

Monett Marketplace Community Improvement District

Annual Report for
Fiscal Year End March 31, 2018

City of Monett, 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	2
2. District Description	2
3. District Purpose	3
4. District Legal Description.....	3
5. District Boundary Map.....	4
6. District Financials.....	4

1. Annual Report Overview

This Annual Report is submitted to City of Monett, 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

The Monett Marketplace Community Improvement District (the “District”) covers approximately 2.81 acres and is located at US Highway 60, East of Farm Road 1090, Tracts B, C & D, in the City of Monett, Barry County, Missouri. The District is located within Monett Tax Increment Finance District #2, RPA2; however the TIF is no longer open for new projects.

Reporting Period:	April 1, 2017 through March 31, 2018	
Date District Established:	November 10, 2015	
Enacting Ordinance:	City of Monett Ordinance No. 8397	
CID Sales Tax Effective Date:	April 1, 2016	
Municipality:	City of Monett 217 5 th Street Monett, MO 65708	
County:	Barry 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	Curtis Jared
	Vice Chair	David Havens
	Secretary	Kerry Rovig
	Treasurer	Tyler Creach
	Director	Leigh Babbit

3. District Purpose

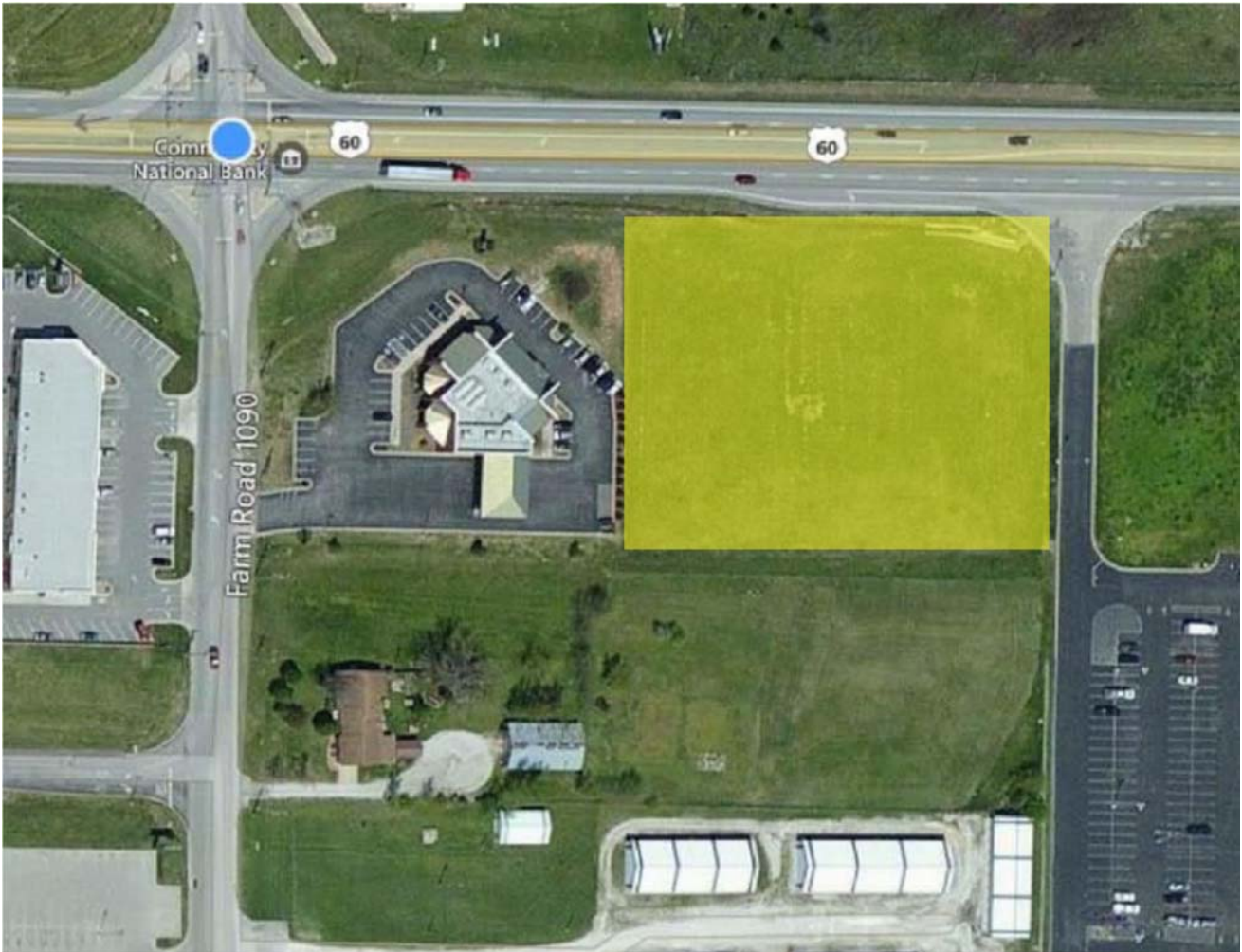
In general, the District was formed to remove, renovate, reconstruct, or rehabilitate structures located within the District's boundaries, construct improvements within the boundaries of the District as permitted by the CID Act, support business activity and economic development in the District including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses, and carry out any other powers set forth in sections 67.1401 to 67.1571 of the CID Act. District revenue is the result of a one percent (1%) CID sales tax imposed in accordance with Section 67.1545 of the CID Act. Construction of the District improvements were completed in 2017.

4. District Legal Description

All of a tract of land described as being a part of the Fractional Northwest Quarter (FRL NW\4) of Section Four (4), Township Twenty-five (25) North, Range Twenty-seven (27) West, BARRY County, Missouri and being more particularly described as follows:

Commencing at the Northwest Corner of Section Four (4), Township Twenty-five (25) North, Range Twenty-seven (27) West, in BARRY County, Missouri, thence South 89 degrees 11 minutes 29 seconds East along the North line of said Fractional Northwest Quarter (FRL NW~) of Section Four (4), a distance of 1326.47 feet to the Northeast Corner of the West One-Half (W\4) of the Fractional Northwest Quarter (FRL NWI,4) of Section Four (4), thence South 00 degrees 50 minutes 23 seconds West along the East line of said West One-Half (W\4) of the Fractional Northwest Quarter (FRL NW\4) a distance of 56.66 feet to a point on the South line of U.S. Highway Route 60, thence North 89 degrees 14 minutes 49 seconds West, along said South line of Highway 60, a distance of 666.51 feet to the Point of Beginning and being the Northwest Corner of the Lowe's Commercial Subdivision; thence South 00 degrees 52 minutes 56 seconds West parallel to the West line of the Northwest Quarter (NW1/4), a distance of 300.90 feet; thence North 89 degrees 11 minutes 29 seconds West; a distance of 346.65 feet; thence North 00 degrees 40 minutes 14 seconds East, a distance of 300.49 feet to a point on the South right-of-way line of said Highway Route 60; thence South 89 degrees 14 minutes 49 seconds East, a distance of 347.76 feet to the Point of Beginning, EXCEPT any part thereof as deeded in Book 05 at Page 5644 in favor of the City of Monett for Highway right-of-way, subject to that part taken or used for roads.

5. District Boundary Map



6. District Financials

The District financials are included as attachments within this report. The financials provide an overview of revenues and expenditures for the District.