

Veterans Memorial Parkway Community Improvement District

Annual Report for
Year End December 31, 2017

St. Charles, Missouri

Prepared By:
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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 St. Charles (the “City”), St. Charles County, Missouri 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 Veteran’s Memorial Parkway Community Improvement District (the “District”) covers a total of 7.501 acres.

The District’s Project includes roadway access improvements and infrastructure related items along Veterans Memorial Parkway as necessary to fulfill the vision of state in the petition.

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| Reporting Period: | January 1, 2017 through December 31, 2017 | |
| Date District Established: | February 5, 2008 | |
| Enacting Ordinance: | City of St. Charles Ordinance No. 08-30 | |
| CID Sales Tax Effective Date: | January 1, 2009 | |
| Municipality: | City of St. Charles 200 North 2 nd 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 200 North 3 rd Street St. Charles, Missouri 63368 Phone: 636-947-1743 | |
| Governing Board of Directors: | Chair | Bernard McMenamy |
| | Vice Chair | Kandi R. McMenamy |
| | Secretary & Treasurer | Steven B. Mix |
| | Director | Brandy E. McMenamy |
| | Director | Thomas Parker |

3. District Purpose

In order to facilitate development in the District, a number of improvements are necessary for the property to reach its highest and best use. To help with the extraordinary redevelopment costs, District revenues are being re-invested in eligible project improvements such as infrastructure improvements, sidewalks, lighting, and landscaping; storm water improvements; and professional fees from engineering to legal to administrative support.

4. District Legal Description

A tract of land being Part of Lots 33 and 38 of Block 9 of Steen and Cunningham's Subdivision, within U.S. Survey 3280, Township 46 North, Range 5 East of the Fifth Principal Meridian, St. Charles County, Missouri and being more particularly described as follows:

BEGINNING at the common corner of Lots 37 and 38 of Block 6, Lots 33 and 38 of Block 9 of said "Steen and Cunningham's Subdivision", being the Northeast corner of Lot 25 of "Boone Hills", a subdivision according to the plat thereof recorded in Plat Book 9, Page 16 of the St. Charles County records (basis of bearings); thence along the East line of said Lot 38 of block 6 of "Steen and Cunningham's subdivision", being the East line of property conveyed to Apex Enterprises, Inc., by deed recorded in Book 318, Page 556 of said records, North 20 degrees 41 minutes 35 seconds East, 424.89 feet the Southern right-of-way line of the South Outer Roadway of Missouri Interstate Highway 70, known as Veterans Memorial Parkway, said point being 75.00 feet perpendicular distance South of South outer roadway centerline station 33+54.93; thence along said right-of-way line of Veterans Memorial Parkway, North 55 degrees 02 minutes 24 seconds West, 50.00 feet; thence leaving said line, North 20 degrees 41 minutes 35 seconds East, 100.09 feet; thence South 55 degrees 02 minutes 24 seconds East, 301.61 feet to the point of curvature of a curve to the left, the radius point of which bears North 34 degrees 57 minutes 36 seconds East; 5,707.58 feet from the last mentioned point; thence along said curve, 466.31 feet; thence South 30 degrees 16 minutes 44 seconds West, 57.00 feet to the aforementioned South right-of-way line of Missouri Interstate Highway 70; thence along said line, South 89 degrees 14 minutes 26 seconds West, 76.85 feet; thence South 69 degrees 58 minutes 45 seconds West, 38.21 feet to the intersection of said South right-of-way line with the West right-of-way of South Drive (variable width); thence along said West right-of-way line of South Drive, South 21 degrees 00 minutes 31 seconds West, 240.41 feet; thence along the North line of property conveyed to Robert and Deborah Canaday by deed recorded in Book 3660, Page 159 of the St. Charles County records, North 69 degrees 45 minutes 15 seconds West, 280.68 feet to the Northwest corner thereof; thence along the West line of said Canaday property, South 20 degrees 25 minutes 03 seconds West, 240.41 feet to the Southwest corner thereof; thence along the North line of property conveyed to Charles and Irene Hof, trustees by deed recorded in Book 3043, Page 1791 of the St. Charles County records, North 69 degrees 27 minutes 40 seconds West, 300.99 feet to the Northwest corner thereof; thence along the East line of Lot 24 and Lot 25 of aforesaid "Boone Hills"

subdivision, North 21 degrees 00 minutes 00 seconds East, 201.94 feet to the POINT OF BEGINNING, containing 7.501 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 the tax revenues, tax expenditures, any outstanding indebtedness, and fund balances for the district. Please refer to the Financial Report and Budget Resolution attached.