

Lincoln Crossing Community Improvement District

Annual Report
Fiscal Year End June 30, 2019

City of Troy, Missouri

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1. Annual Report Overview

This Annual Report is submitted to the City of Troy, 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 Lincoln Crossing Community Improvement District (the “District”) is located in the City of Troy, St. Charles County, Missouri, situated between the general boundaries of US Highway 61, Highway 47, and Troy-Frenchman Bluff Road.

Reporting Period:	July 1, 2018 through June 30, 2019	
Date District Established:	January 17, 2006	
Enacting Ordinance:	City of Troy Ordinance No. 1004	
Municipality:	City of Troy	
County:	Lincoln County	
District Administrator:	Development Dynamics, LLC	
District Legal Counsel:	Hamilton Weber	
Governing Board of Directors:	Chair:	Carter Turnbull
	Vice Chair:	Harold Turnbull
	Secretary/Treasurer	Scott Ehrhardt
	Director:	Dennis Turnbull
	Director:	Alvin Ehrhardt

3. District Purpose

The District was established to facilitate the construction of the following District Projects:

- Improve Frenchman’s Bluff Road from existing gravel road to concrete street with curb and gutter, storm sewers, sidewalks and street lights,
- Bury overhead electric lines along Frenchman’s Bluff Road,
- Construct Turnbull Trail and associated utilities,
- Construct water main and sanitary sewer main along Turnbull Trail,
- Construct Jason Avenue and associated utilities,
- Connect Turnbull Trail to Hwy 47/reconstruct ingress and egress and entrances,
- Support District business activity, economic development, marketing, and
- Carry out any other powers set forth in sections 67.1401 to 67.1571 of the CID Act.

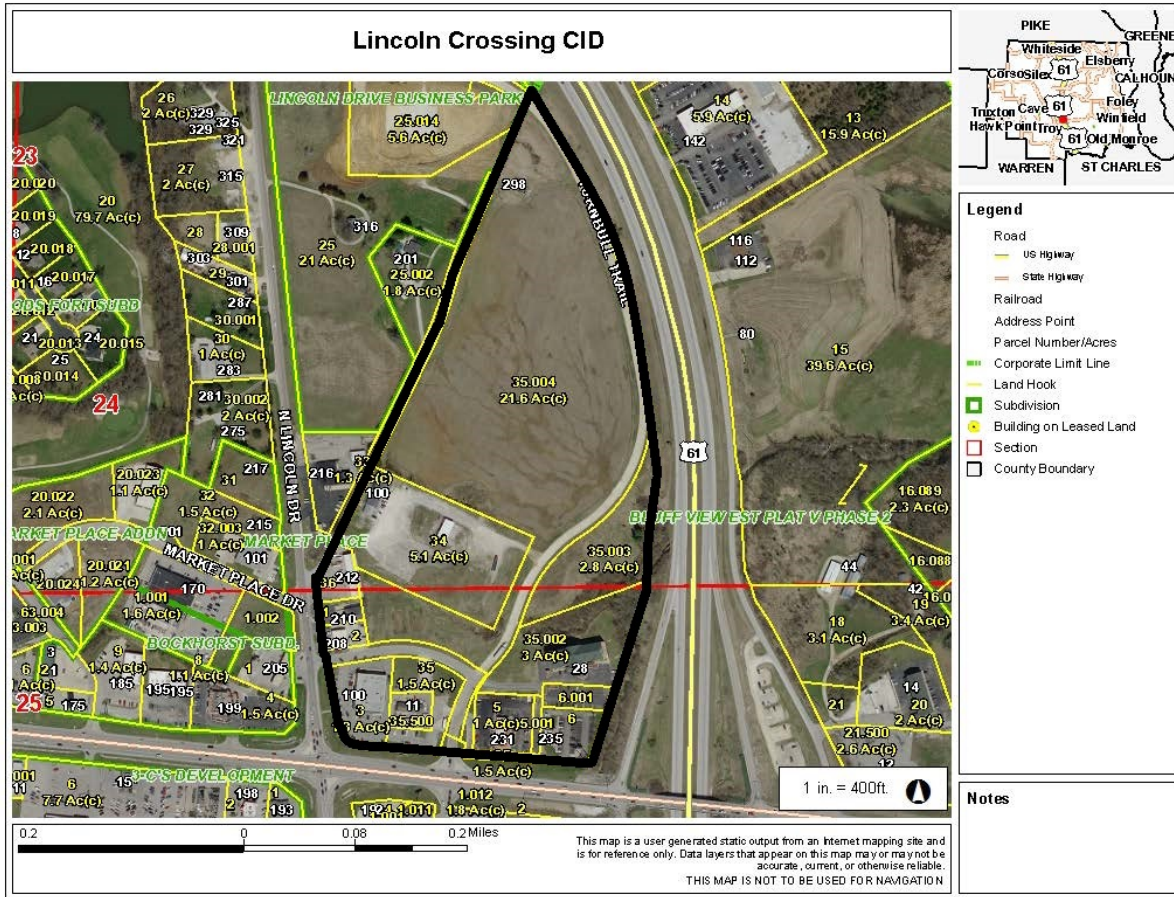
District revenues are generated by means of a one percent (1%) CID sales tax imposed in accordance with Section 67.1545 of the CID Act.

4. District Legal Description

A tract of land in U.S. survey 1805, Township 49 North Range I West of the Fifth Principal Meridian. Lincoln County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of Missouri State Route 47 with the West line of Missouri State Route 61, said point being 100.00 feet perpendicularly distant North of Highway 47 centerline station 626+00, and being also 354.30 feet perpendicularly distant West of Highway 61 centerline station 931+84.79; thence along the said East line of a Missouri State Route 47, North 86 degrees 31 minutes 51 second West 448.22 feet to a point being 80.05 feet perpendicularly distant North of Highway 47 centerline 621+52.23; thence north 03 degrees 28 minutes 09 seconds East 50.00 feet to a point; thence North 64 degrees 41 minutes 23 seconds West 105.95 feet to a point being 165.00 feet perpendicularly distant North Highway 47 centerline station 620.50; thence North 86 degrees 50 minutes 32 second West 200.25 feet to a point; thence South 06 degrees 58 minutes 28 second East 66.71 feet to a point being 90.00 feet perpendicularly distant North of Highway 47 seconds West 125.00 feet to a point; and North 40 degrees 49 minutes 38 seconds West 46.77 feet to a point being 121.99 feet perpendicularly distant North of Highway 47 centerline station 617+05.88; thence along the West line of Old Missouri Route 61, also known as North Lincoln Drive, North 09 degrees 32 minutes 44 seconds West 288.38 feet to a point in the South line of property conveyed to Kevin Lynn Thornhill by deed recorded in Book 429 Page 246 of the Lincoln County Records; thence along said South line, North 80 degrees 27 minutes 16 seconds East 150.00 feet to the Southeast corner thereof; thence Northwardly along the East line of said Thornhill property, the East line of property conveyed to Troy & Wentzville Veterinary Clinics, Inc. by deed recorded in Book 261 Page 540, and the East line of property conveyed to Harold H. Cannon, etal by deed recorded in Book 359 Page 212 of the Lincoln County Records, North 09 degrees 32 minutes 44 seconds West Northern line North 66 degrees 10 minutes 34 seconds West 84.00 feet to the centerline of Troy-Frenchmans Bluff Road, thence along said centerline of Troy-Frenchmans Bluff Road, thence along said centerline of Troy-Frenchmans Bluff Road the following courses and distances, North 25 degrees 09 minutes 23 seconds East 973.72 feet to a point; North 11 degrees 46 minutes 26 seconds East 99.71 feet to a point; North 23 degrees 24 minutes 50 seconds East 312.52 feet; North 24 degrees 01 minutes 11 seconds East 120.00 feet; and North 24 degrees 01 minutes 02 seconds East 274.98 feet to the aforesaid West line of Missouri State Routh 61, as shown on Missouri.

5. District Boundary Map



6. District Financials

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