

# **Market at McKnight Community Improvement District**

Annual Report for  
Fiscal Year End March 31, 2019

City of Rock Hill, Missouri

Prepared By:

**DEVELOPMENT DYNAMICS, LLC**

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## 1. Annual Report Overview

This Annual Report is submitted to City of Rock Hill, Missouri (the “City”) 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 Market at McKnight Community Improvement District (the “District”) covers approximately 14.44 acres and is located the Southwest Corner of the intersection of Manchester Road and North Rock Hill Road. Parcel’s 21L311524, 21L311551, 21L311533, 21L311542, 21L321383, 22L630909 in the City of Rock Hill, St. Louis County, Missouri. The District shares identical boundaries with the Market at McKnight TDD.

Reporting Period:	April 1, 2018 - March 31, 2019	
Date District Established:	May 5 <sup>th</sup> , 2015	
Enacting Ordinance:	City of Rock Hill Ordinance No. 1821	
Sales Tax Established:	October 1, 2015	
Municipality:	City of Rock Hill 320 W. Thornton Ave. Rock Hill, 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	Jonathan Browne
	Vice Chair	Pete Sebelski
	Secretary	Larry Hoyt
	Treasurer	Nancy Hoeing
	Director	Edward Mahan
	Director	Jennifer Yackley
	Assistant Secretary/ Assistant Treasurer	Laura Lashley

### **3. District Purpose**

The District was formed to help finance the Redevelopment Project Costs and the Transportation Project costs incurred by the Petitioner in connection with the Redevelopment Agreement signed by the City and the Petitioner. It was the intention of the District to implement a 1% CID Sales Tax as the funding vehicle. In general, the District may carry out any other powers set forth in sections 67.1401 to 67.1571 of the CID Act. A much more detailed "District Purpose" is provided in the Five Year Plan filed with the Petition and also the Ordinance forming the District.

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

Property Description:

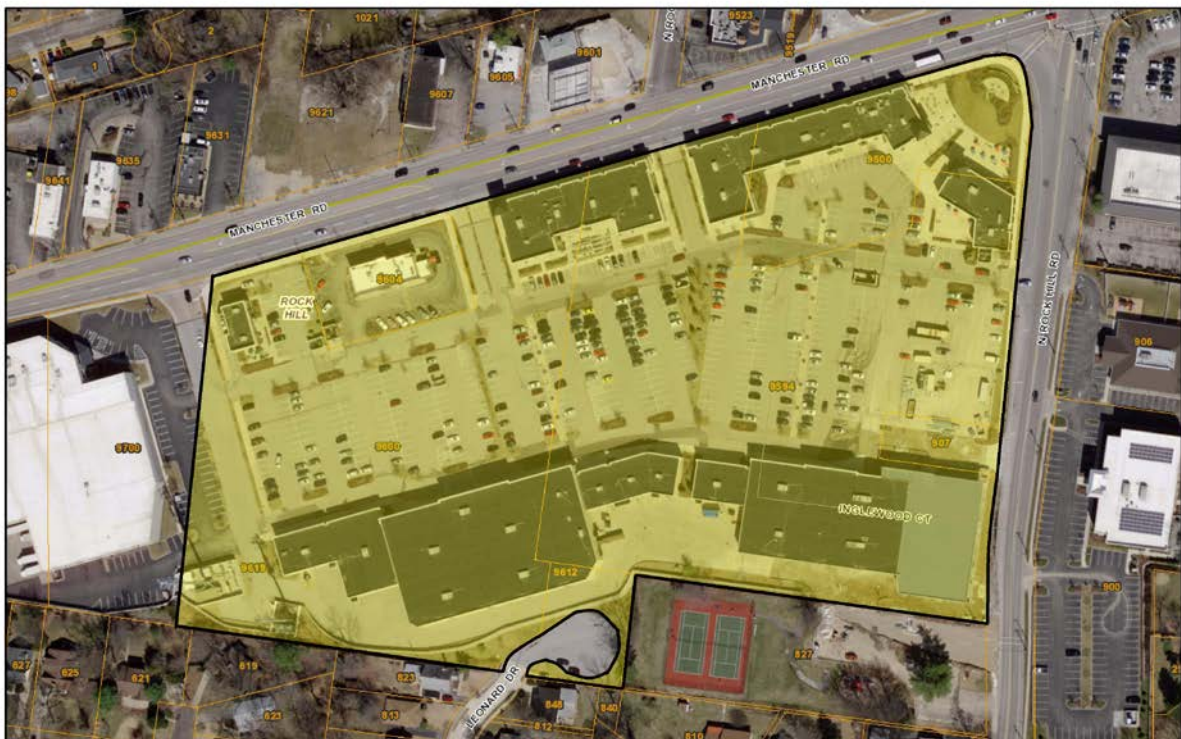
A tract of land being all of Lot 1 through 25 of County Hills Plat 2, all of Lots 1 through 4 of Jassen Place, all of Lots 1 through the Amended Plat of Inglewood and part of Lot 12 of the Charleville Tract, all located in the city of Rock Hill in St. Louis County, Missouri and being more particularly described as follows:

Commencing at a point on the South line of Manchester Road, 60.00 feet wide, said point being the Northwest corner of said lot 25 of county Hills Plat 2, a subdivision recorded in Plat Book 20 page 109 of the St. Louis County Records; thence along said South line of Manchester Road, North 74 degrees 10 minutes 30 seconds East a distance of 488.97 feet; thence continuing along said South line, as widened per property conveyed to the State of Missouri, as recorded in Deed Book 6355 page 748 of the St. Louis County Records, North 80 degrees 07 minutes 09 seconds East a distance of 96.56 feet to a point being 40.00 feet perpendicular to centerline station 156+22.62 of said Manchester Road; thence continuing along said South line, North 74 degrees 10 minutes 30 seconds East a distance of 87.08 feet to a point being 40.00 feet perpendicular to centerline station Road, as widened, said point being 37.50 feet perpendicular to centerline station 155+35.12 of said Manchester Road; thence along a curve to the right, having a radius 48.00 feet, an arch distance of 95.30 feet to a point on the West line of Rock Hill Road, as widened, said point being 37.50 feet perpendicular to centerline station 11+33.05 of said Rock Hill Road; thence along the West line of said Rock Hill Road, South 07 degrees 56 minutes 00 seconds west a distance of 100.26 feet; thence South 81 degrees 56 minutes 00 seconds West a distance of 0.50 feet to the West line of Rock Hill Road, 60.00 feet wide; thence


along said West line, South 07 degrees 56 minutes 00 seconds West a distance of 359.98 feet; thence continuing along said West line, South 00 degrees 01 minutes 00 seconds West a distance of 100.00 feet; thence leaving said West a distance of 447.77 feet to a point on the East line of said County Hills Plat 2; thence along said East line, south 07 degrees 56 minutes 00 seconds West a distance of 144.35 feet to the Southeast corner of said County Hills Plat 2; thence along the South line of said County Hills Plat 2 and the Westwardly prolongation of said line, North 82 degrees 25 minutes 08 seconds West a distance of 362.22 feet to the Northeast corner of County Hills Plat 4, a subdivision recorded in Plat Book 26 page 26 of the St. Louis County Records; thence along the North line of said county Hills Plat 4, North 81 degrees 40 minutes 08 seconds West a distance of 204.84 feet to the Southwest corner of the property conveyed to the City of Rock Hill, as recorded in Deed Book 3639 page 569 of the St. Louis county Records; thence along the West line of said property North 05 degrees 40 minutes 56 seconds East a distance of 463.08 feet to the South line of said Manchester Road; thence along said South line of Manchester Road, North 74 degrees 10 minutes 30 seconds East a distance of 355.36 feet to the point of beginning.

## 5. District Boundary Map

### Market at McKnight CID



July 5, 2016

 Parcel Selected

