

**Elm and 370  
Community Improvement District**

Annual Report  
Year Ending December 31, 2018

St. Charles, Missouri

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

## 1. Annual Report Overview

This Annual Report is submitted to St. Charles, Missouri 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

The Elm & 370 Community Improvement District (the "District") is comprised of an approximately 4.96 acre site located in the City of St. Charles (the "City"), St. Charles County, Missouri located near the northwest quadrant of the intersection of I-370 and North Elm Street.

Reporting Period:	January 1, 2018 through December 31, 2018	
Date District Established:	February 21, 2006	
Enacting Ordinance:	City of St. Charles Ordinance No. 06-42	
CID Sales Tax Effective Date:	January 1, 2007	
Municipality:	City of St. Charles 200 N. Second 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:	Lewis, Rice & Fingeresh 500 North Broadway, Suite 2000 St. Louis, Missouri 63102 Phone: 314-444-7678	
Governing Board of Directors:	Chair	Brad Franta
	Vice Chair	Robert Cissell
	Secretary / Treasurer	Duane Mueller
	Assistant Secretary	Matt Dittmer
	Director	John Kastner

### 3. Purpose

The District was formed in 2006 to help construct certain infrastructure improvements (i.e., transportation, utility, and similar public and capital improvements within the District. The District has completed the improvements, the costs of which are being repaid through collection of a one percent (1%) CID sales tax on retail sales.

### 4. District Legal Description

Lots 2A and 2B of Knobbe subdivision, as per plat thereof recorded in Plat Book 35 Page 97 of the St. Charles County records, final survey and exact legal description to govern.

### 5. District Boundary Map

**EXHIBIT "A"**  
**ELM & 370**  
**COMMUNITY IMPROVEMENT DISTRICT**  
**DISTRICT**  
**LEGAL DESCRIPTION AND DISTRICT BOUNDARY MAP**

Lots 2A and 2B of Knobbe Subdivision, as per plat thereof recorded in Plat Book 35 Page 97 of the St. Charles County Records, final survey and exact legal description to govern.

