

Crestwood Square Community Improvement District

Annual Report
Fiscal Year End December 31, 2017

City of Crestwood, Missouri

Prepared By:
DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602
www.developmentdynamics.org

Table of Contents

1. Annual Report Overview	3
2. District Description	3
3. District Purpose	4
4. District Legal Description	4
5. District Boundary Map	5
6. District Financials	5

Signatures on documents attached have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to Crestwood, Missouri (the “City”) and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”).

2. District Description

Crestwood Square CID is a commercial development, located in the City of Crestwood, Missouri.

Reporting Period:	January 1, 2017 through December 31, 2017	
Date District Established:	November 28, 2006	
Enacting Ordinance:	City of Crestwood Ordinance No. 4014	
CID Sales Tax Effective Date:	July 1, 2007	
Municipality:	City of Crestwood One Detjen Drive Crestwood, MO 63126 Phone: 314-729-4700	
County:	St. Louis County	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636/561-8602	
Governing Board of Directors:	Chair	Gary Grewe
	Vice Chair	Gregg Roby
	Secretary & Assistant Treasurer	Bill Appelbaum
	Treasurer	Kris Simpson
	Assistant Secretary	James Gillam
	Director	Vacant

3. Purpose

The District is part of the redevelopment plan for the area known as the Crestwood Square Shopping Center located along Watson Road (U.S. Highway 66) within the boundaries of the City of Crestwood.

Improvements and Services: As part of the implementation of the redevelopment project for the Redevelopment Area, the proposed District shall undertake public improvements authorized by Section 67.1461 of the CID Act, including but not limited to roof repair/replacement, HVAC repair/replacement, mechanical, electrical, plumbing, subdivision of tenant spaces, redesign of storefront entrances, façade renovations, and tenant improvements. Site improvements including asphalt repair/replacement, site lighting repair/replacement, signage repair/replacement, curbing, and striping, and professional fees.

4. District Legal Description

LEGAL DESCRIPTION

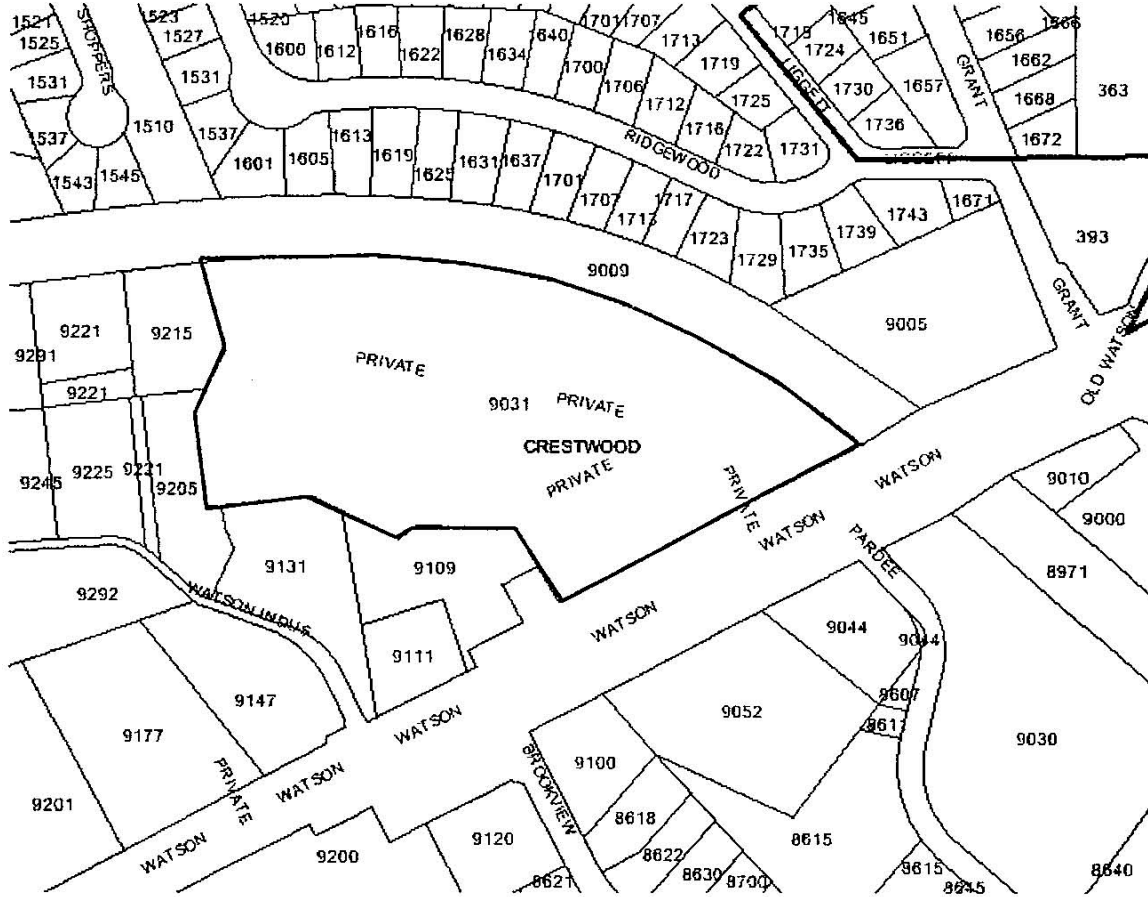
Combined Parcels 1 and 2

A tract of land being part of U.S. Survey 1936, Township 44 North, Range 6 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the northeasterly line of property now or formerly of Windsor Real Estate and Mortgage Company, as recorded in Book 7125, Page 1336 of the St. Louis County, Missouri Records and the northwesterly line of Watson Road, U.S. Highway 66, State Highway 366 (160 feet wide); thence along the northeasterly and northerly line of said Windsor Real Estate and Mortgage Company tract the following courses: North 30°02'00" West a distance of 136.99 feet to a point; thence North 83°46'03" West a distance of 163.87 feet to the northeasterly corner of a tract of land now or formerly of Robert Grisbrook, as recorded in Book 8042, Page 2313 of said Records; thence along the northerly line of said Grisbrook tract and a northerly line of a tract of land now or formerly of Van Weise the following courses: South 86°50'00" West a distance of 37.71 feet to a point; thence North 71°34'00" West a distance of 152.64 feet to a point; thence South 87°14'48" West a distance of 174.00 feet to a point on the easterly line of Lot 1 of Watson Industrial Park, recorded September 17, 1953 as daily number 200; thence along said easterly line the following courses: North 02°44'12" West a distance of 133.73 feet to a point; thence North 24°26'48" East a distance of 113.60 feet to a point; thence North 13°02'38" West a distance of 196.23 feet to a point in the centerline of the former Missouri Pacific Railroad right-of-way – Carondelet Branch; thence along said centerline, along a curve to the right, said curve having a radius of 1,452.08 feet, an arc length of 1,227.35 feet, the chord of which bears South 74°33'50" East a chord distance of 1191.15 feet to a point on the northwesterly line South 62°52'00" West a distance of 625.65 feet to the POINT OF BEGINNING and containing 441,610 square feet or 10.13 acres more or less.

5. District Boundary Map

BOUNDARIES OF COMMUNITY IMPROVEMENT DISTRICT



6. District Financials

The District financials are included within the attachments of this report. The financials provide the revenues, expenditures, outstanding indebtedness, and fund balances for the District. Please refer to the Financial Report and Budget Resolution attached.