

Wentzville Bluffs Community Improvement District

Annual Report
Fiscal Year End December 31, 2018

City of Wentzville, Missouri

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Signatures on documents attached have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to Wentzville, 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

Wentzville Bluffs CID is a commercial development, located in the City of Wentzville, Missouri.

Reporting Period:	January 1, 2018 through December 31, 2018	
Date District Established:	February 22, 2006	
Enacting Ordinance:	City of Wentzville Ordinance No. 2464	
CID Sales Tax Effective Date:	<p>October 1, 2006</p> <p>Wentzville Bluffs CID imposes a one percent (1%) sales tax upon taxable retail sales located within the District; Resolution 2006-05.</p> <p>The CID also imposes as special assessment in compliance with the Development Agreement. Resolution 14-001.</p>	
Municipality:	<p>City of Wentzville 310 West Pearce Blvd. Wentzville, MO 63385 Phone: 636-327-5101</p>	
County:	St. Charles County	
District Administrator:	<p>Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636/561-8602</p>	
Governing Board of Directors:	Chair	Rick Podhorn
	Vice Chair	Dan Lang
	Treasurer	Jeff Lenk
	Secretary	Eric Schmidt
	Director	Frank Klaas

3. Purpose

The Wentzville Bluffs Community Improvement District (the “District”) covers approximately 35 acres of property located in the City of Wentzville, St. Charles County, Missouri. Property within the District is intended to be commercial/retail development.

The District, located on the southwest quadrant of Interstate-70 and Highway A, serves as a “gateway” to the City and is the first “major” development site south of Interstate-70. The District was formed to help finance the following infrastructure improvement Project Costs:

- (a) Finalize engineering design and gather appropriate transportation authority approvals, where applicable, to proceed with the outlined list of projects below.
- (b) Road widening and curb cuts along Hwy. Z. Project includes storm sewers, grading, storm water improvements, utility easements, landscaping, professional fees, engineering, testing, survey, project management, contingency, general conditions, and signage along the Hwy. Z corridor.
- (c) Improvements to Hwy. Z including traffic control improvements as warranted by the controlling authorities. Also included are professional fees, engineering, testing, survey, project management, contingency, and general conditions.
- (d) Improvements for pedestrian features along transportation routes, walkways along transportation routes, site lighting, various landscaping treatments including retaining walls, and environmental remediation or fill/mitigation. All projects are outside the normal development scope within the development site and are additions to improve the public access and/or aesthetics. Also included are professional fees, engineering, testing, survey, project management, contingency, and general conditions.

The majority of the project was completed in 2007. The District is monitoring progress of retail development within the District boundaries, performing on-going administration and oversight of the District funds, and registering new tenants for the collection of the sales tax imposed through the District.

4. District Legal Description

Legal Description of Community Improvement District

A tract of land being part of the East Half of Section 25, Township 47 North, Range 1 East of the 5th P.M., City of Wentzville, St. Charles County, Missouri and being more particularly described as follows:

Commencing from a found axle at the center of Section 25; thence $N02^{\circ}04'46''E$ 201.83 feet to the point of beginning of the tract of land described herein; thence $N02^{\circ}04'46''E$ 442.23 feet; thence $S63^{\circ}05'28''E$ 225.79 feet; thence $N88^{\circ}24'05''E$ 110.96 feet; thence $N00^{\circ}16'18''W$ 96.82 feet; thence $N42^{\circ}19'09''E$ 101.22 feet; thence $N62^{\circ}22'07''E$ 130.24 feet to the south right-of-way of Interstate Highway 70; thence along said south right-of-way along a curve deflecting to the left having a radius of 2616.29 feet, and arc length of 272.82 feet, a chord course of $S86^{\circ}33'20''E$ 272.70 feet; thence along a curve deflecting to the right having a radius of 1629.04 feet, and arc length of 118.39 feet, a chord course of $S85^{\circ}44'45''E$ 118.36 feet; thence $S83^{\circ}39'50''E$ 333.11 feet to the intersection of said south right-of-way with the west right-of-way of Missouri Route Z; thence along said west right-of-way $S32^{\circ}00'10''E$ 56.82 feet; thence $S10^{\circ}36'39''W$ 251.46 feet; thence $S79^{\circ}23'21''E$ 10.00 feet; thence $S10^{\circ}36'39''W$ 195.96 feet; thence along a curve deflecting to the left having a radius of 603.00 feet, and arc length of 232.11 feet, a chord course of $S00^{\circ}25'00''E$ 230.68 feet; thence $N88^{\circ}39'29''W$ 25.38 feet; thence $S11^{\circ}41'11''E$ 55.14 feet; thence along a curve deflecting to the right having a radius of 1086.00 feet, and arc length of 255.74 feet, a chord course of $S05^{\circ}55'26''E$ 255.15 feet; thence $S34^{\circ}34'33''W$ 239.48 feet; thence leaving said west right-of-way $N89^{\circ}55'46''W$ 339.14 feet; thence along a curve deflecting to the right having a radius of 566.00 feet, an arc length of 599.89 feet, a chord course of $N59^{\circ}33'59''W$ 572.20 feet; thence $N29^{\circ}12'13''W$ 482.99 feet to the point of beginning, containing 29.45 acres more or less. Subject to any and all easements, restrictions, conditions, etc. of record.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide the revenues, expenditures, outstanding, indebtedness, and fund balances for the District. Please refer to the Financial Report and budget Resolution attached.

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