

**Bryan Road
Community Improvement District**

Annual Report
Year End December 31, 2018

Dardenne Prairie, Missouri

Table of Contents

1. Annual Report Overview	2
2. District Description	2
3. District Purpose	2
4. District Legal Description	3
5. District Boundary Map.....	4
6. District Financials.....	4

Signatures on documents attached have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to City of Dardenne Prairie, 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

Reporting Period:	January 1, 2018 through December 31, 2018	
Date District Established:	November 6, 2005	
Enacting Ordinance:	City of Dardenne Prairie Ordinance No. 952	
CID Sales Tax Effective Date:	April 1, 2006	
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:	Bob Glarner
	Secretary:	Scott Kolbe
	Treasurer:	David Glarner
	Director:	Gerald Scheidegger
	Director:	Robyn Schaber

3. District Purpose

In order to accommodate development, significant infrastructure improvements were constructed. More specifically, the improvements included:

- A. sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
- B. construct improvements to the road system to serve the commercial/retail portion of the Development
- C. grading and storm water improvements required to serve the road system described in (A) and (B) above;

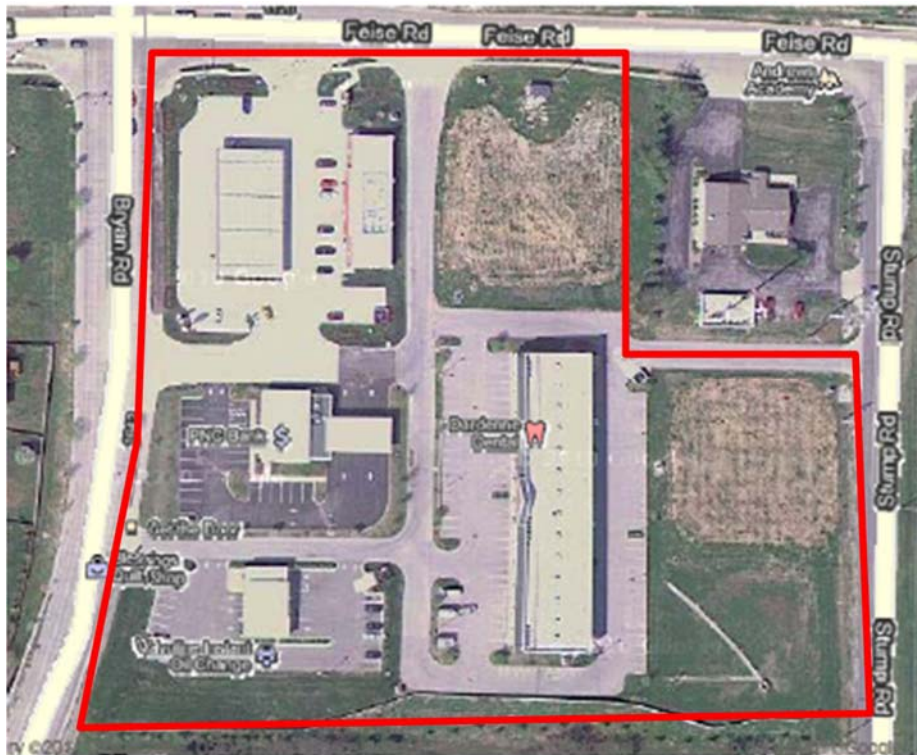
- D. accompanying grading, drainage, pavement, curb, gutter, sidewalk, storm water facilities, signing, striping, lighting, landscaping or other similar or related improvements in connection with items (A) through (C) above;
- E. storm water facilities and improvements to the detention area and grading and landscaping related to the storm water facilities and improvements, which are unrelated to the road system described in (A) through (D) above; and
- F. accompanying professional fees, including without limitation engineering (civil, traffic, and geotechnical), surveying, soil testing, legal, architectural and administration of the District.

4. District Legal Description

A tract of land being part of the Southwest Quarter of Section 6, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of A Whispering Pines, Plat One, a subdivision according to the plat thereof recorded in Plat Book 32, Page 262 of St. Charles County records with the East right-of-way line of Bryan Road; thence along said right-of-way line the following course and distances; along a curve to the right whose chord bears North 11 degrees 39 minutes 31 seconds East 377.17 feet and whose radius point bears North 67 degrees 59 minutes 40 seconds West 1050.00 feet from the last mentioned point, an arc distance of 379.24 feet; thence North 01 degrees 18 minutes 42 seconds East 222.49 feet to a curve to the right whose chord bears North 46 degrees 05 minutes 22 seconds East 49.30 feet and whose radius point bears South 88 degrees 41 minutes 18 seconds East 35.00 feet from the last mentioned point, an arc distance of 54.71 feet; thence South 89 degrees 07 minutes 59 seconds East 219.76 feet; thence North 01 degrees 08 minutes 43 seconds East 20.14 feet to the South right-of-way line of Feise Road; thence along said right-of-way line the following courses and distances: South 89 degrees 07 minutes 59 seconds East 31.00 feet; thence along a curve to the right whose chord bears South 88 degrees 44 minutes 19 seconds East 89.95 feet and whose radius point bears South 00 degrees 52 minutes 01 seconds West 6531.81 feet from the last mentioned point, an arc distance of 89.95 feet; thence South 82 degrees 05 minutes 15 seconds East 79.23 feet to the West line of property conveyed to St. Charles County Ambulance District by deed recorded in book 2311, page 1759 of said records; thence along said West line, South 01 degrees 08 minutes 36 seconds West 228.12 feet: thence along the South of said St. Charles County Ambulance District property, South 88 degrees 51 minutes 24 seconds East 200.28 feet to the west right-of-way line of Stump Road; thence along said West right-of-way line, South 01 degrees 08 minutes 36 seconds West 410.50 feet to the North line of the aforesaid A Whispering Pines, Plat One; thence along said North line, North 88 degrees 58 minutes 14 seconds 723.98 feet to the POINT OF BEGINNING containing 8.720 acres as per record calculations by Bax Engineering Company, Inc. during December 2003.

5. Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding indebtedness, and fund balances.

Attachments:

- Resolutions adopted during the Year Ended December 31, 2018:
 - **Resolution 18-001;** Approving disbursements and past actions
 - **Resolution 18-002;** Amending 2018 & approving 2019 budgets
- Financial Statement for the Year Ended December 31, 2018