

**Belleau  
Community Improvement District**

Annual Report  
Year End December 31, 2018

O'Fallon, Missouri

**DEVELOPMENT DYNAMICS, LLC**

1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602

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

## 1. Annual Report Overview

This Annual Report is submitted to the City of O’Fallon, Missouri and the Missouri Department of Economic Development (“MoDED”) in accordance with provisions within 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 Belleau Community Improvement District (the “District”) is located near the northeast quadrant of the intersection of Highway K and Mexico Road, in the City of O’Fallon (the “City”), St. Charles County, Missouri.

Reporting Period:	January 1, 2018 through December 31, 2018	
Date District Established:	September 13, 2006	
Enacting Ordinance:	City of O’Fallon Ordinance No. 5226	
CID Sales Tax Effective Date:	March 1, 2008	
Municipality:	City of O’Fallon 100 N. Main St. O’Fallon, MO 63366	
County:	St. Charles 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	Mark Hoerman
	Vice Chair	Carl Hoerman
	Secretary & Treasurer	Mark Strick
	Director	Regina Hoerman
	Director	Marla Lowes

## 3. District Purpose

The District was formed to undertake the acquisition of land and rights-of-way, design and install certain improvements related to site work, buffering, storm water detention and drainage, ingress and egress, drive aisles, and other public improvements (i.e.; sewer, water, storm water detention, utilities, parks and traffic signals) as well as provide a mechanism to help finance said improvements.

#### 4. District Legal Description

A tract of land being part of U.S. Survey 1766 and Section 33, Township 47 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows;

Beginning at the southeast corner of "Bramblett Hollow", a subdivision recorded in Plat Book 32, Page 342 of the St. Charles County records, said point being in the western line of Whispering Woods #3; thence along said western line and along the western line of property conveyed to Greystone Holdings LLC in Book 3823, Page 801 of said county records South 22 degrees 07 minutes 07 seconds East, a distance of 894.60 feet to a point being the northeast corner of property conveyed to Robert Evans in Book 966, Page 1472 of said county records; thence along the northern line of said Evans tract and along the eastern line and a prolongation thereof of property conveyed to The Hoermann Family LP in Book 2703, Page 1093 of said county records North 83 degrees 11 minutes 15 seconds West, 76.94 feet and South 13 degrees 24 minutes 36 seconds West, a distance of 518.64 feet to a point in the southerly right of way line of Mexico Road (variable width); thence along said southerly right of way line the following courses and distances; North 77 degrees 24 minutes 38 seconds West, a distance of 355.61 feet to a point of curve to the left having a radius of 2,824.79 feet and a central angle of 17 degrees 01 minutes 23 seconds; thence westerly along the arc a distance of 839.27 feet and South 85 degrees 33 minutes 59 seconds West, a distance of 91.63 feet to a point in the easterly right of way line of Old Mexico Road (40'W); thence South 52 degrees 01 minutes 25 seconds West, a distance of 72.48 feet to a point of intersection of the western right of way line of Old Mexico Road and Mexico Road (relocated); thence along the aforesaid southerly right of way line of Mexico Road (relocated) South 85 degrees 33 minutes 59 seconds West, a distance of 134.17 feet to a point in the eastern right of way line of State Highway "K"; thence along said eastern right of way line the following courses and distances; North 05 degrees 21 minutes 08 seconds West, a distance of 160.89 feet; North 20 degrees 03 minutes 31 seconds West, a distance of 39.23 feet; North 01 degrees 57 minutes 32 seconds West, a distance of 94.03 feet; thence leaving said right of way line North 85 degrees 21 minutes 14 seconds East, a distance of 176.87 feet to a point in the southwestern line of a 4.556 acre property conveyed to Bramblett Development, LLC; thence along the southwestern lines of said Bramblett Development, LLC North 34 degrees 28 minutes 28 seconds West, a distance of 21.35 feet and North 13 degrees 19 minutes 49 seconds West, a distance of 146.04 feet to a point in the eastern right of way line of Bramblett Road (40'W); thence along said eastern right of way line the following courses and distances; North 26 degrees 05 minutes 28 seconds East, a distance of 366.99 feet; North 22 degrees 02 minutes 15 seconds East, a distance of 104.97 feet; North 07 degrees 30 minutes 58 seconds East, a distance of 225.45 feet; North 01 degrees 33 minutes 47 seconds West, a distance of 81.98 feet; North 11 degrees 47 minutes 28 seconds West, a distance of 54.35 feet; North 15 degrees 01 minutes 54 seconds West, a distance of 37.29 feet; North 26 degrees 47 minutes 31 seconds West, a distance of 34.32 feet; thence leaving said right of way line and along the southern lines of aforementioned Bramblett Hollow North 85 degrees 11 minutes 30 seconds East, a distance of 333.23 feet; thence South 77 degrees 10 minutes 27 seconds East, a distance of 539.68 feet; thence North 82 degrees 12 minutes 48 seconds East, a distance of 175.92 feet to the POINT OF BEGINNING. Containing 38.309 acres, more or less.

