

# **Elm Point Commons Community Improvement District**

Annual Report for  
Year End December 31, 2017

St. Charles, Missouri

Prepared By:

**DEVELOPMENT DYNAMICS, LLC**

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## Table of Contents

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

*Signatures on documents attached have been redacted for security purposes.*

## 1. Annual Report Overview

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

## 2. District Description

There are approximately 20 acres of real property located within the Elm Point Commons Community Improvement District (the “District”). The District is located in the City of St. Charles, St. Charles County, Missouri. Property within the District developed into commercial/industrial uses.

Reporting Period:	January 1, 2017 through December 31, 2017	
Date District Established:	July 12, 2006	
Enacting Ordinance:	City of St. Charles Ordinance No. 06-186	
Special Assessment Imposed:	Annually, since 2007	
Municipality:	City of St. Charles 200 N 2 <sup>nd</sup> Street St. Charles, MO 63301	
County:	St. Charles County	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636/561-8602	
District Legal Counsel:	Hazelwood & Weber LLC 200 North 3 <sup>rd</sup> Street St. Charles, Missouri 63301 Phone: 636-947-1743	
Governing Board of Directors:	Chair	Robert Cissell
	Vice Chair	Duane Mueller
	Secretary	Alan Walters
	Director	Alan Honerkamp
	Director	Thomas Wapelhorst

### **3. Purpose**

The District was formed to help facilitate construction of infrastructure improvements including, roadway and related transportation improvements, lighting and landscaping; construct waterworks improvements; sewerage system improvements; and other improvements within the District boundaries as stated in the petition. The District dedicated the sanitary sewer mains, water mains, storm sewers, street lights, and sidewalks to the City. The District financed the improvements through the issuance of revenue bonds, secured by CID assessments against real property within the District.

### **4. District Legal Description**

LAND DESCRIPTION - 20.913 ACRES

A tract of land being all of Lots A and A of "Discovery Business Park" a subdivision according to the plat thereof recorded in Plat Book 42 pages 181-182 of the St. Charles county records, part of U.S. Survey 1667, part of Fractional Section 24, Township 47 North, Range 4 East, and part of Fractional Section 19, Township 47 North, Range 5 East of the Fifth Principal Meridian, City of St. Charles, St. Charles County, MO and being more particularly described as follows:

Beginning at the intersection of the northern right-of-way line of the Norfolk and Southern railroad (100' wide) with the Eastern right-of-way line of Elm Street as described in the deed recorded in Book 1425 Page 662 of the St. Charles County records; thence along said Eastern right-of-way of Elm Street the following courses and distances; North 08 degrees 41 minutes 35 seconds West 327.07 feet to a point; and Northwardly along a curve to the left whose chord bears North 14 degrees 10 minutes 44 seconds West 190.24 feet, whose radius point bears South 81 degrees 18 minutes 25 seconds West 995.00 feet from the last mentioned point an arc length distance of 190.53 feet to a point; thence along the South and East lines of property conveyed to Lions Choice Development Corporation by deed recorded in Book 4232 Page 1999 of the St. Charles County records, the following courses and distances, North 57 degrees 50 minutes 32 seconds East 199.78 feet; and North 32 degrees 09 minutes 28 seconds West 270.55 feet to the Southern right-of-way line of Elm Point Industrial Drive as described in the deed recorded in Book 1425 Page 662 of the St. Charles County records; thence along said Southern right-of-way line of Elm Point Industrial Drive the following courses and distances, Eastwardly along a curve to the right whose chord bears North 49 degrees 29 minutes 26 seconds East 45.35 feet and whose radius point bears South 42 degrees 52 minutes 21 seconds East 550.00 feet from the last mentioned point, an arc length distance of 45.37 feet to a point; and North 51 degrees 51 minutes 12 seconds East 5.16 feet to the northwest corner of property conveyed to Elm Point Industrial LLC by deed recorded in Book 2318, Page 429 of the St. Charles County records; thence continuing along said South line of Elm Point road the following courses and distances, North 51 degrees 51 minutes 12 seconds East 36.83 feet to a point; along a curve to the right whose chord bears North 65 degrees 26 minutes

57 seconds East 220.73 feet and whose radius point bears South 38 degrees 08 minutes 48 seconds East 469.51 feet from the last mentioned point, an arc distance of 222.82 feet; along a curve to the right whose chord bears North 88 degrees 28 minutes 21 seconds East 183.46 feet and whose radius point bears South 10 degrees 57 minutes 19 seconds East 560.00 feet from the last mentioned point, an arc distance of 184.29 feet to a point; thence South 82 degrees 05 minutes 59 seconds East 517.78 feet to the West line of Lot 16 of "Elm Point Industrial Park Plat 1", a subdivision according to the plat thereof recorded in Plat Book 33, page 240 of the St. Charles County records; thence along said West line of Lot 16, South 31 degrees 01 minutes 23 seconds East 702.60 feet to a point on the aforesaid North right-of-way line of the Norfolk and Southern railroad; thence along said Northern right-of-way line of the Norfolk and Southern railroad, South 75 degrees 37 minutes 24 seconds West 1296.34 feet to the point of beginning and containing 20.913 acres as per survey by Bax Engineering Co., Inc, during the month of February, 2005.

### 5. District Boundary Map



## **6. District Financials**

The District financials are included within the attachments of this report. The financials provide a summary of revenues, expenditures, outstanding indebtedness, and fund balances for the District.