

**Hilltop Village Center
Community Improvement District**

Annual Report
Fiscal Year End June 30, 2019

City of Eureka, Missouri

Prepared By:

DEVELOPMENT DYNAMICS, LLC

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1. District Overview

The Hilltop Village Center Community Improvement District (“The District”) consists of a two (2) parcels totaling approximately 14.51 acres of real property (100 and 111 Hilltop Village Center Drive). The District is located within the City of Eureka, Missouri (the "City").

2. District Description

The District was established to promote the redevelopment of the Hilltop Village Center shopping center and to induce new development in an area that has been lacking in growth and development, improve business development opportunities, and enhance property values by reducing or eliminating blight conditions within the District through promoting coordinated project infrastructure improvements benefiting business operators within the District.

Reporting Period:	July 1, 2018 through June 30, 2019	
Date District Established:	August 18, 2015	
Enacting Ordinance:	City of Eureka Ordinance No. 2343	
Sales Tax Effective Date:	April 1, 2016	
Municipality:	City of Eureka 100 City Hall Drive Eureka, MO 63025	
County:	St. Louis County	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636/561-8602	
District Legal Counsel:	Armstrong Teasdale, LLP 7700 Forsyth Blvd., Suite 1800 St. Louis, MO 63105 Phone: 314-552-6663	
Governing Board of Directors	Chairman	Sean Flower
	Vice Chair	John Bradley
	Secretary/Treasurer	Barbara Flint
	Asst. Treasurer	James Bolin
	Director	Craig Sabo

3. District Purpose

In general, the District may undertake any of the following public improvements: (a) pedestrian or shopping malls and plazas; (b) parks, lawns, trees, and any other landscape; (c) convention centers, arenas, aquariums, aviaries, and meeting facilities; (d) sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements; (d) parking lots, garages or other facilities; (f) lakes, dams, and waterways; (g) streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers; (h) telephone and information booths, bus stop and other shelters, rest rooms, and kiosks; (i) paintings, murals, display cases, sculptures, and fountains; (j) music, news, and child-care facilities; and (k) any other useful, necessary, or desired improvement.

Specifically, the District is proposed to provide funding for the following items, (a) through (d) below (which are hereafter referred to as the "Project"):

- (a) Various public improvements within the boundaries of the District, including without limitation (i) site work, (ii) asphalt, (iii) sewer drains, (iv) walls, (v) lighting and (vi) signage improvements;
- (b) Various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscaping design, (vi) permits, (vii) insurance, (viii) leasing costs and (ix) construction fees;
- (c) Contract with the property owner to provide for the renovation, rehabilitation, demolition and removal of the existing buildings and structures; and
- (d) Any related public improvements, services or activities outlined in Section III of the Five-Year Plan.

4. District Legal Description

ST LOUIS COUNTY ASSESSOR PARCEL LOCATOR # 29V420268 - ACRES: 8.99

ST LOUIS COUNTY ASSESSOR PARCEL LOCATOR # 29V420279 - ACRES: 5.52

TOTAL: TWO PARCELS 14.51 ACRES

A TRACT OF LAND BEING PART OF LOTS 36, 37, 40 AND 41 OF THE SUBDIVISION OF LOUIS COURTOIS TRACT AND IN U.S. SURVEY 3206, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF HILLTOP VILLAGE CENTER EASEMENT PLAT AS RECORDED IN PLAT BOOK 190 AGE 48 OF THE ST. LOUIS COUNTY RECORDS: THENCE NORTH 88 DEGREES 45 MINUTES 25 SECONDS EAST 908.74 FEET TO A POINT; THENCE SOUTH 1 DEGREES 14 MINUTES 35 SECONDS EAST 260.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 45 MINUTES 25 SECONDS EAST, 205.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 157.52 FEET AND AN ARC LENGTH OF 49.46 FEET TO A POINT; THENCE SOUTH 1 DEGREES 14 MINUTES 35 SECONDS EAST 5.00 FEET TO A POINT; THENCE SOUTH 1 DEGREES 37 MINUTES 10 SECONDS WEST 140.17 FEET TO A POINT; THENCE SOUTH 1 DEGREES 14 MINUTES 35 SECONDS EAST 63.32 FEET TO A POINT; THENCE SOUTH 88 DEGREES 45 MINUTES 25 SECONDS WEST 190.48 FEET TO A POINT; THENCE SOUTH 1 DEGREES 14 MINUTES 35 SECONDS EAST 84.35 FEET TO A POINT; THENCE SOUTH 88 DEGREES 45 MINUTES 25 SECONDS WEST 372.00 FEET TO A POINT; THENCE SOUTH 1 DEGREES 14 MINUTES 35 SECONDS EAST 299.55 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 44; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2754.93 FEET AN ARC LENGTH OF 80.56 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 1 DEGREE 14 MINUTES 35 SECONDS WEST 309.01 FEET TO A POINT; THENCE SOUTH 88 DEGREES 45 MINUTES 25 SECONDS WEST 334.29 FEET TO A POINT; THENCE SOUTH 0 DEGREES 51 MINUTES 18 SECONDS WEST 24.06 FEET TO A POINT; THENCE NORTH 88 DEGREES 37 MINUTES 33 SECONDS WEST 150.00 FEET TO A POINT; THENCE NORTH 1 DEGREES 22 MINUTES 27 SECONDS EAST 619.16 FEET TO THE POINT OF BEGINNING. CONTAINING 14.51 ACRES MORE OR LESS

5. District Boundary Map

Hilltop Village Center CID

