

# **Eureka Pointe Community Improvement District**

Annual Report  
Fiscal Year End June 30, 2020

City of Eureka, Missouri

Prepared By:  
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## 1. District Overview

This Annual Report is submitted to Eureka, 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 Eureka Pointe Community Improvement District (the “District”) is located in the City of Eureka, St. Louis County, Missouri, at the northeast quadrant of city and situated along East 5<sup>th</sup> Street.

Reporting Period:	July 1 2019 through June 30, 2020	
Date District Established:	December 20, 2005	
Enacting Ordinance:	City of Eureka Ordinance No. 1876	
CID Sales Tax Effective Date:	October 1, 2006	
Municipality:	City of Eureka 100 City Hall Drive Eureka, MO 63025 Phone: 636-938-5233	
County:	St. Louis County	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636/561-8602	
District Legal Counsel:	Armstrong Teasdale, LLP 7700 Forsyth Blvd, Suite 1800 St. Louis, Missouri 63105 Phone: 314-621-5070	
Governing Board of Directors:	Chair	Daniel Hayes
	Vice Chair	Lawrence D. Carrico
	Secretary	Barbara Flint
	Treasurer	Craig Sabo
	Director	Sean Flower

### **3. District Purpose**

The District was formed as a political subdivision. The Board of Directors of the District is composed of five (5) members, appointed by the Mayor of the City, with consent of the City's Board of Aldermen. The District has all powers provided in the CID Act and has imposed a sales and use tax on all retail sales made in the District at a rate of seven-eighths of one percent (0.875%).

The CID Project involves assisting in the completion and funding of certain transportation, utility and other physical improvements within the District, including the excavation, removal, grading, construction, installation, repair, and maintenance of various transportation, parking, utility, drainage, screening and other related improvement. All such plans shall facilitate improved traffic flow in and around the District. The District was established to construct and or reconstruct public improvements within the district boundaries including but not limited to:

- Paving sidewalks, side streets, entrance and exit ways
- Erecting, replacing, or improving traffic signs and signals
- Improving utilities such as but not limited to drainage, storm water routing, and sewage management
- Improving traffic amenities such as signage, signals, lane designation, and curbs
- Improving streetscaping and landscaping such as benches or other seating, trash receptacles, marquees, awnings, canopies,
- Provide for professional fees including without limitation engineering, legal and accounting, approvals, permits, inspections and other various administrative fees
- Carry out any other powers set forth in sections 67.1401 to 67.1571 of the CID Act (the "Project").

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

Except as provided in the specific description below, the Eureka Pointe Community Improvement District shall include the tract of land situation in the City of Eureka, the county of St. Louis, and the state of Missouri, being all of Consolidated Lot 1 of the Boundary Adjustment Plat of Eureka Point, a subdivision filed for Record in Plat Book 352, page 891 of the Land Records of said St. Louis County, Missouri and being more specifically described as follows:

Commencing at a found ½ inch iron rod marking the Southwest corner of Lot 2 of said Byerly Subdivision, said corner being along the Northerly right-of-way line of East Fifth Street, variable width, and also being the TRUE POINT OF BEGINNING for the tract herein described; thence along said Northerly right-of-way line as follows: North 88 degrees 53 minutes 49 seconds West, a distance of 207.58 feet to a set ½ inch rod marking a non-tangential curve; thence 422.76 feet along the arc of a curve to the right, having a radius of 665.40 feet, through a central angle of

36 degrees 24 minutes 10 seconds, with a chord which bears North 55 degrees 47 minutes 17 seconds West, a chord distance of 415.69 feet to a set ½ inch rod marking a point of tangency, thence North 37 degrees 35 minutes 11 seconds West, a distance of 102.33 feet to a set ½ inch iron rod marking a point of curvature, thence 278.45 feet along the arc of a curve to the left, having a radius of 522.60 feet, through a central angle of 30 degrees 31 minutes 42 seconds, with a chord which bears North 52 degrees 5 minutes 02 seconds West, a chord distance of 275.17 feet to a set ½ inch iron rod; thence North 21 degrees 53 minutes 07 seconds East, a distance of 83.71 feet to a recovered ½ inch iron rod on the Southerly line of Deerpath Plat II, a subdivision filed for record in Plat Book 175 page 36 of said land records; thence along said Southerly line as follows: South 78 degrees 14 minutes 05 seconds East, a distance of 343.99 feet to a recovered ½ inch iron rod: thence North 12 degrees 09 minutes 15 seconds East, a distance of 141.57 feet to a found 1 inch iron pipe; thence continuing along said Southerly line and Southerly line of Deerpath Plat III, a subdivision as filed for record in Plat Book 175 page 37 of said land records, South 77 degrees 52 minutes 51 seconds East, a distance of 562.20 feet to a found ½ inch iron rod marking the Northeasterly corner of aforementioned Lot 1 of Byerly Subdivision; thence along the common line between said Lot 1 and Lot 2 of Byerly Subdivision, South 12 degrees 09 minutes 15 seconds West, a distance of 565.08 feet to POINT OF BEGINNING according to a survey by J. R. Grimes Consulting Engineers, Inc. but EXCEPTING THEREFROM that certain shaded area shows on Exhibit B of this Petition and specifically described on Exhibit B as “The Shaded Area Not Part of CID”

## 5. District Boundary Map

Eureka Pointe CID



July 5, 2016  
Parcel Selected

1:1,788  
0 0.015 0.03 0.06 mi  
0 0.0225 0.045 0.09 km  
St. Louis County GIS Service Center

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## 6. District Financials

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

### Attachments:

- The District is currently being audited for the year ended June 30, 2020. Once the audit for June 30, 2020 is complete it will be forwarded to the City.
- Financial Report for Fiscal Year ended 2020

**Eureka Point Community Improvement District  
Annual Report of Financial Transactions  
For the Fiscal Year July 1, 2019 to June 30, 2020**

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**A. Beginning Balance**

UMB Bank, Deposit Account		\$84.89
UMB Bank, Trust Accounts		
Revenue Fund		\$8,265.00
Debt Service		\$8,183.03
Redemption Fund		\$0.00
Operating Fund		\$24,938.41
		<b>\$41,471.33</b>

**B. Summary of Receipts**

CID Sales Tax	\$49,829.48	
Interest Earnings	\$385.73	
		<b>\$50,215.21</b>

**C. Summary of Disbursements**

Bank Service Fee	(\$188.88)	
Debt Service Interest Payment	(\$20,265.76)	
Principal Payment	(\$9,415.49)	
District Legal Fees	(\$2,798.04)	
District Administrative Costs	(\$5,000.00)	
Audit Fee	\$0.00	
Trustee Fees	(2,386.29)	
		<b>(\$40,054.46)</b>

**D. Ending Balance**

**\$51,632.08**

**E. Other Funding Sources**

To Debt Service From Revenue	\$ 25,159.14	
To Revenue from Operating	\$ 5,332.63	
To Operating From Revenue	\$ 21,222.60	
To Redemption From Operating	\$ 4,212.70	
To Redemption From Revenue	\$ 5,202.79	
To Revenue From Sales Tax Trust	\$ 49,640.00	
From Operating to Revenue	\$ (2,141.19)	
From Revenue to Redemption	\$ (5,202.79)	
From Revenue To Debt Service	\$ (20,946.44)	
From Revenue To Operating	\$ (28,626.74)	
From Sales Tax Trust to Revenue	\$ (49,640.00)	
		<b>\$4,212.70</b>

**F. Summary of Ending Balance by Depository**

UMB Bank, Deposit Account		\$85.49
UMB Bank, Trust Accounts		
Revenue Fund		\$1,060.00
Debt Service		\$8,869.28

Redemption Fund	\$0.00
Operating Fund	\$41,617.31
<b>Total</b>	<b>\$51,632.08</b>

**G. Statement of Indebtedness**

Bonded Indebtedness

Outstanding on 7/01/2018	Issued During FY 2019	Retired During FY 2019	Outstanding on 6/30/2019
\$ 272,832.95	\$ -	(\$9,415.49)	\$ 263,417.46