

Old Town Cottleville Community Improvement District

Annual Report for
Year End December 31, 2017

Cottleville, Missouri

Prepared By:

DEVELOPMENT DYNAMICS, LLC

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Signatures on documents attached have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to City of Cottleville, Missouri (the “City”) 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

The Old Town Cottleville Community Improvement District (the “District”) covers approximately 326.3 acres, located in the City, St. Charles County, Missouri. Residents within the District voted upon and passed, a CID sales tax at a rate of 1 percent.

Reporting Period:	January 1, 2017 through December 31, 2017	
Date District Established:	September 4, 2007	
Enacting Ordinance:	City of Cottleville Ordinance No. 977	
CID Sales Tax Effective Date:	October 1, 2009	
Municipality:	City of Cottleville 5490 5 th Street Cottleville, MO 63304 Phone: 636/498-6565	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636/561-8602	
Governing Board of Directors:	Chair	Steve Lierman
	Vice Chair	Chris Shreves
	Treasurer	Rich Francis
	Secretary	Scott Lewis
	Assistant Secretary	Conor VanBuskirk
	Director	Jim Hennessey

3. District Purpose

The primary responsibility(s) of the District is to facilitate the revitalization of the Old Town area through the utilization of the District's authority to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip any of the following public improvements:

- a) Parks, lawns, trees, and any other landscape;
- b) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
- c) Parking lots, garages, or other facilities;
- d) Lakes, dams, and waterways;
- e) Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers; and
- f) Any other useful, necessary, or desired improvement;
- g) To dedicate to the municipality, with the municipality's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use;
- h) Within its boundaries and with the municipality's consent, to prohibit or restrict vehicular and pedestrian traffic and vendors on streets, alleys, malls, bridges, ramps, sidewalks, and tunnels and to provide the means for access by emergency vehicles to or in such areas;
- i) Within its boundaries, to provide or contract for cleaning, maintenance, and other services to public and private property;
- j) To produce and promote any tourism, recreational or cultural activity or special event in the district by, but not limited to, advertising, decoration of any public place in the district, promotion of such activity and special events, and furnishing music in any public place;
- k) To 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 developers and businesses; and
- l) To carry out any other powers set forth in sections 67.1401 to 67.1571

4. District Legal Description

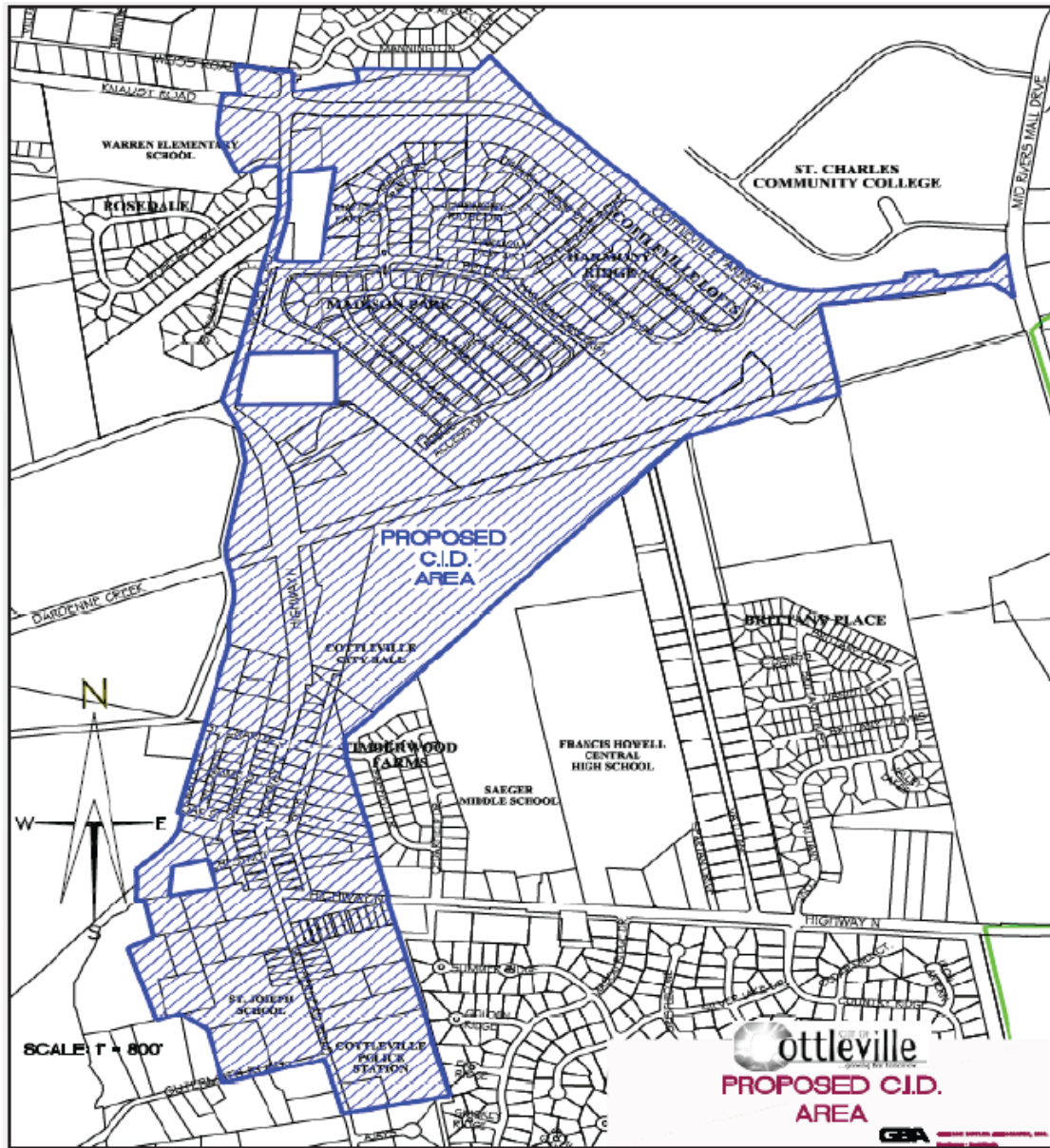
Beginning at an old stone marking the southeast corner of a tract of land designated as Parcel 1 conveyed to the City of Cottleville as described in deed book 2037 page 1747 of the St. Charles County land records; said stone being on the South line of U.S. Survey 1776 and being South 13 degrees 56 minutes 22 seconds East a distance of 43.09 feet from the Southwest corner of Lot 632 of Timberwood Trails Plat 4, a subdivision filed for record in plat book 22 page 42 of said St. Charles County land records; thence westerly along the south line of said U.S. Survey 1776, a distance of 361 feet more or less to the southeast corner of a tract of land conveyed to Virgil and Ruth Aubuchon as described in deed book 1329 page 861; thence westerly along said Aubuchon parcel a distance of 300 feet more or less to the western right-of-way line of Motherhead Road; thence northerly along said western Motherhead Road right-of-way line 670 feet more or less to the beginning of a curve in said western right-of-way; thence along a curve to the left having a radius of 40 feet, a distance of 63.98 feet to a point on the southern right-of-way line of Gutermuth Road; thence westerly along said southern Gutermuth right-of-way line 289.51 feet to a point; thence northerly along said southern Gutermuth right-of-way line 9.89 feet to a point to a point on said southern Gutermuth right-of-way line; thence continuing along said southern Gutermuth right-of-way line 326 feet to a point; thence crossing the Gutermuth road right-of-way, a distance of 40 feet to the southwest corner of a tract of land owned by St. Joseph's Cottleville Catholic Church, also being the southeast corner of a tract of land owned by Dennis and Brenda Hubbard as recorded in deed book 1705, page 655; thence northerly along the eastern line of said Hubbard property, 350 feet more or less to the northeast corner of said Hubbard property; thence westerly along the northern line of said Hubbard property, 132 feet more or less to the northwest corner of said Hubbard property, also being on the eastern property line of a tract of a land owned by Advantage Properties as recorded in deed book 2426 page 1657; thence along said eastern line of Advantage Properties tract to the northeast corner of said tract; thence along the north line of said Advantage Properties tract to the southwest corner of a tract of land owned by John and Dorothy Kane as recorded in deed book 651, page 1518; thence northerly along the western line of said Kane property 536 feet more or less to the northwest corner of said Kane property; thence easterly along the north line of said Kane property 173 feet more or less to the southwest corner of a tract of land owned by Ken and Barbara Richey as recorded in deed book 3835 page 1402; thence northerly along the western line of said Richey property also being on the southern property line of a tract of land owned by Thomas and Lynn Nestor as recorded in deed book 2083 page 1799; thence westerly along the southern line of said Nestor property 182 feet to the southwest corner of said Nestor property; thence northerly along the western line of said Nestor property which follows the meander of Crooked Creek (aka Original Dardenne Creek) 625 feet more or less to the northwest corner of said Nestor property, also being the southwest corner of a tract of land owned by Steve Stenger LLC as recorded in deed book 3801, page 2109; thence northerly along the western line of said Stenger LLC tract which follows the meander of Crooked Creek 230 feet to the northwest corner of said Stenger LLC tract, also being on the southern right-of-way line of Oak Street as identified on the plat of the original Towne of Cottleville as recorded in plat book 2, page 14, of the St. Charles County Land Records; thence westerly along said southern right-of-way of Oak Street 30 feet more or less to the southwest corner of said Original Towne of Cottleville plat being the southwest corner of the intersection of the streets of Oak and Water; thence northerly along the western right-of-way line of Water

Street 1230 feet more or less to the intersection of the western right-of-way line of Water Street with the centerline of Anis Street also being the southwest corner of a tract of land identified by deed book 2141 page 1993 as ownership belonging to Joseph G. and Joseph M. Shatro and previous ownership by Frank J. Martin; thence northerly along the western line of said tract which follows the meander of Crooked Creek 1186 feet to a point on the southern line of the New Dardenne Creek Channel as identified by deed book 543, page 537; thence westerly crossing the New Dardenne Creek Channel 225 feet more or less to the southwest corner of a tract of land owned by The Joseph G. Shatro Revocable Living Trust as recorded in deed book 1649 page 1138; thence northerly along the western line of said Shatro Trust property 969 feet more or less to the northern most corner of said Shatro Trust property, also being on the southern right-of-way line of State Highway N; thence crossing State Highway N northerly to the southeast corner of the Common Ground of Rosedale Subdivision as shown on the subdivision plat thereof recorded in plat book 37, page 322-324, also being on the new western right-of-way line of Weiss Road in accordance with the road dedication strip shown on said Rosedale subdivision plat; thence northerly along said western right-of-way dedication line as identified on the Rosedale subdivision plat, 1766 feet more or less to the northeast corner of Lot 39 of said Rosedale subdivision; thence along the northern line of said Lot 39, 235.76 feet more or less to the northwestern corner of said Lot 39; thence crossing a 50 feet wide perpetual easement as identified in deed book 2311, page 244, 55 feet more or less to the southwest corner of a tract of land owned by The Baker Family Co. as recorded in deed book 4106, page 0381; thence along the western line of said Baker Family property, 514 feet to the northwest corner of said Baker Family property; thence crossing Knaust Road (100 ft. wide) to the northern right-of-way line 97 feet more or less to the southwest corner of a tract of land owned by Buchheit Properties 341 LLC as recorded in deed book 2870, page 975; thence northerly along the western line of said Buchheit tract 326 feet more or less; thence continuing along a projection of said northern line of the Buchheit tract 35 feet more or less to the eastern right-of-way line of Weiss Road; thence southerly along said eastern right-of-way line of Weiss Road 65 feet more or less to the northeast corner of common ground "A" of the Estates of Fairfield Manor Subdivision Plat 3 as recorded in plat book 35, page 87; thence southerly along the western line of said common ground "A" 95 feet more or less to the southwest corner of said common ground "A"; thence easterly along the south line of said common ground "A"; thence easterly along the south line of said common ground "A" 428 feet more or less to the southeast corner of said common ground "A"; thence northerly along said common ground "A" 80 feet more or less to the southern most corner of Lot 199 of said Estates of Fairfield Manor Subdivision; thence northerly along the eastern line of said Lot 199, 21 feet more or less to the southeast corner of Lot 197 of the Estates of Fairfield Manor Subdivision Plat 4 as recorded in plat book 36, page 33, also being the northwest corner of outlot "A" of said Fairfield Subdivision; thence easterly along the north line of said outlot "A", 736 feet more or less to the northeast corner of said outlot "A", also being a corner of Lot 187 of said Fairfield Subdivision; thence along the southeastern line of said Estates of Fairfield Plat 4, 140 feet more or less to the northern most corner of a tract of land now or formerly owned by John A. Podhorn as recorded in deed book 761, page 85; thence southerly along the eastern line of said Podhorn tract 611 feet more or less to the northern right-of-way line of Cottleville Parkway (formerly known as College Boulevard); thence easterly along said northern right-of-way line of Cottleville Parkway 3, 397 feet more or less to the western right-of-way line of Mid Rivers Mall Drive; thence southerly along said western Mid Rivers Mall Drive right-of-way 313 feet

more or less to the southern right-of-way line of Cottleville Parkway; thence westerly along said southern Cottleville Parkway; thence westerly along said southern Cottleville Parkway right-of-way line 1,247 feet more or less to an old stone marking the northeast corner of U.S. Survey 1776 as shown on the subdivision record plat for The Courtyards at Harmony Ridge as recorded in plat book 43, page 184, also being the northeast corner of a City Park shown to be dedicated on said subdivision plat; thence southerly along the eastern line of said City Park 538 feet more or less to the northern line of the New Dardenne Creek Channel as identified by deed book 543, page 537; thence southerly crossing said Dardenne Creek Channel 120 feet more or less to a point on the southern line of said Dardenne Creek Channel, also being the northeast corner of a tract of land owned by Duckett Creek Sewer District as recorded in deed book 1096, page 1167; thence westerly along said southern Dardenne Creek Channel 995 feet more or less to the northeast corner of a tract of land owned by the City of Cottleville as recorded in deed book 4306, page 6; thence southerly along the southeastern line of said Cottleville property 2,761 feet more or less to the eastern most corner of a tract of land owned by Cottleville Ventures, LLC, as recorded in deed book 3074, page 1504; thence continuing southerly along the southeastern line of said Cottleville Ventures tract, 250 feet more or less to the northwest corner of Timberwood Farms Subdivision as recorded in plat book 27, page 97; thence along the western line of said Timberwood Farms Subdivision, 982 feet more or less to the southwest corner of Lot 3 of said Timberwood Farms Subdivision, also being the northwest corner of a tract of land owned by Vorhof Duenke, Inc., as recorded in deed book 2434, page 208; thence southerly along the western line of said Vorhof tract 230 feet more or less to the southwest corner of said Vorhof tract, also being on the northern right-of-way line of State Highway N; thence crossing said State Highway N, 80 feet more or less to the northwest corner of a tract of land owned by the Cottleville Community Fire Protection District as recorded in deed book 1173, page 234; thence southerly along the western line of said Cottleville Fire Protection District tract 221 feet more or less to the northwest corner of Lot 614 of the subdivision of Timberwood Trails Plat 4 as recorded in the plat book 22, page 42; thence southerly along the western line of said Timberwood Trails Plat 4 subdivision, 1,238 feet more or less to the southwest corner of Lot 632 of said Timberwood Trails Plat 4 subdivision; thence 43 feet more or less to the said old stone marking the POINT OF BEGINNING, and containing 337 acres more or less.

Excepting there from, all of that land conveyed to James Lindemann, Alice Lindemann, and Mary Dickherber as recorded in deed book 462, page 552 of the St. Charles County land records; all of that land conveyed to Central Electric Power Cooperative, Inc. as recorded in deed book 679, page 49 of said land records; and all of that land conveyed to the St. Charles County Ambulance District as recorded in deed book 4142, page 1756 of said land records; and containing 10.7 acres more or less.

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.