

# Plaza at Noah's Ark Community Improvement District

Annual Report for  
Year Ending December 31, 2018

St. Charles, Missouri

**DEVELOPMENT DYNAMICS, LLC**

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

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## 1. Overview

This Annual Report is submitted to City of St. Charles, 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 Plaza at Noah's Ark Community Improvement District (the "District"), is an approximately 26-acre site located at the southeast quadrant of the intersection of Interstate-70 and South Fifth Street in the City, St. Charles County, Missouri and includes a mixed-use, new urbanism style development, with retail, restaurant, office, entertainment, and residential components.

Reporting Period:	January 1, 2018 through December 31, 2018	
Date District Established:	January 23, 2007	
Enacting Ordinance:	City of St. Charles Ordinance No. 07-21	
Municipality:	City of St. Charles 200 North 2 <sup>nd</sup> 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:	Hazelwood & Weber 200 North 3 <sup>rd</sup> Street St. Charles, Missouri 63301 Phone: 636-947-1743	
Governing Board of Directors:	Chair	Chris West
	Treasurer	Mike Owens
	Secretary	Stephanie Webster
	Director	Steve Gatton
	Director	Bruce Evans

## 3. District Purpose

The District improvements include; real property acquisition, demolition of structures, environmental remediation, streets, water, and sewer improvements, other public Improvements including a parking structure and additional authority granted under section 67.1461.2 of the CID Act. District revenues include a combination of TIF revenues, CID Sales Tax revenue, and to the extent required, a CID Special Assessment. Much of the project elements are complete and the District has issued notes/bonds to provide funds to construct the improvements.

#### 4. District Legal Description

A TRACT OF LAND BEING PART OF LOT 57 IN BLOCK 9 OF STEEN AND CUNNINGHAM'S SURVEY OF THE ST. CHARLES COMMONS AND PART OF LOTS 5 AND 6 IN BLOCK 1 OF EVANS SURVEY OF THE COMMONS OF ST. CHARLES, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. CHARLES COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70 (VARIABLE WIDTH) WITH THE WEST RIGHT OF WAY LINE OF SOUTH MAIN (VARIABLE WIDTH) STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 45 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 390.72 FEET; SOUTH 32 DEGREES 22 MINUTES 44 SECONDS WEST, A DISTANCE OF 337.55 FEET; ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, WITH A CENTRAL ANGLE OF 27 DEGREES 28 MINUTES 23 SECONDS (WHICH CHORD BEARS SOUTH 46 DEGREES 06 MINUTES 56 SECONDS WEST, A CHORD DISTANCE OF 225.58 FEET) THROUGH AN ARC DISTANCE OF 227.76 FEET; SOUTH 59 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 215.86 FEET; ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 388.00 FEET, WITH A CENTRAL ANGLE OF 09 DEGREES 50 MINUTES 27 SECONDS (WHICH CHORD BEARS SOUTH 64 DEGREES 46 MINUTES 27 SECONDS WEST, A CHORD DISTANCE OF 66.56 FEET) THROUGH AN ARC DISTANCE OF 66.64 FEET; ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 412.00 FEET, WITH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 15 SECONDS (WHICH CHORD BEARS SOUTH 63 DEGREES 03 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 95.21 FEET) THROUGH AN ARC DISTANCE OF 95.43 FEET; ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 537.00 FEET, WITH A CENTRAL ANGLE OF 11 DEGREES 04 MINUTES 11 SECONDS (WHICH CHORD BEARS SOUTH 50 DEGREES 53 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 103.59 FEET) THROUGH AN ARC DISTANCE OF 103.75 FEET; AND SOUTH 45 DEGREES 21 MINUTES 14 SECONDS WEST, A DISTANCE OF 45.78 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF ST. CHARLES COUNTY, AS RECORDED BY DEED IN BOOK 2180, PAGE 967 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE, BEING THE NORTH RIGHT OF WAY LINE OF SOUTH FIFTH STREET EXTENSION, NORTH 65 DEGREES 16 MINUTES 18 SECONDS WEST, A DISTANCE OF 118.53 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF SAID SOUTH FIFTH STREET EXTENSION THE FOLLOWING COURSES AND DISTANCES: NORTH 44 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 254.10 FEET; NORTH 38 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 97.89 FEET; AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, WITH A CENTRAL ANGLE OF 31 DEGREES 15 MINUTES 47 SECONDS (WHICH CHORD BEARS NORTH 16 DEGREES 13 MINUTES 00 SECONDS WEST, A CHORD DISTANCE OF 234.42 FEET) THROUGH AN ARC DISTANCE OF 237.35 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH FIFTH (VARIBLE WIDTH) STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 81 DEGREES 19 MINUTES 19 SECONDS EAST, A DISTANCE OF 4.98 FEET; NORTH 04 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 34.05 FEET; NORTH 25 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 418.99 FEET; NORTH 68 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF 25.06 FEET; AND NORTH 25 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 207.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED INTERSTATE 70; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 64 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 31.91 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 68 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 56.83 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE 70; THENCE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2985.50 FEET, WITH A CENTRAL ANGLE OF 02 DEGREES 35 MINUTES 34 SECONDS (WHICH CHORD BEARS NORTH 58 DEGREES 42 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 135.10 FEET) THROUGH AN ARC DISTANCE OF 135.11 FEET

ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 664.70 FEET, WITH A CENTRAL ANGLE OF 35 DEGREES 16 MINUTES 52 SECONDS (WHICH CHORD BEARS NORTH 80 DEGREES 00 MINUTES 36 SECONDS EAST, A CHORD DISTANCE OF 402.87 FEET) THROUGH AN ARC DISTANCE OF 409.30 FEET; AND SOUTH 81 DEGREES 26 MINUTES 10 SECONDS EAST, A DISTANCE OF 58.23 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE 70; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 193.54 FEET; SOUTH 64 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 246.59 FEET; SOUTH 55 DEGREES 20 MINUTES 22 SECONDS EAST, A DISTANCE OF 91.97 FEET; AND SOUTH 38 DEGREES 00 MINUTES 34 SECONDS EAST, A DISTANCE OF 155.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 27.59 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF FEBRUARY 2008 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

### 5. District Boundary Map

