

**BaratHaven  
Community Improvement District**

Annual Report  
Fiscal Year End December 31, 2018

City of Dardenne Prairie, 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 Dardenne Prairie, 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

BaratHaven is a mixed-use development, located in the City of Dardenne Prairie, Missouri. The 200-acre project is located south of WingHaven and west of Henning Road in St. Charles County.

The project contains 243 homes, including town homes, villas and single-family residences. BaratHaven also includes 17 acres of commercial space along Highway 40-61. There is a 16-acre lake for fishing and recreation, a 97-acre park that meanders through the development.

Reporting Period:	January 1, 2018 through December 31, 2018	
Date District Established:	February 15, 2006	
Enacting Ordinance:	City of Dardenne Prairie Ordinance No. 992	
CID Property Tax Levy:	Up to \$1.00 per \$100 assessed valuation 2018 - \$0.8633 per \$100 assessed valuation	
Municipality:	City of Dardenne Prairie 2032 Hanley Road Dardenne Prairie, MO 63368 Phone: 636/561-1718	
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	William Laskowsky
	Vice Chair & Secretary	Craig Stankovich
	Treasurer	Tom Vonderheid
	Director	Michael Luna
	Director	Dale Grove

### **3. Purpose**

In order to accommodate the development, significant transportation and public infrastructure improvements were constructed. More specifically, the improvements include:

1. Construct a collector road to be known as BaratHaven Boulevard;
2. Construct an interior road system to serve the commercial/retail portion of the Development, which will provide access from BaratHaven Boulevard to the service road for U.S. Highway 40/61;
3. Construct an interior loop road that provides access to that portion of the commercial/retail development located to the south of BaratHaven Boulevard;
4. Construct a public parking lot to provide access to adjacent real property that has been and will be conveyed to Great Rivers Greenway;
5. That portion of the grading and storm water improvements that are required to serve the road system described in paragraphs (1) through (4) above;
6. Accompanying grading, drainage, pavement, curb, gutter, sidewalk, storm water facilities, signing, striping, lighting, landscaping or other similar or related improvements in connection with items (1) through (5) above;
7. Storm water facilities and improvements to the global detention area and grading and landscaping related to the storm water facilities and improvements, which are unrelated to the road system described in paragraphs (1) through (4) above; and
8. Accompanying professional fees, including without limitation engineering (civil, traffic, road design and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the proposed District).

#### 4. District Legal Description

LEGAL DESCRIPTION OF: BARATHAVEN CID

03-1289

114.61 Acres

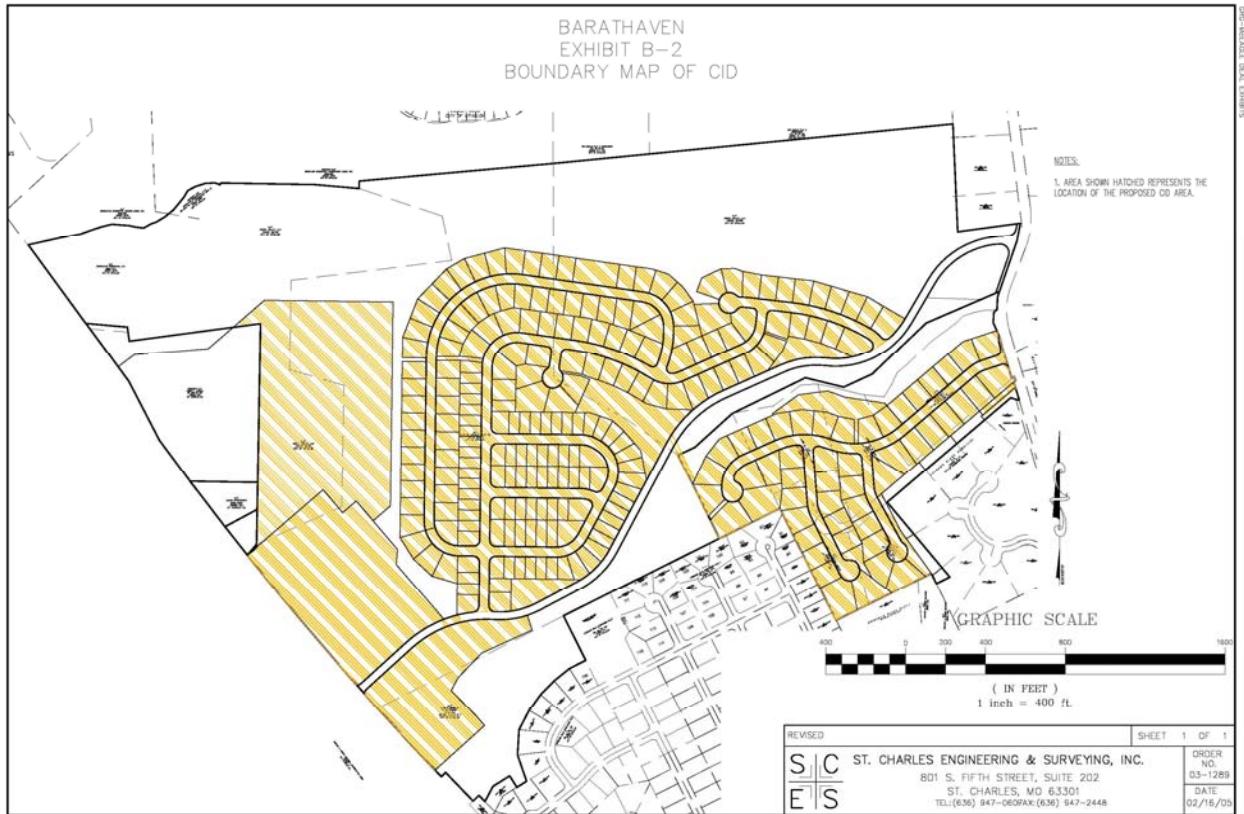
A tract of land being part of U.S. Surveys 1641 and 1669, Township 46 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri, being further described as follows;

BEGINNING at the northeastern corner of Carriage Hills Plat One, a subdivision recorded in Plat Book 27 Page 143 of the St. Charles County records; thence, South 63° 35 minutes 41 seconds West, 338.01 feet to a point; thence, North 26° 24 minutes 19 seconds West, 103.54 feet to a point; thence, North 44° 59 minutes 34 seconds East, 129.88 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 22° 37 minutes 12 seconds, having a radius of 52.00 feet, and whose long chord bears North 56° 19 minutes 02 seconds West, 20.40 feet to a point of intersection with a non-tangential line; thence, South 44° 59 minutes 34 seconds West, 119.15 feet to a point; thence, North 26° 24 minutes 19 seconds West, 436.95 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 02° 59 minutes 32 seconds, having a radius of 595.00 feet, and whose long chord bears South 29° 42 minutes 42 seconds West, 31.07 feet to a point of intersection with a non-tangential line; thence, South 28° 12 minutes 56 seconds West, 600.12 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 33° 56 minutes 42 seconds, having a radius of 400.50 feet, and whose long chord bears South 45° 11 minutes 17 seconds West, 233.82 feet to a point of intersection with a non-tangential line; thence, South 62° 09 minutes 38 seconds West, 224.00 feet to the beginning of a non-tangential curve, Said curve turning to the right through 31° 48 minutes 01 seconds, having a radius of 400.50 feet, and whose long chord bears South 78° 03 minutes 39 seconds West, 219.44 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 17° 11 minutes 04 seconds, having a radius of 595.00 feet, and whose long chord bears South 85° 22 minutes 07 seconds West, 177.79 feet to a point of intersection with a non-tangential line; thence, South 13° 13 minutes 25 seconds East, 39.00 feet to the beginning of a non-tangential curve, Said curve turning to the right through 17° 11 minutes 04 seconds, having a radius of 556.00 feet, and whose long chord bears North 85° 22 minutes 07 seconds East, 166.13 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 22° 13 minutes 24 seconds, having a radius of 439.50 feet, and whose long chord bears North 82° 50 minutes 57 seconds East, 169.40 feet to a point of intersection with a non-tangential line; thence, South 18° 15 minutes 45 seconds East, 77.49 feet to a point; thence, South 65° 42 minutes 04 seconds West, 276.67 feet to a point; thence, South 44° 03 minutes 55 seconds West, 171.30 feet to a point; thence, South 27° 48 minutes 17 seconds West, 72.18 feet to a point; thence, South 44° 09 minutes 46 seconds East, 179.09 feet to a point; thence, South 39° 47 minutes 49 seconds East, 64.12 feet to a point; thence, South 47° 56 minutes 59 seconds West, 332.58 feet to the beginning of a non-tangential curve, Said curve turning to the right through 01° 45 minutes 45 seconds, having a radius of 17138.76 feet, and whose long chord bears North 42° 36

minutes 57 seconds West, 527.16 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of 29° 09 minutes 25 seconds, having a radius of 45.00 feet, and whose long chord bears North 33° 22 minutes 15 seconds East, 22.65 feet to a point of intersection with a non-tangential line; thence, North 47° 56 minutes 59 seconds East, 306.23 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 20° 13 minutes 13 seconds, having a radius of 556.00 feet, and whose long chord bears North 58° 03 minutes 35 seconds East, 195.20 feet to a point of intersection with a non-tangential line; thence, North 21° 49 minutes 49 seconds West, 39.00 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 20° 13 minutes 13 seconds, having a radius of 595.00 feet, and whose long chord bears South 58° 03 minutes 35 seconds West, 208.89 feet to a point of intersection with a non-tangential line; thence, South 47° 56 minutes 59 seconds West, 305.21 feet to the beginning of a non-tangential curve, Said curve turning to the right through 30° 06 minutes 55 seconds, having a radius of 45.00 feet, and whose long chord bears South 62° 54 minutes 51 seconds West, 23.38 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of 02° 51 minutes 01 seconds, having a radius of 17138.76 feet, and whose long chord bears North 40° 08 minutes 24 seconds West, 852.51 feet to a point of intersection with a non-tangential line; thence, North 49° 25 minutes 26 seconds East, 60.28 feet to a point; thence, North 01° 01 minutes 46 seconds East, 187.64 feet to a point; thence, North 01° 01 minutes 46 seconds East, 134.85 feet to a point; thence, North 01° 01 minutes 46 seconds East, 796.38 feet to a point; thence, South 82° 25 minutes 36 seconds West, 138.45 feet to a point; thence, North 49° 05 minutes 46 seconds East, 207.13 feet to a point; thence, South 89° 13 minutes 58 seconds East, 644.89 feet to a point; thence, South 00° 46 minutes 02 seconds West, 1022.49 feet to a point; thence, South 49° 25 minutes 26 seconds West, 113.84 feet to a point; thence, South 40° 34 minutes 34 seconds East, 187.30 feet to a point; thence, South 04° 35 minutes 38 seconds West, 75.91 feet to a point; thence, South 41° 00 minutes 05 seconds East, 363.75 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 06° 32 minutes 44 seconds, having a radius of 595.00 feet, and whose long chord bears North 72° 28 minutes 23 seconds East, 67.94 feet to a point of intersection with a non-tangential line; thence, North 00° 46 minutes 02 seconds East, 159.36 feet to a point; thence, North 73° 41 minutes 55 seconds West, 131.84 feet to a point; thence, North 47° 13 minutes 13 seconds West, 126.23 feet to a point; thence, North 32° 28 minutes 00 seconds West, 126.23 feet to a point; thence, North 00° 46 minutes 02 seconds East, 879.29 feet to a point; thence, South 89° 13 minutes 58 seconds East, 120.00 feet to a point; thence, North 00° 46 minutes 02 seconds East, 20.00 feet to a point; thence, North 89° 13 minutes 58 seconds West, 120.00 feet to a point; thence, North 00° 46 minutes 02 seconds East, 102.77 feet to a point; thence, North 21° 13 minutes 13 seconds East, 207.94 feet to a point; thence, North 43° 57 minutes 54 seconds East, 208.11 feet to a point; thence, North 59° 46 minutes 37 seconds East, 104.29 feet to a point; thence, North 75° 05 minutes 19 seconds East, 208.13 feet to a point; thence, South 81° 49 minutes 16 seconds East, 743.72 feet to a point; thence, South 72° 54 minutes 30 seconds East, 85.68 feet to a point; thence, South 48° 54 minutes 53 seconds East, 95.38 feet to a point; thence, South 36° 16 minutes 04 seconds East, 91.89 feet to a point; thence, South 14° 04 minutes 55 seconds East, 16.35 feet to a point; thence, North 87° 32 minutes 17 seconds East, 124.45 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 21° 30

minutes 40 seconds, having a radius of 52.00 feet, and whose long chord bears North 08° 17 minutes 36 seconds East, 19.41 feet to a point of intersection with a non-tangential line; thence, North 70° 57 minutes 04 seconds West, 120.04 feet to a point; thence, North 20° 14 minutes 35 seconds East, 73.58 feet to a point; thence, North 64° 31 minutes 48 seconds East, 107.54 feet to a point; thence, North 89° 09 minutes 13 seconds East, 66.58 feet to a point; thence, South 71° 40 minutes 45 seconds East, 44.69 feet to a point; thence, South 78° 46 minutes 06 seconds East, 94.73 feet to a point; thence, South 83° 24 minutes 15 seconds East, 263.33 feet to a point; thence, South 73° 35 minutes 18 seconds East, 279.65 feet to a point; thence, South 59° 32 minutes 36 seconds East, 219.09 feet to a point; thence, South 30° 27 minutes 24 seconds West, 3.53 feet to the beginning of a non-tangential curve, Said curve turning to the right through 66° 12 minutes 41 seconds, having a radius of 400.50 feet, and whose long chord bears South 63° 33 minutes 44 seconds West, 437.49 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 30° 34 minutes 59 seconds, having a radius of 439.50 feet, and whose long chord bears South 81° 22 minutes 35 seconds West, 231.82 feet to a point of intersection with a non-tangential line; thence, South 66° 05 minutes 06 seconds West, 316.01 feet to the beginning of a curve, Said curve turning to the left through an angle of 32° 37 minutes 26 seconds, having a radius of 595.00 feet, and whose long chord bears South 49° 46 minutes 23 seconds West, 334.23 feet to a point of intersection with a non-tangential line; thence, South 26° 24 minutes 19 seconds East, 256.13 feet to a point; thence, North 25° 07 minutes 51 seconds East, 130.54 feet to a point; thence, North 38° 16 minutes 53 seconds East, 109.35 feet to a point; thence, North 66° 08 minutes 09 seconds East, 294.20 feet to a point; thence, North 23° 51 minutes 51 seconds West, 8.12 feet to a point; thence, North 54° 11 minutes 50 seconds East, 160.74 feet to a point; thence, North 82° 47 minutes 59 seconds East, 147.77 feet to a point; thence, South 69° 52 minutes 11 seconds East, 90.27 feet to a point; thence, South 81° 34 minutes 02 seconds East, 203.75 feet to a point; thence, South 40° 07 minutes 33 seconds East, 15.59 feet to a point; thence, North 49° 52 minutes 27 seconds East, 498.65 feet to a point; thence, North 71° 49 minutes 33 seconds East, 177.77 feet to a point; thence, South 23° 36 minutes 43 seconds East, 37.05 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 05° 57 minutes 19 seconds, having a radius of 521.91 feet, and whose long chord bears South 13° 50 minutes 54 seconds East, 54.22 feet to a point of intersection with a non-tangential line; thence, South 16° 49 minutes 34 seconds East, 162.70 feet to a point; thence, North 49° 52 minutes 27 seconds East, 16.35 feet to a point; thence, South 16° 47 minutes 29 seconds East, 21.76 feet to a point; thence, South 49° 52 minutes 27 seconds West, 10.89 feet to a point; thence, South 16° 47 minutes 29 seconds East, 32.67 feet to a point; thence, South 49° 52 minutes 27 seconds West, 211.47 feet to a point; thence, North 40° 07 minutes 33 seconds West, 30.00 feet to a point; thence, South 49° 52 minutes 27 seconds West, 642.21 feet to a point; thence, South 27° 27 minutes 27 seconds East, 206.28 feet to a point; thence, South 36° 02 minutes 30 seconds East, 263.24 feet to a point; thence, South 63° 39 minutes 05 seconds West, 532.09 feet to a point; thence North 26° 44 minutes 40 seconds West 627.28 feet to the POINT OF BEGINNING; containing 114.61 acres, more or less according to calculations by St. Charles Engineering and Surveying, Inc. during the month of July, 2005.

## 5. District Boundary Map



## 6. District Financials

The District financials are included within the attachments of this report. The financials provide the revenues, expenditures, outstanding indebtedness, and fund balances for the District. Please refer to the Financial Report and Budget Resolution attached.