

**Kenrick Plaza  
Community Improvement District**

Annual Report for  
Year Ending December 31, 2018

Shrewsbury, Missouri

## Table of Contents

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

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

## 1. Annual Report Overview

This Annual Report is submitted to City of Shrewsbury, 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

The Shrewsbury Board of Aldermen approved a plan to redevelop the Kenrick Plaza retail center on 25 acres. To help facilitate the construction, the Kenrick Plaza Community Improvement District (the “District”) was established. The principal objective of the District is intended to provide a mechanism to fund improvements and services, including financing and reimbursing expenditures related to such improvements and services. The District’s source of revenue is a CID sales tax of one percent (1%) on retail sales made within the District. The District project included improvements to public infrastructure, roadway, entrance, and similar types of improvements.

Date District Established:	January 23, 2009	
Reporting Period:	January 1, 2018 through December 31, 2018	
Enacting Ordinance:	City of Shrewsbury Ordinance No. 2699	
CID Sales Tax Effective Date:	January 1, 2014	
Municipality:	City of Shrewsbury 5200 Shrewsbury Avenue Shrewsbury, MO 63119	
County:	St. Louis 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	Gary Grewe
	Treasurer	Bill Appelbaum
	Secretary	Michael Grewe
	Director	Sam Scherer
	Director	Jonathan D. Greever

### **3. District Purpose**

The District provides certain services and assistance under authority contained in §67.1461 of the CID Act, such as the demolition, construction, reconstruction, installation, repair, maintenance, and equipment of various public improvements within the boundaries of the District and various other improvements (collectively, the services and improvements are referred to as the “Project”).

### **4. District Legal Description**

BEGINNING at the northeast corner of St. Louis County tax parcel 23J120111 at its intersection with the west right-of-way line of the Burlington Northern Santa Fe (BNSF) Railroad; thence commencing in a southwesterly direction along the west right-of-way line of the BNSF Railroad to its intersection with the northwest right-of-way line of Watson Road; thence leaving the west right-of-way line of the BNSF Railroad and continuing southwesterly along the northwest right-of-way line of Watson Road to the southeast corner of St. Louis County tax parcel 24J440122; thence leaving the northwest right-of-way of Watson Road and continuing northwesterly along the southern boundary lines of St. Louis County tax parcels 24J440122 and 24J440133 to the terminus of the south boundary line of St. Louis County tax parcel 24J440133; thence northeasterly along the west boundary line of the aforesaid parcel to its intersection with the southwest right-of-way line of Trianon Parkway and then extending directly northeast from the aforesaid point to its terminus at the northeast right-of-way line of Trianon Parkway; thence continuing southeasterly along the northeast right-of-way line of Trianon Parkway to its intersection with the southwest corner of St. Louis County tax parcel 23J120120; thence leaving the northeast right-of-way line of Trianon Parkway and continuing northeasterly along the northwestern boundary lines of aforesaid parcel, said lines also being the southeast lines of St. Louis County tax parcel 23J120032 and the south right-of-way line of Trianon Parkway, to its terminus at the northwest corner of aforesaid parcel; thence continuing southeasterly along the northeast boundary line of the aforesaid parcel to its intersection with the westernmost corner of St. Louis County tax parcel 23J120111; thence leaving the northeast boundary line of St. Louis County tax parcel 23J120120 and continuing along the northwest boundary line of St. Louis County tax parcel 23J120111 to its terminus; thence southeasterly along the northeast boundary line of the aforesaid parcel to the POINT OF BEGINNING.

The Area includes the following parcels: 23J120102, 23J120111, 23J120120, 24J440122, 24J440133, 24J440144, and all intervening easements and rights-of-way including a portion of Trianon Parkway Drive.

5. District Boundary Map

