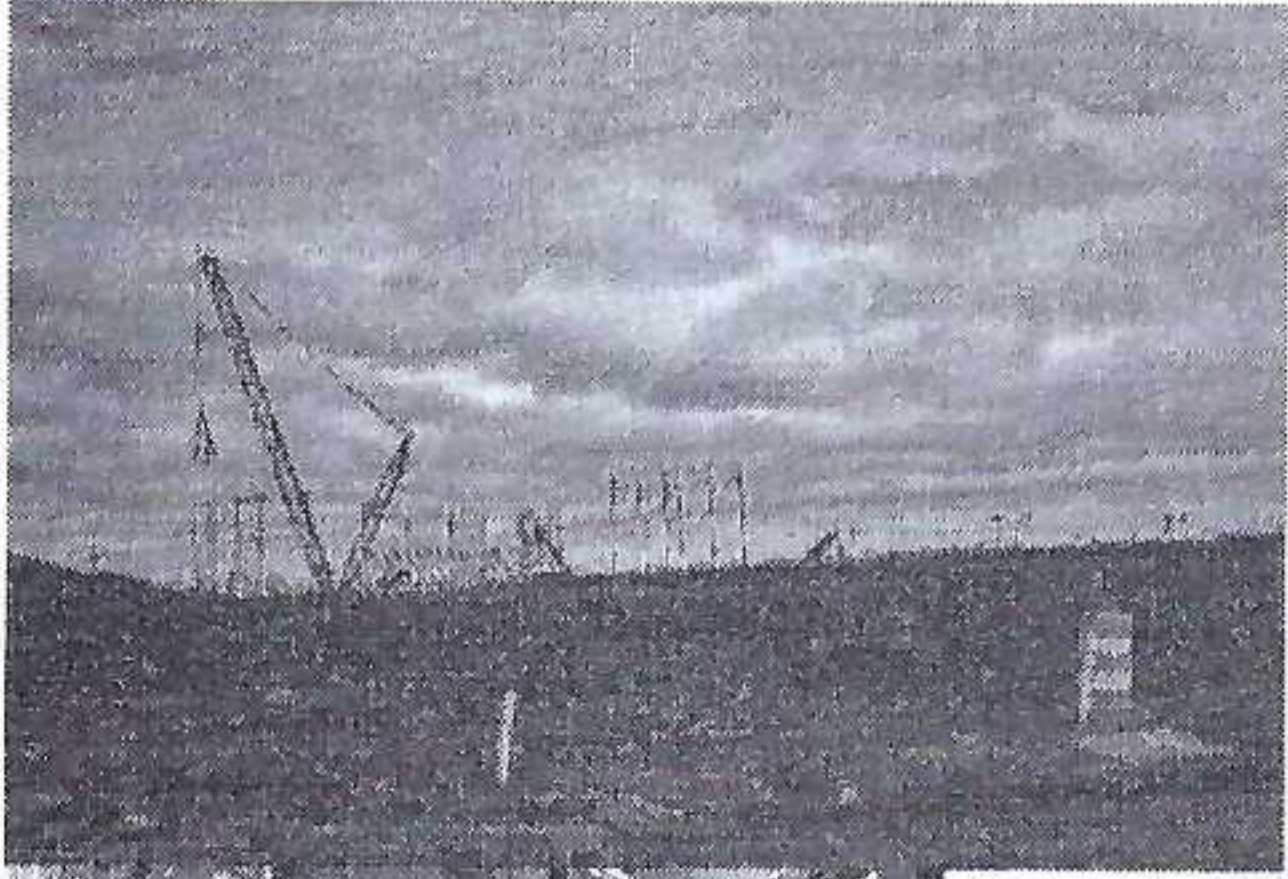
The difference between a “win” and a “mistake” comes down to **negotiation leverage** and transparency.

---

## If Festus Wants to Maximize Benefit

The city could require:

1. Community Benefit Agreement
  2. Utility impact study
  3. Park improvement contribution
  4. Annual community fund
  5. Workforce development agreement
  6. Infrastructure cost guarantees
-



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  - ✓ Tie incentives to performance (jobs + tax levels)
  - ✓ Require transparent reporting
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- ✓ Include sunset clauses on tax abatements
  - ✓ Protect residents from utility impacts
- 

## **Important Reality**

Data centers:

- ✓ Bring major capital investment
- ✓ Are quiet and have low traffic once built
- ✓ Requires significant electricity

But:

- ✗ They do not create large permanent employment
- ✗ They can strain the power infrastructure
- ✗ They often request tax incentives

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  4. Annual community fund
-

5. Workforce development agreement
6. Infrastructure cost guarantees

## **1 Estimated 10-Year Tax Income (Modeled Scenarios)**

### Key Assumptions (Typical Midwest Hyperscale Campus)

- Campus investment (buildings + equipment):  
**\$600M – \$1.2B total buildout**
- Missouri commercial property assessment ratio: **32%**
- Local blended property tax rate (city + school + county estimate):  
**~6%–8% of assessed value** (varies by district)
- Possible tax abatements: 0–50% for 5–10 years (if incentives granted)

---

### ◆ **Scenario A: Moderate Build (\$800M Total Investment)**

Assessed Value:

$\$800\text{M} \times 32\% = \$256\text{M}$  assessed value

If blended property tax rate  $\approx 7\%$ :

Annual property tax:

$\$256\text{M} \times 7\% = \$17.9\text{M}$  per year

But that's total across all taxing districts.

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City of Festus share (estimated 10–15% of total levy):  
≈ **\$1.8M – \$2.7M per year**

► **10-Year City Revenue:**

Without abatement:  
**\$18M – \$27M over 10 years**

With 50% abatement first 5 years:  
≈ **\$13M – \$18M over 10 years**

---

◆ **Scenario B: Large Campus (\$1.2B Buildout)**

Assessed Value:  
 $\$1.2\text{B} \times 32\% = \$384\text{M}$

Annual total tax:  
 $\$384\text{M} \times 7\% \approx \$26.8\text{M total}$

City share:  
≈ **\$2.6M – \$4M per year**

► **10-Year City Revenue:**

Without abatement:  
**\$26M – \$40M**

With incentive structure:  
Likely **\$18M – \$28M**

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⚠ **Important Caveats**

- Server equipment depreciates rapidly
- Tax incentives dramatically reduce early revenue
- Personal property tax appeals are common
- Utility upgrades may offset early gains

The real number depends heavily on incentive packages.

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# **2 Community Benefit Proposal Template (Residents Could Request)**

Below is a structured framework citizens can formally propose:

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## **COMMUNITY BENEFIT AGREEMENT (CBA) REQUEST – FESTUS DATA CENTER**

### **Requested Commitments:**

#### **1. Direct Community Investment**

- \$2M+ Park Improvement Fund
- Annual \$250,000 Community Grant Fund
- Trail connections & green buffer installation

#### **2. Infrastructure Protections**

- Developer-funded utility upgrades
- Independent water and electric impact study
- Guarantee: No residential rate increases tied to project

#### **3. Workforce Development**

- Minimum % of construction contracts to local firms
- Internship partnership with Festus High School
- Apprenticeship funding for Jefferson College

#### **4. Environmental Safeguards**

- Noise limits (max decibel cap)
- Dark-sky lighting compliance
- Water recycling system commitment
- Annual environmental transparency report

#### **5. Public Safety Support**

- Fire equipment funding
- Emergency services contribution

#### **6. Transparency**

- Annual economic impact reporting
- Public performance metrics

## **3 Negotiation Checklist for City Council**

Before final approval, Council should confirm:

- Independent economic impact study completed
- Independent infrastructure capacity study completed
- Written tax incentive disclosure published
- Community Benefit Agreement negotiated
- Sunset clause on any tax abatement
- Local hiring commitments documented
- Emergency response funding secured
- Clear buildout timeline
- Utility cost protections documented
- Public Q&A forum held

## **4 1-Page Economic Reality Sheet**

### DATA CENTER ECONOMIC FACTS (Typical Midwest Campus)

Category	Reality
Construction Jobs	300–1,000 temporary
Permanent Jobs	30–150
Avg Permanent Wage	\$65K–\$110K
Traffic Impact	Very low after build
Water Usage	Can be significant (cooling dependent)
Power Usage	Extremely high
Property Tax Potential	Strong, if no major abatements
Retail Spillover	Minimal

Key Point:

Most economic benefit = **property tax base**, not employment boom.

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## **5 Best Case vs Worst Case 10-Year Projection**

### **Best Case**

- \$1.2B buildout
- Minimal abatement
- Local infrastructure paid by the developer
- Strong personal property tax compliance

City revenue:  
**\$30M–\$40M over 10 years**

Plus:

- Park investment
- Community fund
- Utility upgrades

---

### **Worst Case**

- \$600M phased build
- 50%+ abatement
- Personal property depreciation appeals
- City subsidizes infrastructure

City revenue:  
**\$8M–\$15M over 10 years**

With:

- Limited permanent jobs
  - Resident rate increases possible
- 

## **Strategic Recommendation**

If Festus wants this to be a net positive:

- ✓ Negotiate Community Benefit Agreement
- ✓ Require infrastructure paid by the developer
- ✓ Tie tax abatements to job benchmarks
- ✓ Protect residential utility rates
- ✓ Demand annual transparency reporting



**State of Missouri**  
**John R. Ashcroft, Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC001684181**  
**Date Filed: 1/3/2020**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**  
*(Submit with filing fee of \$105.00)*

- The name of the limited liability company is  
Fadler Investment Holdings, LLC  
*(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")*
- The purpose(s) for which the limited liability company is organized:  
To conduct any and all business allowed for under the laws of the State of Missouri, specifically RSMo. Chapter 347, et seq.
- The name and address of the limited liability company's registered agent in Missouri is:  

<u>James M Kreitler</u>	<u>455 Maple Street P.O. Box 740</u>	<u>Hillsboro MO 63050</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>
- The management of the limited liability company is vested in:     managers     members    *(check one)*
- The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual  
*(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)*
- The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*  
*(Organizer(s) are not required to be member(s), manager(s) or owner(s))*  

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Kreitler, James M</u>	<u>455 Maple Street</u>	<u>Hillsboro MO 63050</u>
- Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:  
 New Series:  
 The limited liability company gives notice that the series has limited liability.  
 New Series:  
 The limited liability company gives notice that the series has limited liability.  
 New Series:  
 The limited liability company gives notice that the series has limited liability.  
 (Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: James Kreitler

Address: Email: jkreitler@wegmannlaw.com

City, State, and Zip Code: \_\_\_\_\_

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: \_\_\_\_\_

*(Date may not be more than 90 days after the filing date in this office)*

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

James M Kreitler  
*Organizer Signature*

JAMES M KREITLER  
*Printed Name*

01/03/2020  
*Date of Signature*





**KREITLER LAW  
FIRM, LLC**

PLANNING. PRESERVING. PROTECTING.

610 Collins Dr., Festus, MO 63028

545 Rozier St, Ste. Genevieve, MO 63670

 P.O. Box 487, Ste. Genevieve, MO 63670

 (573) 608-6173

 james@kreitlerlawfirm.com

 candice@kreitlerlawfirm.com

Sent Via: Certified Mail

Attn: Tammy Fadler  
Fadler Investment Holdings, LLC  
209 East Main Street  
Festus, MO 63028

February 21, 2025

RE: Resignation of Registered Agent

Dear Members and Managers,

Please be advised that the below designated registered agent for your limited liability company does hereby resign effective immediately. I am sending this letter to your last address available on file with my office, which you last advised me of. You are advised to appoint a successor registered agent immediately.

Sincerely,

James M. Kreitler  
Managing Member & CEO



DENNY HOSKINS  
SECRETARY OF STATE  
STATE OF MISSOURI

**RESIGNATION OF REGISTERED AGENT NOTICE**

DATE: 2/21/2025

TAMMY FADLER  
209 MAIN ST  
FESTUS MISSOURI 63028-1906

RE: **Fadler Investment Holdings, LLC**  
**LC001684181**

The Secretary of State's office has received a resignation of registered agent filing for Fadler Investment Holdings, LLC as of the date of this letter. This resignation becomes effective 30 days after the above date. At that time, FADLER INVESTMENT HOLDINGS, LLC will no longer have a registered agent. Each registered business entity is required to maintain a registered agent in the State of Missouri. If a business entity fails to file a change of agent within 60 days of the resignation of their agent they will be administratively dissolved.

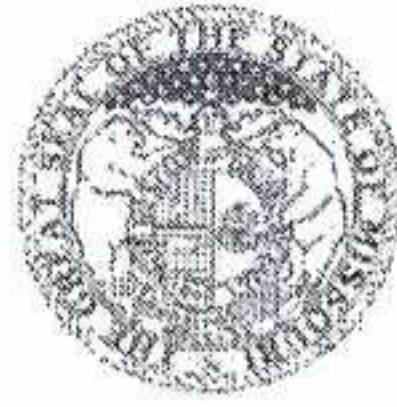
To avoid administrative dissolution, please file online a Statement of change of Registered Agent and Registered Office at <https://bsd.sos.mo.gov/> or return the form enclosed, along with a \$10.00 fee.

Please feel free to contact us at (866) 223-6535 (toll free) if we can be of service.

Secretary of State  
Business Services Division  
P. O. Box 778  
Jefferson City, MO 65102  
(866) 223-6535  
[www.sos.mo.gov](http://www.sos.mo.gov)

JAMES C. KIRKPATRICK STATE INFORMATION CENTER  
Corporations • PO Box 778 • Jefferson City, Missouri 65102 • (573) 751-4153

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DENNY HOSKINS  
SECRETARY OF STATE  
STATE OF MISSOURI

**RESIGNATION OF REGISTERED AGENT FILING NOTICE**

DATE: 2/21/2025

James M Kreitler  
545 Rozier St  
Sainte Genevieve MO 63670-1557

RE: **Fadler Investment Holdings, LLC**  
**LC001684181**

The Secretary of State's office has received the resignation of registered agent filing for FADLER INVESTMENT HOLDINGS, LLC as of the date of this letter. This resignation becomes effective 30 days after the above date. At that time the Missouri Secretary of State will be listed as the registered agent for, FADLER INVESTMENT HOLDINGS, LLC. No further action is required by JAMES M KREITLER

Please feel free to contact us at (866) 223-6535 (toll free) if we can be of service.

Secretary of State  
Business Services Division  
P. O. Box 778  
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DENNY HOSKINS  
SECRETARY OF STATE  
STATE OF MISSOURI

LC001684181  
Fadler Investment Holdings, LLC  
Tammy Fadler  
209 Main St  
Festus Missouri 63028-1906

3/26/2025

**IMPORTANT WRITTEN NOTICE**

**Our Records show that** Fadler Investment Holdings, LLC (LC001684181) has failed to maintain a registered agent or registered office in this state for 30 days or more and has failed to comply with Missouri law.

IMPORTANT: Your entity will be dissolved on 5/25/2025 if it does not correct the above condition or demonstrate that they do not exist.

To avoid administrative dissolution, you must file the enclosed Statement of Change of Registered Agent and Registered Office form.

If you have any questions, please contact the corporation office nearest you. If a filing is necessary, return the form to the most convenient location:

**Kansas City Office**  
615 E. 13<sup>th</sup> St  
Suite 513  
Kansas City, MO 64106  
(816) 889-2925

**St. Louis Office**  
815 Olive Street  
Suite 150  
St. Louis, MO 63101  
(314) 340-7490

**Jefferson City Office**  
600 W. Main  
P. O. Box 778  
Jefferson City, MO 65102  
(866) 223-6535 (Toll free)

**Springfield Office**  
149 Park Central Sq.  
Room 624  
Springfield, MO 64806  
(417) 895-6330



**State of Missouri**  
Denny Hoskins, Secretary of State

Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

**LC001684181**  
**Date Filed: 9/17/2025**  
**Denny Hoskins**  
**Missouri Secretary of State**

**Statement of Change of Registered Agent and/or Registered Office**  
**by a Foreign or Domestic For Profit or Nonprofit Corporation or a Limited Liability Company**

**Instructions**

1. This form is to be used by either a for profit or nonprofit corporation or a limited liability company to change either or both the name of its registered agent and/or the address of its existing registered agent.
2. There is a \$10.00 fee for filing this statement.
3. PO Box may only be used in conjunction with a physical street address.
4. Agent and address must be in the State of Missouri.
5. The corporation may not act as its own agent.

Charter #: LC001684181

1. The name of the business entity is Fadler Investment Holdings, LLC

2. The address, including street and number, of its present registered office (before change) is  
600 West Main , Jefferson City, MO 65101  
Address City/State/Zip

3. The address, including street and number, of its registered office is hereby changed to:  
209 Main St Festus Mo 63028-1906  
Address (PO Box may only be used in conjunction with a physical street address) City/State/Zip

4. The name of its present registered agent (before change) is: (Secretary of State

5. The name of the new registered agent is: Juan Tammy Fadler

Authorized signature of new registered agent must appear below:

Juan Tammy Fadler  
(May attach separate originally executed written consent to this form in lieu of this signature)

6. The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

7. The change was duly authorized by the business entity named above.

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Juan Tammy Fadler  
Authorized signature of officer, member, manager or if applicable, chairman of the board

**Manager** Printed Name  
**07/17/2025** Date

Title

Name and address to return filed document:

Name: Juan Tammy Fadler

Address: 209 Main St

City, State, and Zip Code: Festus Mo 63028-1906

ORI-07222025-1296 State of Missouri

ORI-09242025-2059 State of Missouri

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Change of Registered Agent

LC001684181  
Date Filed: 9/17/2025  
Denny Hoskins  
Missouri Secretary of State



State of Missouri  
Denny Hoskins, Secretary of State  
Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

**Affidavit to Rescind Cancellation of  
Limited Liability Company / Limited Partnership**

Comes now the members / managers / partners of:

Fadler Investment Holdings, LLC LC001684181  
Name of LLC / LP Charter Number

The limited liability company / limited partnership was cancelled on 07-10-2025  
(date of cancellation)

Being duly sworn, states that pursuant to Section 347.183(3a) or 359.681(3a) RSMo, the limited liability company/limited partnership has provided the necessary documents and affidavits correcting the conditions causing the cancellation.

Being duly sworn, states that pursuant to Section 347.183(3b) or 359.681(3b) RSMo, the limited liability company/limited partnership is not in violation of any section of the criminal code.

In Affirmation, thereof, the facts stated above are true and correct.  
(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo).

Thuan Tammy Fadler THUAN TAMMY FADLER Manager 7-16-25  
Authorized Signature of member, manager or general partner Printed Name Title Date

Name and address to return filed document:  
Name: Thuan Tammy Fadler  
Address: 209 Main St  
City, State, and Zip Code: Festus MO 63528-1906

ORI-07222025-1294 State of Missouri

ORI-09242025-2057 State of Missouri

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Reinstate - LLC/LP/LLP/LLLP

LLC/LP #50CANGEB (10/2019)

# STATE OF MISSOURI



**Denny Hoskins**  
**Secretary of State**

## CERTIFICATE OF RESCISSION

I, DENNY HOSKINS, Secretary of State of the State of Missouri, hereby certify that the Cancellation of Certificate of Limited Liability Company entered against

*Fadler Investment Holdings, LLC*  
*LC001684181*

on 7/10/2025, as provided in the Limited Liability Company Act was this day rescinded, and said Limited Liability Company was on the date hereof restored to good standing in the records of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 17th day of September, 2025.

*Denny Hoskins*  
Secretary of State

