



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
Monday, December 05, 2022  
5:30 PM**

**I. Appointments** – President Pro-Tem Mary Monachella

**II. Council Committee Reports**

**A. Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III

**1. Proposed Bill No. 3413 - P.Z. 10-2022 City of Chesterfield (Unified Development Code – Article 4)** – An ordinance of the City of Chesterfield amending Section 405.10.030 and Section 405.04.140 of the Municipal Code pertaining to home occupation regulations. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

**2. Proposed Bill No. 3414 - Municipal Code (Home-Based Businesses)** – An ordinance of the City of Chesterfield creating Chapter 625 of the Municipal Code pertaining to Home Occupations **(Second Reading) Planning & Public Works Committee recommends approval.**

**3. Next Meeting – Thursday, December 08, 2022 (5:30pm)**

**B. Finance and Administration Committee** – Chairperson Barbara McGuinness, Ward I

**1. Next Meeting – Monday, December 12, 2022 (4:00pm)**

**C. Parks, Recreation and Arts Committee** – Chairperson Gary Budoor, Ward IV

**1. Kilo Art Piece Location Update** – Proposed new location at the northwest corner of Lake #2 in Central Park, west of the Y and adjacent to both the lake trail and riparian trail. The original approved location for the artwork was adjacent to phase two of the riparian trail adjacent to Lydia Hill, but had to be moved due to a required storm drainage feature at that location. **(Voice Vote)**

**2. Cantanzaro Art Donation** – The Parks, Recreation and Arts Committee recommends acceptance of the art donation and approval of

its placement north of the access roadway for the amphitheater, west of Veterans Place. **(Voice Vote)**

**3. Chesterfield Family Aquatic Center Fees – Approval of 2023 fee structure** – The Parks, Recreation and Arts Committee unanimously recommends acceptance of the updated aquatic center fee schedule for 2023. **(Roll Call Vote)**

**4. Proposed Resolution No. 482 – Municipal Parks Planning Grant Application, Cost Share** –The Parks, Recreation and Arts Committee unanimously supports Staff’s recommendation to apply for a municipal parks planning grant for the purpose of developing recommendations for the future of the Chesterfield Aquatic Center and authorizing an expenditure to fund the local cost match up to \$2,000. Municipal Parks Planning grants are limited to \$10,000 and require a 20% or \$2,000 local match. The proposed resolution is required in conjunction with the grant application. **(Roll Call Vote)**

**5. Next Meeting – Not yet scheduled**

**D. Public Health and Safety Committee** – Chairperson Aaron Wahl, Ward II

**1. Next Meeting – Not yet scheduled**

**III. Report from the City Administrator & Other Items Requiring Action by City Council** – Mike Geisel

**A. Proposed Resolution No. 481 – Grant Application for N. Outer 40 Infrastructure Improvements** – A resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Financial Assistance Center’s State ARPA Grant Program for subaward of federal financial assistance provided to the State of Missouri by the U.S. Department of the Treasury pursuant to Section 602(b) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act. **(Voice Vote) Department of Public Works recommends approval.**

**B. Liquor License Request** – Eatwell Market By Schnucks (220 THF Blvd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and package sales not to be consumed on premise where sold, plus Sunday sales. **(Voice Vote)**

**C. CVAC Fencing Bid Approval** – The synthetic turf improvement project previously approved for the Chesterfield Valley Athletic Complex included new fencing to limit vehicular access and damage to the turf infields. Staff sought competitive proposals for the supply and erection of the fencing, similar to the configuration to that which exists at the F-athletic quad. As such, I join with Parks, Recreation and Arts Director Tom

McCarthy in recommending acceptance of the lowest cost vendor, Kirkwood Fence in the amount of \$112,340. The full cost of this work was included in the project funding previously approved by City Council. **(Roll Call Vote)**

#### **IV. Other Legislation**

**A. Proposed Bill No. 3416 - Designating a portion of the City of Chesterfield, Missouri as a Redevelopment Area** – An ordinance designating a portion of the City of Chesterfield, Missouri as a Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended; finding that such redevelopment area is a blighted area; approving a Redevelopment Plan for such redevelopment area; making findings with respect thereto; authorizing certain actions by city officials and officers in connection there with; and containing a severability clause. **(First Reading) TIF Commission recommends approval.**

**B. Proposed Bill No. 3417 - Approving a Redevelopment Project** – An ordinance approving a redevelopment project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA-2 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA-2; making findings with respect thereto; establishing a special allocation fund with respect to RPA-2; authorizing certain actions by city officials and officers; and containing a severability clause. **(First Reading) TIF Commission recommends approval.**

#### **V. Unfinished Business**

#### **VI. New Business**

#### **VII. Adjournment**

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*action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.*

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



**AGENDA**  
**CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Monday, December 05, 2022**  
**7:00 PM**

- I. CALL TO ORDER** – President Pro-Tem Mary Monachella
  
- II. PLEDGE OF ALLEGIANCE** – President Pro-Tem Mary Monachella
  
- III. MOMENT OF SILENT PRAYER** – President Pro-Tem Mary Monachella
  
- IV. ROLL CALL** – City Clerk Vickie McGownd
  
- V. APPROVAL OF MINUTES** – President Pro-Tem Mary Monachella
  - A. Budget Public Hearing Minutes** – November, 21, 2022
  - B. City Council Meeting Minutes** – November 21, 2022
  
- VI. INTRODUCTORY REMARKS** – President Pro-Tem Mary Monachella
  - A. Tuesday, December 06, 2022 – Candidate Filing Opens**
  - B. Thursday, December 08, 2022 – Planning & Public Works (5:30pm)**
  - C. Monday, December 12, 2022 – F&A Committee (4:00pm)**
  - D. Monday, December 12, 2022 – Planning Commission (7:00pm)**
  - E. Friday, December 23, 2022 – City Hall Closed at Noon in Observance of Christmas Eve**
  - F. Monday, December 26, 2022 – City Hall Closed in Observation of Christmas**
  - G. Tuesday, December 27, 2022 – Candidate Filing Closes at 5:00pm**

**H. Monday, January 02, 2023 – City Hall Closed in Observation of New Year’s Day**

**I. Tuesday, January 03, 2023 – City Council Meeting (7:00pm)**

**VII. COMMUNICATIONS AND PETITIONS** – President Pro-Tem Mary Monachella

**VIII. APPOINTMENTS** – President Pro-Tem Mary Monachella

**IX. COUNCIL COMMITTEE REPORTS**

**A. Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III

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**X. REPORT FROM THE CITY ADMINISTRATOR** – Mike Geisel

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## **XII. UNFINISHED BUSINESS**

## **XIII. NEW BUSINESS**

## **XIV. ADJOURNMENT**

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*and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.*

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## **AGENDA REVIEW – MONDAY, DECEMBER 05, 2022 – 5:30 PM**

An AGENDA REVIEW meeting has been scheduled to start at **5:30 PM, on Monday, December 05, 2022.**

Please let me know, ASAP, if you will be unable to attend this meeting.

### **EXECUTIVE SESSION**

An Executive Session (closed meeting) has been scheduled to take place immediately following the Agenda Review Meeting on Monday, December 05, 2022, which itself is scheduled to begin at 5:30 pm.

The purpose of this meeting is to provide the opportunity for confidential communication by/among the City's elected officials, their City Attorney, and appropriate City Staff.

The discussion during this Executive Session is scheduled to include the following:

RSMo 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys

RSMo 610.021 (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

RSMO 610.021 (9) Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups.



**CITY OF CHESTERFIELD - PUBLIC NOTICE  
EXECUTIVE SESSION (CLOSED MEETING)  
MONDAY, DECEMBER 05, 2022**

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**RSMO 610.021 (9)** *Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups.*

Any/all questions, in advance of this meeting, should be directed to the undersigned.

A handwritten signature in black ink, appearing to read "m. Geisel". The signature is written in a cursive, somewhat stylized font.

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Michael O. Geisel  
City Administrator  
Chesterfield, Missouri



## **RECORD OF PROCEEDING**

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### **PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD 690 CHESTERFIELD PARKWAY WEST**

**NOVEMBER 21, 2022**

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Mayor Nation called the Public Hearing to order at 6:45 p.m. Councilmembers McGuinness, Monachella, Wahl, Mastorakos, Hurt, Moore, Hansen and Budoor were in attendance, along with approximately 8 attendees/members of the Press.

Chesterfield City Code requires the City Administrator to prepare and submit a budget for City Council to consider/adopt, prior to January 1 of each year. It also requires that a Public Hearing be held prior to the adoption of the budget. This budget presentation satisfies the Code requirements pertaining to budget procedures.

Mayor Nation recognized Finance Director Jeannette Kelly who noted that the budget has been created around the City's Mission Statement. The initial budget was submitted to Council and two budget workshops followed on October 10 and October 24, 2022.

Ms. Kelly stated that staff prepared a conservative FY2023 budget with revenues estimated at \$41 million in the four major funds. This is \$2.5 million above the FY2022 adopted budget. Budgeted expenditures for FY2023 are estimated at \$39.5 million which is approximately \$2.5 million above the FY2022 adopted budget expenditures. The proposed FY2023 budget provides for \$1.5 million net revenues over expenditures for the four major funds.

Ms. Kelly noted that the FY2023 budget includes compensation for step increases for the Fraternal Order of Police (FOP), per contract, as well as an 8% merit pool increase for non-FOP employees effective January 1, 2023.

## **Parks Sales Tax Fund**

Ms. Kelly stated that the passage of Proposition “P”, in November 2004, resulted in the creation of a Parks Sales Tax Fund, which funds all parks and recreation activities. The Parks Fund is supported by a ½ cent sales tax, and the City receives 100% of the revenues from this tax.

City Council has previously earmarked \$6.9 million to pre-pay Parks debt service. A portion of these funds is used to provide uniform debt service payments of approximately \$1.3 million annually in the years 2023 through 2025.

Ms. Kelly reported that revenues in the Parks Sales Tax Fund are budgeted at \$9.7 million in FY2023 compared to \$9.1 million in the FY2022 adopted budget. Proposed expenditures for FY2023 are \$351,815 greater than the FY2022 adopted budget, resulting in an increase to the fund balance of \$954,000.

The Parks Sales Tax Fund Reserve balance is estimated to be \$1.9 million as of December 31, 2023; however, \$500,000 is restricted for synthetic field replacement. As a reminder, the 40% reserve policy does not apply to this fund.

## **Capital Improvement Sales Tax Fund**

The Capital Improvement Sales Tax Fund is self-sufficient since it is funded from the ½ cent sales tax, approved in 1996, as Propositions “R” and “S.” Ms. Kelly stated that the City only receives 85% of the total money it gets from the ½ cent sales tax, due to a statutory requirement that the City share 15% of the total with the St. Louis County sales tax pool.

Ms. Kelly reported that revenues in the Capital Improvement Sales Tax Fund are budgeted at \$6.1 million in FY2023. This is an increase of approximately \$557,000 compared to the FY2022 adopted budget. Proposed expenditures for FY2023 are budgeted at \$6.1 million for capital projects and improvements, resulting in an increase of approximately \$4,000 to the fund balance.

The City does not generally intend to carry a fund balance in this fund; however, the balance is affected by timing of projects.

## **Public Safety Fund**

Ms. Kelly explained that the Public Safety Fund was created in FY2018 and acts as a net zero fund balance budget. Budgeted sales tax revenues for FY2023 are 10% higher than the FY2022 adopted budget. By fund definition, revenues equal expenditures; therefore, any shortfall of revenues is funded by a transfer from the General Fund. This transfer amount is estimated to be \$8.7 million in FY2023 (\$280,000 higher than the FY2022 adopted budget).

## **General Fund**

Ms. Kelly explained that the General Fund is funded by pooled sales tax, utility taxes and other intergovernmental revenues.

A portion of the additional land acquired in 2020, adjacent to Central Park, is funded by General Funds. City Council has earmarked funds to pre-pay debt service. Each year a portion of these funds is used to provide uniform debt service payments of approximately \$589,000 annually in the years 2023 through 2025.

Ms. Kelly reported that total revenues in the General Fund are projected to be \$21.2 million in FY2023 (an increase of \$1 million from the FY2022 adopted budget). Total expenditures for FY2023 are projected to be \$20.6 million (an increase of \$1.1 million from the FY2022 adopted budget); however, this budget includes a \$1 million transfer to prepaid debt reserves for the Central Park land acquisition.

The ending fund balance for FY2023 is estimated to be \$12.5 million. The unreserved General Fund reserve balance as of December 31, 2023 is projected to be \$4.3 million above the 40% policy threshold.

## **ADJOURNMENT**

There being no public discussion or comment, Mayor Nation adjourned the meeting at 6:57 p.m.

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Mayor Bob Nation

**ATTEST:**

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Vickie McGownd, City Clerk

# 2023 PROPOSED BUDGET PUBLIC HEARING





# PUBLIC HEARING 2023 Budget

- Mission Statement
- Budget Notes
- Parks Sales Tax Fund
- Capital Improvement Sales Tax Fund
- Public Safety
- General Fund & Fund Reserves





# City of Chesterfield Mission Statement

The City of Chesterfield is dedicated to maintaining a strong, vibrant community that encourages interaction among residents, businesses and civic organizations which is accomplished through on-going innovative approaches to community and neighborhood planning.

The City of Chesterfield is committed to excellence in service and overall quality of life:

- By being the city of choice in the St. Louis Region within which to live, work, play, and visit;
- By partnering with residents, businesses, civic organizations and governments to forge a sense of community;
- By providing and seeking quality in each area of service;
- By providing and encouraging cultural and recreational facilities and activities;
- By protecting, maintaining and enhancing property values;
- By ensuring a secure and responsible environment.



# 2023 Budget Summary

- Two Public budget workshops were held: 10/10 and 10/24
- Revenue totals (not including transfers)   \$41,008,863
- Expense totals (not including transfers)   \$39,511,454
- The proposed 2023 budget provides for \$1,497,409 net revenues over expenditures.
  - Parks Fund           \$954,343           R>E
  - Capital Fund         \$   4,292           R>E
  - General Fund         \$559,771           R>E
- Includes step increases for FOP Officers & Sergeants per contract
- Provides 8.0% of existing actual compensation for non-FOP merit increase pool



# Proposed 2023 Parks Sales Tax Fund

- Funded by ½ cent sales tax. No sharing with other jurisdictions
- Normal Debt Schedule - \$3,374,028
- Adjusted Debt Service - \$1,314,027
- Uniform Debt Service through 2025
- Sales Tax revenues are budgeted at \$7,135,650 in 2023 vs. \$6,474,100 in 2022
  - Increased \$661,550
- Proposed 2023 budgeted revenues are \$552,880 greater than 2022 adopted budget
- Proposed 2023 budgeted expenditures are \$351,815 greater than 2022 adopted budget
- Fund Balance is expected to increase \$954,343



**PARKS FUND**  
**STATEMENT OF REVENUES AND EXPENDITURES**

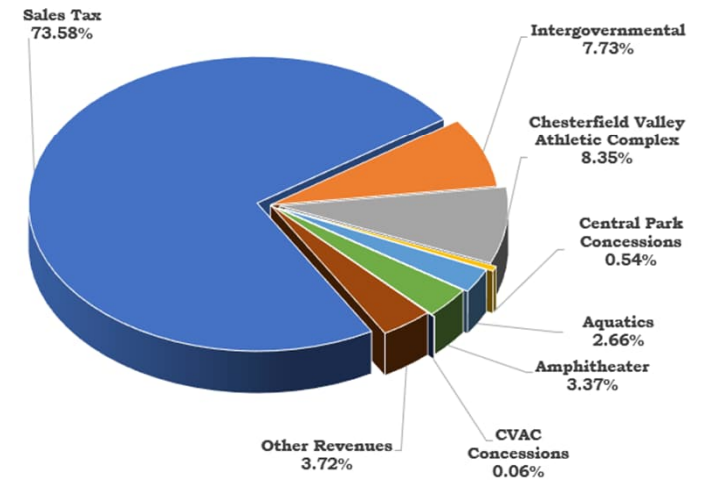
	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)
<b>FUND BALANCE, JANUARY 1</b>	\$ 2,325,576	\$ 1,545,482	\$ 2,407,472	\$ 983,714
<b>REVENUES:</b>				
Sales Tax	\$5,843,589	\$6,907,181	\$7,065,000	\$7,135,650
Intergovernmental	201,963	6,400	300,000	750,000
Charges for Services	255,067	2,210,479	2,048,976	1,757,000
Other Revenues	27,616	28,247	56,265	55,390
<b>TOTAL REVENUE</b>	<b>\$ 6,328,235</b>	<b>\$ 9,152,308</b>	<b>\$ 9,470,241</b>	<b>\$ 9,698,040</b>
<b>EXPENDITURES:</b>				
<b>Parks Department</b>				
Parks and Recreation	\$2,955,875	\$3,787,596	\$7,339,118	\$5,077,285
Arts and Entertainment	196,025	540,720	636,172	729,157
Aquatics	70,424	346,659	412,511	395,638
CVAC Concession	85,423	323,582	375,211	3,750
Central Park Concession	-	69,493	75,361	77,239
Sports and Wellness	-	332,888	408,930	536,078
<b>Capital Items for All Departments</b>	<b>972,490</b>	<b>74,385</b>	<b>383,152</b>	<b>122,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,280,237</b>	<b>\$ 5,475,323</b>	<b>\$ 9,630,455</b>	<b>\$ 6,941,647</b>
<b>TRANSFERS TO / (FROM) OTHER FUNDS</b>	<b>2,678,092</b>	<b>2,714,994</b>	<b>\$1,163,544</b>	<b>1,802,050</b>
<b>TOTAL EXPENDITURES AND TRANSFERS</b>	<b>\$ 6,958,329</b>	<b>\$ 8,190,318</b>	<b>\$10,793,999</b>	<b>\$ 8,743,697</b>
Net Change in Fund Balance	(630,094)	961,990	(1,323,758)	954,343
Contribution to Restricted Fund - Synthetic Field Replacement	(150,000)	(100,000)	(100,000)	(150,000)
<b>FUND BALANCE, DECEMBER 31</b>	<b><u>\$ 1,545,482</u></b>	<b><u>\$ 2,407,472</u></b>	<b><u>\$ 983,714</u></b>	<b><u>\$ 1,938,057</u></b>
<b>Restricted Funds - Synthetic Field Replacement - \$350,000 as of 12/31/2022</b>				



### PARKS SALES TAX FUND REVENUES BY SOURCE

	Actual 2020	Actual 2021	Projected 2022	Proposed 2023	% Change 2022 to 2023	% of Total
<b>Sales Tax</b>	\$ 5,843,589	\$ 6,907,181	\$ 7,065,000	\$ 7,135,650	1.00%	73.58%
<b>Intergovernmental (Grants)</b>	201,963	6,400	300,000	750,000	150.00%	7.73%
<b>Chesterfield Valley Athletic Complex</b>	23,013	465,596	680,773	810,000	18.98%	8.35%
<b>Central Park Concessions</b>	98	53,568	50,876	52,000	2.21%	0.54%
<b>Aquatics</b>	(18)	257,020	245,097	257,600	5.10%	2.66%
<b>Amphitheater</b>	1,832	518,184	285,000	327,000	14.74%	3.37%
<b>CVAC Concessions</b>	30,402	426,454	445,647	5,500	-98.77%	0.06%
<b>Other Revenues</b>	227,357	517,904	397,848	360,290	-9.44%	3.72%
<b>TOTAL</b>	<b>\$6,328,235</b>	<b>\$9,152,308</b>	<b>\$9,470,241</b>	<b>\$9,698,040</b>	<b>2.41%</b>	

Due to the Pandemic in 2020, the Parks facilities were closed per St. Louis County mandates.  
 The Chesterfield Valley Athletic Complex (CVAC) was briefly opened (within County restrictions) in the fall.





## PARKS SALES TAX FUND DETAIL OF CAPITAL EXPENDITURES

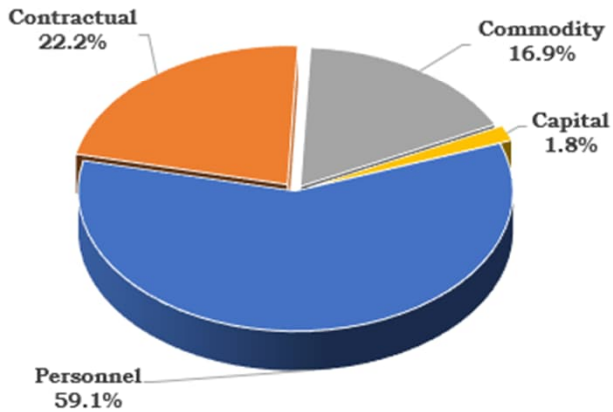
DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<b><u>PARKS AND RECREATION</u></b>			
Parks Maintenance	Tractor replacment (PK204)	\$ 60,000	
	Fence for Central Park Maintenance Yard	40,000	
	Fence for Logan Park Playground	15,000	
	Utility Cart replacement (PK275)	7,500	<b>\$ 122,500</b>
<b>TOTAL CAPITAL EXPENDITURES</b>			<b>\$ 122,500</b>



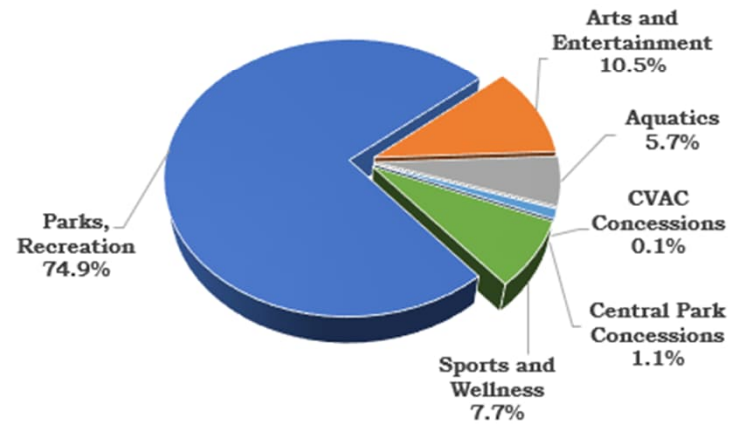
## PARKS, RECREATION AND ARTS APPROPRIATIONS

Division	Personnel	Contractual	Commodity	Capital	Division Total
<b>Parks, Recreation</b>	\$3,147,180	\$1,287,305	\$642,800	\$122,500	\$5,199,785
<b>Arts and Entertainment</b>	\$268,959	\$146,348	\$313,850	\$0	\$729,157
<b>Aquatics</b>	\$273,378	\$66,210	\$56,050	\$0	\$395,638
<b>CVAC Concessions</b>	\$0	\$3,750	\$0	\$0	\$3,750
<b>Central Park Concessions</b>	\$49,239	\$5,500	\$22,500	\$0	\$77,239
<b>Sports and Wellness</b>	\$361,310	\$34,518	\$140,250	\$0	\$536,078
<b>TOTAL</b>	<b>\$4,100,066</b>	<b>\$1,543,631</b>	<b>\$1,175,450</b>	<b>\$122,500</b>	<b>\$6,941,647</b>
	59.1%	22.2%	16.9%	1.8%	

By Element:



By Division:





## 2023 Parks Sales Tax Fund Projected Fund Activity

12/31/2022 FUND BALANCE (ESTIMATED)	\$ 983,714
2023 NET ACTIVITY	<u>\$ 954,343</u>
PROJECTED 12/31/2023 PARKS FUND - FUND RESERVES	\$1,938,057
RESTRICTED as of 12/31/2023 For Synthetic Field Replacement	\$ 500,000
UNRESTRICTED PARKS FUND RESERVES	\$1,438,057

Note: 40% reserve policy does not apply to this fund





## Proposed 2023 Capital Improvement Sales Tax Fund

- Funded by ½ cent sales tax – 15% is shared with the County Pool.
  - Parallel Parks revenues, but 15% less
- Sales Tax and grant revenues are budgeted at \$6,115,000 in 2023 vs \$5,502,900 in 2022.
  - Increased \$557,100
- Proposed 2023 budgeted expenditures are \$6,110,708
- Fund Balance is expected to increase by \$4,292 in 2023
- City does not generally intend to carry a fund balance in the Capital Projects Fund



**CAPITAL IMPROVEMENTS FUND**  
**STATEMENT OF REVENUES AND EXPENDITURES**

	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)
<b>FUND BALANCE, JANUARY 1</b>	\$ 680,939	\$ 247,996	\$ 2,237,356	\$ 1,357,886
<b><u>REVENUES:</u></b>				
Sales Tax	\$4,966,930	\$5,871,160	\$6,000,000	\$6,060,000
Other Revenues	63,599	157,052	312,328	55,000
<b>TOTAL REVENUE</b>	<b>\$ 5,030,529</b>	<b>\$ 6,028,213</b>	<b>\$ 6,312,328</b>	<b>\$ 6,115,000</b>
<b><u>EXPENDITURES:</u></b>				
<b>Public Services</b>				
Public Works	851,683	865,588	1,033,798	629,708
<b>Capital Items</b>	5,507,675	4,019,198	6,433,000	5,481,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,359,359</b>	<b>\$ 4,884,786</b>	<b>\$ 7,466,798</b>	<b>\$ 6,110,708</b>
<b>TRANSFERS TO / (FROM) OTHER FUNDS</b>	(895,885)	(845,934)	(275,000)	-
<b>TOTAL EXPENDITURES AND TRANSFERS</b>	<b>\$ 5,463,473</b>	<b>\$ 4,038,852</b>	<b>\$ 7,191,798</b>	<b>\$ 6,110,708</b>
Net Change in Fund Balance	(432,944)	1,989,360	(879,470)	4,292
<b>FUND BALANCE, DECEMBER 31</b>	<b><u>\$ 247,996</u></b>	<b><u>\$ 2,237,356</u></b>	<b><u>\$ 1,357,886</u></b>	<b><u>\$ 1,362,178</u></b>



**CAPITAL IMPROVEMENT SALES TAX FUND  
DETAIL OF CAPITAL EXPENDITURES**

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<b><u>PUBLIC WORKS</u></b>			
Capital Expenditures	Wild Horse Parkway Reconstruction	\$ 2,650,000	
	Concrete Slab Replacement Project	1,000,000	
	Annual Sidewalk Replacement Program	500,000	
	Asphalt Overlay Project	420,000	
	Bridge Deck Sealing Project	270,000	
	2.5 Ton Dump Truck replacement S-106	210,000	
	2.5 Ton Dump Truck replacement S-107	210,000	
	1.5 Ton Flatbed Truck replacement S-78	94,000	
	CDBG Sidewalk project	55,000	
	Storm Sewer Improvements	40,000	
	PWF Overhead Door replacement (2)	32,000	<b>\$ 5,481,000</b>
Personnel	Salaries / Benefits		<b>\$ 281,287</b>
Contractual	Inspection / Testing (Slab, Sidewalk, Asphalt)	\$ 110,000	
	Semi-Annual Crack Sealing	100,000	
	PWF Improvements - Architectural Services	60,000	
	Asphalt Rejuvenators	21,000	
	TIP Grant Application	15,000	
	Capital Contracts	10,000	
	Capital Project Design	10,000	<b>\$ 326,000</b>
<b>TOTAL EXPENDITURES</b>			<b>\$ 6,088,287</b>



**PUBLIC SAFETY FUND**  
**STATEMENT OF REVENUES AND EXPENDITURES**

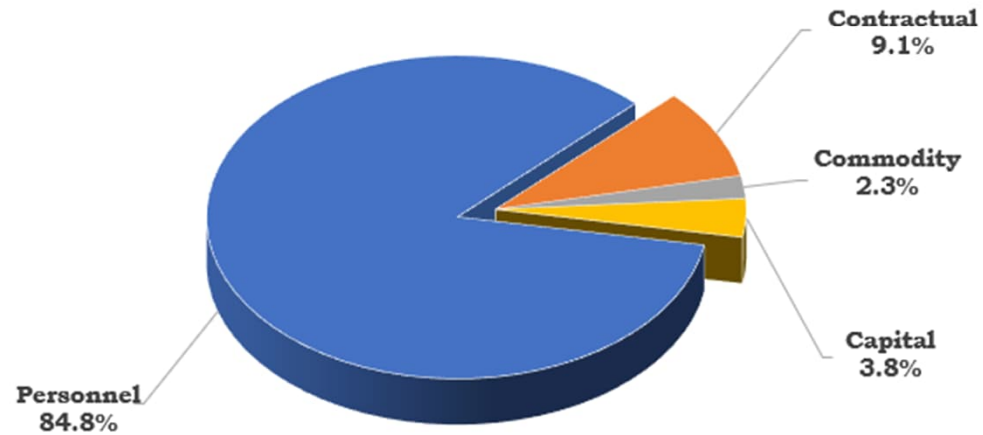
	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)
<b>FUND BALANCE, JANUARY 1</b>	\$ (310,187)	\$ 51,636	\$ 52,767	\$ 25,336
<b><u>REVENUES:</u></b>				
Sales Tax	2,442,115	2,758,312	2,875,000	2,903,750
Intergovernmental	3,801,549	664,606	569,034	607,228
Charges for Services	447,862	520,779	517,490	473,400
Court Receipts	15,501	23,538	24,200	25,500
<b>TOTAL REVENUE</b>	<b>\$ 6,707,026</b>	<b>\$ 3,967,235</b>	<b>\$ 3,985,724</b>	<b>\$ 4,009,878</b>
<b><u>EXPENDITURES:</u></b>				
Police Department	10,713,791	10,906,572	11,564,105	12,271,816
Capital Items	365,711	366,549	393,636	490,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 11,079,502</b>	<b>\$ 11,273,120</b>	<b>\$ 11,957,741</b>	<b>\$ 12,761,816</b>
<b>TRANSFERS TO / (FROM) OTHER FUNDS</b>	(4,734,299)	(7,307,016)	(7,944,586)	(8,730,941)
<b>TOTAL EXPENDITURES AND TRANSFERS</b>	<b>\$ 6,345,203</b>	<b>\$ 3,966,105</b>	<b>\$ 4,013,155</b>	<b>\$ 4,030,875</b>
Net Change in Fund Balance	361,824	1,130	(27,431)	(20,997)
<b>FUND BALANCE, DECEMBER 31</b>	<b><u>\$ 51,636</u></b>	<b><u>\$ 52,767</u></b>	<b><u>\$ 25,336</u></b>	<b><u>\$ 4,339</u></b>
Fund Balance includes restricted funds of \$52,767 as of 12/31/2021 for POST Commission and Inmate Security				



### POLICE DEPARTMENT APPROPRIATIONS

Division	Personnel	Contractual	Commodity	Capital	Division Total
Police Department	\$10,823,102	\$1,157,371	\$291,343	\$490,000	\$12,761,816
	84.8%	9.1%	2.3%	3.8%	

By Element:





## PUBLIC SAFETY FUND DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<b><u>POLICE DEPARTMENT</u></b>	Fleet of 11 Police Vehicles	\$ 490,000	<b>\$ 490,000</b>
<b>TOTAL CAPITAL EXPENDITURES</b>			<b>\$ 490,000</b>

Approximately 25% of the fleet



# Proposed 2023 General Fund Budget

- Sales Tax revenues are budgeted at \$7,600,250 in 2023 vs. \$ 6,915,000 in 2022
  - Increased \$685,250
- Normal Debt Schedule (Land Acquisition)- \$1,073,625
- Adjusted Debt Service - \$589,453
- Uniform Debt Service through 2025
- 2023 Expenditures are \$20,626,174 an increase of \$1,073,950 above 2022 budgeted expenditures.
  - Includes \$1 million transfer to pre-paid debt reserves



**GENERAL FUND**  
**STATEMENT OF REVENUES AND EXPENDITURES**

	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)
<b>FUND BALANCE, JANUARY 1</b>	\$ 10,648,380	\$ 10,049,646	\$ 11,487,049	\$ 11,934,855
<b>REVENUES:</b>				
Sales Tax	\$6,447,574	\$7,516,503	\$7,525,000	\$7,600,250
Utility Taxes	6,344,049	6,551,257	6,540,000	6,561,900
Intergovernmental	3,994,013	4,279,837	4,307,000	4,441,350
Licenses and Permits	1,426,233	1,430,736	1,430,445	1,369,870
Charges for Services	120,575	143,147	111,152	120,394
Court Receipts	523,107	740,150	776,500	776,500
Other Revenues	344,085	549,025	378,132	315,081
<b>TOTAL REVENUE</b>	<b>\$ 19,199,636</b>	<b>\$ 21,210,654</b>	<b>\$ 21,068,229</b>	<b>\$ 21,185,945</b>
<b>EXPENDITURES:</b>				
<b>Executive &amp; Legislative</b>	\$66,223	\$69,565	\$70,644	\$75,213
<b>Department of Administration</b>				
City Administrator	448,265	460,817	482,362	583,358
Finance	584,308	591,297	665,968	717,872
Information Technology	836,569	843,546	1,106,695	1,108,233
Courts	267,425	273,289	289,271	275,721
Central Services	1,242,747	1,222,295	1,422,748	1,383,879
Customer Service	65,546	70,385	84,076	93,650
<b>Public Services</b>				
Planning and Development	714,779	743,177	814,107	921,300
Public Works	4,913,907	5,077,876	5,998,892	6,355,926
<b>Capital Items for All Departments</b>	310,532	230,498	454,170	274,800
<b>TOTAL EXPENDITURES</b>	<b>\$ 9,450,301</b>	<b>\$ 9,582,745</b>	<b>\$ 11,388,933</b>	<b>\$ 11,789,952</b>
<b>TRANSFERS TO / (FROM) OTHER FUNDS</b>	10,348,068 <sup>*</sup>	10,190,507 <sup>*</sup>	9,171,490	8,836,222
<b>TOTAL EXPENDITURES AND TRANSFERS</b>	<b>\$ 19,798,370</b>	<b>\$ 19,773,252</b>	<b>\$ 20,560,423</b>	<b>\$ 20,626,174</b>
<b>% of Annual Budget Spent based on hist 96%</b>		<b>Est. Ann. Savings</b>		
Net Change in Fund Balance	(598,733)	1,437,402	507,806	559,771
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 10,049,646</b>	<b>\$ 11,487,049</b>	<b>\$ 11,994,855</b>	<b>\$ 12,554,626</b>





**GENERAL FUND**  
**DETAIL OF CAPITAL EXPENDITURES**

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<b><u>INFORMATION TECHNOLOGY</u></b>			
	Large Format Plotter/Printer replacement	\$ 25,000	
	CORE - Network Switch	15,000	
	Replacement Server for Parks	15,000	
	Wireless AP Upgrades	5,000	<b>\$ 60,000</b>
<b><u>PUBLIC WORKS</u></b>			
Street Maintenance	Skid Steer S-257	\$ 42,000	
	Skid Steer Planer Attachment ML-11	16,500	
	Truck Mounted Tank with Pump S231	15,000	
	Concrete Screed SC4	14,000	
	Equipment Trailer S306	11,900	
	Pressure Washer S236	8,000	<b>\$ 107,400</b>
Vehicle Maintenance	1/2 Ton Truck replace E-13	\$ 32,000	
	SUV to relace CA4	28,000	<b>\$ 60,000</b>
Facility Maintenance	PMF Building Controls Upgrade	\$ 16,500	
	Water Heater at CVAC Concession Stand F	12,500	
	City Hall Window Repairs	12,000	
	Central Park Restroom Unit Heaters (2)	6,400	<b>\$ 47,400</b>
<b>TOTAL CAPITAL EXPENDITURES</b>			<b>\$ 274,800</b>



# Fund Reserves Estimate (AS PROPOSED)



## GENERAL FUND FUND RESERVES ESTIMATE

<b>12/31/2021 General Fund Reserves</b>	<b>\$11,487,049</b>	
FY 2022 Estimated General Fund Activity	<u>\$507,806</u>	
<b>Projected 12/31/2022 General Fund Reserves</b>	<b>\$11,994,855</b>	
FY 2023 Estimated General Fund Activity	<u>\$559,771</u>	
<b>Projected 12/31/2023 General Fund Reserves</b>	<b>\$12,554,626</b>	<b>60.9%</b>
Less 40% Reserve Requirement of Expenditures including Transfers:	<b>-\$8,250,470</b>	
FY2023 Expenditures & Transfers - Original Budget	\$20,626,174	
<b>Total Available Above the 40% Requirement Policy (Estimated)</b>	<b>\$4,304,156</b>	

Does not include Chesterfield Hills and Broadmoor NID Reimbursements / Investments



## RECORD OF PROCEEDING

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### MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

**NOVEMBER 21, 2022**

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The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation  
Councilmember Mary Monachella  
Councilmember Barbara McGuinness  
Councilmember Aaron Wahl  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Merrell Hansen  
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the November 7, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the November 7, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **INTRODUCTORY REMARKS**

Mayor Nation announced that City Hall will be closed on Thursday, November 24 and Friday, November 25, in observance of Thanksgiving.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, December 5, at 7 p.m.

Mayor Nation announced that Candidate Filing opens December 6, at 8 a.m. and closes December 27, at 5 p.m.

## **COMMUNICATIONS AND PETITIONS**

There were no public comments.

## **APPOINTMENTS**

Mayor Nation nominated Mr. Matt Adams for re-appointment to the Architectural Review Board. Councilmember Hansen made a motion, seconded by Councilmember Moore, to re-appoint Mr. Matt Adams to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

### **Planning/Public Works Committee**

Bill No. 3410      Amends the Unified Development Code of the City of Chesterfield by combining three (3) acres of land zoned “NU” Non-Urban District and two (2) acres of land zoned “PI” Planned Industrial District into a new five (5) acre “PI” Planned Industrial District located east of Eatherton Road (P.Z. 07-2022 300N. Eatherton [Follmer Real Estate, LLC] – 18W410071, Part of 18W430190).  
**(Second Reading) Planning Commission recommends approval.  
Planning & Public Works Committee recommends approval**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3410. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3410 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3410 with the following results: Ayes – Budoor, Hansen, Moore, Wahl, McGuinness, Hurt, Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3410 approved, passed it and it became **ORDINANCE NO. 3212.**

Bill No. 3411 Repeals City of Chesterfield Ordinance Number 1249 and changes the boundaries of the “C8” Planned Commercial District to “PC” Planned Commercial District for a 10.9-acre tract of land located on the northeast side of Chesterfield Airport Road [P.Z. 09-2022 Valley Village (Stock & Associates), 17V630059] **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee moves the petition forward with no recommendation**

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3411. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3411 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3411 with the following results: Ayes – Monachella, Budoor, Hansen, McGuinness, Mastorakos, Wahl, Hurt and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3411 approved, passed it and it became **ORDINANCE NO. 3213**.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve a Facilities Siting Permit for FSP-57 (Verizon 13426 Olive Boulevard) and a Facilities Siting Permit for FSP-58 (Verizon 1151 Marcus Aurelius Walk). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3413 Amends Section 405.10.030 and Section 405.04.140 of the Municipal Code pertaining to home occupation regulations **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Bill No. 3414 Creates Chapter 625 of the Municipal Code pertaining to Home Occupations **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill Nos. 3413 and 3414. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3413 and 3414 were read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve a budget amendment for the Sewer Lateral Fund, increasing authorized expenditures by \$45,000 for repairs to residential sanitary sewer laterals. This will have no impact on the General Fund budget. A roll call vote was taken with the following results: Ayes – McGuinness, Hurt, Budoor, Mastorakos, Moore, Hansen, Wahl and Monachella. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, December 8, at 5:30 p.m.

## **Finance and Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Moore, to approve a proposed resolution adopting the budget for the City of Chesterfield for the year beginning on January 1, 2023 and ending on December 31, 2023. [Councilmember McGuinness made a motion to amend, seconded by Councilmember Wahl, by allocating \$2 million for future debt service. Councilmember McGuinness and Councilmember Wahl withdrew the motion to amend]. A roll call vote was taken with the following results: Ayes – Monachella, Hansen, Budoor, McGuinness, Wahl, Mastorakos, Moore and Hurt. Nays – None. Mayor Nation declared the motion passed. The successful resolution became Chesterfield **Resolution No. 480**.

Councilmember McGuinness made a motion, seconded by Councilmember Monachella, to allocate \$2 million from the current year’s budget into the debt reserve fund for future debt service. Councilmember Hurt made a motion to amend, seconded by Councilmember Moore, by reducing the amount from \$2 million to \$1.5 million. A roll call vote was taken on the motion to amend with the following results: Ayes – Moore, Budoor, Hurt and Hansen. Nays – McGuinness, Mastorakos, Wahl and Monachella. Mayor Nation voted “Aye” to break the tie and the motion to amend was declared passed.

A roll call vote was taken on the original motion as amended, with the following results: Ayes – Moore, McGuinness, Mastorakos, Hansen, Monachella, Hurt, Budoor and Wahl. Nays – None. Mayor Nation declared the motion, as amended, passed.

Councilmember McGuinness announced that the next meeting of this Committee is scheduled for Monday, December 12, at 4:00 p.m.

## **Parks, Recreation & Arts Committee**

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening, and the next meeting of this Committee is scheduled for Tuesday, November 29, at 12:00 p.m.

## **Public Health & Safety Committee**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

## **REPORT FROM THE CITY ADMINISTRATOR**

Councilmember Mastorakos made a motion, seconded by Councilmember Budoor, to approve the proposed Strategic Plan. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**OTHER LEGISLATION**

Bill No. 3415 Provides for the approval of a Boundary Adjustment Plat for 300 N. Eatherton Rd. and a portion of 314 N. Eatherton Rd. to create a 5.39-acre tract of land and a 16.49-acre tract of land, located on the east side of North Eatherton Road, south of its intersection with Wardenburg Road (18W410026, 18W430080) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3415. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3415 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3415 with the following results: Ayes – Budoor, Wahl, Hansen, Moore, McGuinness, Mastorakos, Hurt and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3415 approved, passed it and it became **ORDINANCE NO. 3214.**

**UNFINISHED BUSINESS**

There were no unfinished action items scheduled on the agenda for this meeting.

**NEW BUSINESS**

There was no new business.

**ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:02 p.m.

\_\_\_\_\_  
Mayor Bob Nation

**ATTEST:**

\_\_\_\_\_  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: \_\_\_\_\_

## **UPCOMING MEETINGS/EVENTS**

- A. Tuesday, December 06, 2022 – Candidate Filing Opens**
- B. Thursday, December 08, 2022 – Planning & Public Works (5:30pm)**
- C. Monday, December 12, 2022 – F&A Committee (4:00pm)**
- D. Monday, December 12, 2022 – Planning Commission (7:00pm)**
- E. Friday, December 23, 2022 – City Hall Closed at Noon in Observance of Christmas Eve**
- F. Monday, December 26, 2022 – City Hall Closed in Observation of Christmas**
- G. Tuesday, December 27, 2022 – Candidate Filing Closes at 5:00pm**
- H. Monday, January 02, 2023 – City Hall Closed in Observation of New Year’s Day**
- I. Tuesday, January 03, 2023 – City Council Meeting (7:00pm)**

## **COMMUNICATIONS AND PETITIONS**

This section provides time for the public to speak and express their views during public comment. Each speaker is limited to not more than four minutes, after which, the City Administrator will indicate that their time has expired. It is important to remember that this section of the agenda is not intended or appropriate for debate or question and answer period. This is the public’s opportunity to share their comments in a public forum.

## **APPOINTMENTS**

There are no appointments scheduled for tonight’s meeting.



## **PLANNING AND PUBLIC WORKS COMMITTEE**

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

**Proposed Bill No. 3413 - P.Z. 10-2022 City of Chesterfield (Unified Development Code – Article 4)** – An ordinance of the City of Chesterfield amending Section 405.10.030 and Section 405.04.140 of the Municipal Code pertaining to home occupation regulations. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

**Proposed Bill No. 3414 - Municipal Code (Home-Based Businesses)** – An ordinance of the City of Chesterfield creating Chapter 625 of the Municipal Code pertaining to Home Occupations **(Second Reading) Planning & Public Works Committee recommends approval.**

### **NEXT MEETING**

The next Planning and Public Works Committee is scheduled for Thursday, December 8<sup>th</sup>, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Tuesday's meeting.

**BILL NO.** 3413

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF CHESTERFIELD AMENDING SECTION 405.10.030 AND SECTION 405.04.140 OF THE MUNICIPAL CODE PERTAINING TO HOME OCCUPATION REGULATIONS**

**WHEREAS**, pursuant to Chapter 89 RSMo, the City of Chesterfield (the “City”) is authorized to establish zoning regulations for the City; and

**WHEREAS**, HB 1662 was adopted by the 101<sup>st</sup> General Assembly of the State of Missouri to amend, among other things, the jurisdiction of municipalities in establishing regulations for home-based business; and

**WHEREAS**, a Public Hearing was held before the Planning Commission on October 24, 2022; and,

**WHEREAS**, the Planning Commission recommends approval of the following amendments; and,

**WHEREAS**, the City Council of the City of Chesterfield desires to amend the Municipal Code to reflect the changes in regulation of home-based business to conform to state law; and

**WHEREAS**, there is a companion bill, Bill No. \_\_\_\_\_, being considered by the City for further changes to regulations for home occupations; and

**WHEREAS**, the City Council believes these regulations of home occupations are necessary to protect the health, safety, and welfare and ensure that home occupations are compliant with state and federal law, including the payment of applicable taxes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

**Section 1:** The definition of home occupation found in Section 405.10.030 of the City of Chesterfield Municipal Code shall be repealed and replaced as follows:

Section 405.10.030 **Use Terms.**

**HOME OCCUPATION**

Any lawful occupation performed by a resident within a residential home or accessory structure, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential

character of the residential building or adversely affect the character of the surrounding neighborhood.

**Section 2:** Subsection 18 and Table 1 of Section 405.04.140 of the City of Chesterfield Municipal Code shall be deleted in their entirety.

**Section 3:** This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

**Section 4:** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 11/21/2022

**BILL NO.** 3414

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF CHESTERFIELD CREATING CHAPTER 625 OF THE MUNICIPAL CODE PERTAINING TO HOME OCCUPATIONS**

**WHEREAS**, pursuant to RSMo 71.990, the City of Chesterfield (the “City”) is authorized to establish regulations for home-based businesses located in the City; and

**WHEREAS**, HB 1662 was adopted by the 101<sup>st</sup> General Assembly of the State of Missouri to amend, among other things, the jurisdiction of municipalities in establishing regulations for home-based business; and

**WHEREAS**, the City Council of the City of Chesterfield desires to amend the Municipal Code to reflect the changes in regulation of home-based business to conform to state law; and

**WHEREAS**, there is a companion bill, Bill No. \_\_\_\_\_, being considered by the City for further changes to regulations for home occupations; and

**WHEREAS**, the City Council believes these regulations of home occupations are necessary to protect the health, safety, and welfare and ensure that home occupations are compliant with state and federal law, including the payment of applicable taxes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

**Section 1:** The City shall adopt a new chapter, Chapter 625 Home-Based Businesses, as follows:

**Section 625.005 Purpose.**

The purpose of this section is to protect the public health and safety and to ensure that business activities are compliant with all state and federal laws. Specifically, a home occupation located in a neighborhood zoned and developed for residential use shall be conducted such that a reasonable neighbor would not be aware of its existence or be disrupted by it. It is the intent of these regulations to protect and maintain the residential character of the neighborhoods in the City of Chesterfield.

**Section 625.010 Home Occupations Generally.**

- A. The operation of no-impact home occupations as defined below shall be permitted. Any home occupation that does not fall within the definition of a no-impact home occupation set forth below shall be prohibited from operating in a residential district or residential planned district. A home

occupation qualifies as a no-impact home occupation if:

1. The total number of employees and clients on-site at one time does not exceed the occupancy limit for the residential dwelling; and
2. The activities of the business:
  - a. Are limited to the sale of lawful goods and services;
  - b. May involve having more than one client on the property at one time;
  - c. Do not cause a substantial increase in traffic through the residential area;
  - d. Do not violate any parking regulations established by the City;
  - e. Occur inside the residential dwelling or in the yard of the residential dwelling;
  - f. Are not visible from the street; and
  - g. Do not violate any of the regulations set forth in subsection 3 related to the general public health, safety, and welfare of residents.
3. To qualify as a no-impact home occupation, the following conditions must be met:
  - a. Lighting – Home occupations must comply with Chapter 215, Nuisances.
  - b. Noise – Home occupations must comply with all noise restrictions applicable to residential areas including but not limited to Chapter 210, Article V Offenses Concerning Public Peace.
  - c. Trash – Home occupations may not generate trash or refuse that exceeds normal residential trash and refuse.
  - d. Outdoor Storage –Outdoor storage of equipment, inventory, or other supplies for the home occupation is prohibited.
  - e. Disposal of Solid Waste – Solid waste must not be deposited, stored, or otherwise maintained on the property.

- f. Parking – Home occupations must comply with all restrictions on parking including but not limited to Table VII-A Parking Restrictions and all customer parking must be located off of any public street.
- g. Public Health and Safety - Home occupations shall adhere to all City ordinances and regulations related to the public health and safety including but not limited to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, and pollution.
- h. Compliance with Laws - Home occupations shall comply with state and federal laws including paying applicable taxes.
- i. Deliveries - All deliveries related to the home occupation shall be made between the hours of 7:00 A.M. and 9:00 P.M. Deliveries shall not be made by a vehicle that exceeds the size and/or weight rating for the street.

B. Whenever it comes to the attention of the City, or the City receives an allegation of the existence of a violation of the no-impact home occupation regulations of this Section, the City shall investigate and make a determination as to whether said home occupation has violated this section and whether said home occupation qualifies as a no-impact home occupation. If a violation of Section 625.010(A) is found to exist, the City Director of Planning or the City Director of Planning’s designee shall notify the owner, lessee, or person engaged in the home occupation that the activity occurring on the premises does not comply with Section 625.010(A) and either (a) issue a warning that further violations could result in a loss of the ability to continue the home occupation or (b) provide a notice of hearing as described below. The Director of Planning shall only issue a warning letter in situations where there has been an isolated violation of Section 625.010(A).

C. The notice of hearing described in Subsection (B) shall contain:

- 1. Address or description of the property;
- 2. Ordinance number and a copy of the ordinance being violated;
- 3. Nature of the violation of the no-impact home occupation regulations; and
- 4. Notice that the hearing will determine whether the home occupation qualifies as a no-impact home occupation and that a finding that the home occupation does not qualify as a no-impact home

occupation will result in an order prohibiting the continued operation of the home occupation.

- D. The City Administrator or the City Administrator's designee shall serve as the hearing officer and hold the hearing referenced in Subsection (C) above at the time and place indicated in the notice of hearing. The hearing officer shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received. The hearing officer shall prepare findings of fact, conclusions of law, and an order stating whether the home occupation qualifies as a no-impact home occupation. If the hearing officer finds that the home occupation does not qualify as a no-impact home occupation, the hearing officer has the authority to enter an order prohibiting the continued operation of the home occupation and to order the abatement of any violation of Section 625.010(A). The decision of the hearing officer may be appealed to the City Council within ten days of the posting of the hearing officer's notice on the Property.
- E. Home occupations that have been found to not qualify as no-impact home occupations pursuant to Subsection (D) above may be issued a notice of violation. Nothing contained in 625.010 shall preclude the City from any other remedy including but not limited to filing a civil suit, seeking an injunction, or taking other actions as permitted by law.
1. Summons, Service Of. The City may issue a notice of violation in municipal court, directed by name to the owner, lessee, or person engaged in the home occupation for subsequent violations of the no-impact home occupation regulations following a determination that a home occupation is not a no-impact home occupation, and such summons shall show:
    - a. Address or description of property on which the violation occurred or is located, and such other information as may be available to the City;
    - b. The ordinance which is being violated and setting forth in general the nature of the violations; and
    - c. Date on which the case will be on the Municipal Court docket for hearing.

**Section 2:** This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

**Section 3:** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 11/21/2022



## **FINANCE AND ADMINISTRATION COMMITTEE**

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

There are no Finance and Administration Committee items scheduled for actions at tonight's meeting.

### **NEXT MEETING**

The next Finance and Administration Committee Meeting is scheduled for Monday, December 12<sup>th</sup>, 2022, at 4:00 pm.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Tuesday's meeting.

## **PARKS, RECREATION AND ARTS COMMITTEE**

Chair: Councilmember Budoor

Vice Chair: Councilmember Moore

**Kilo Art Piece – Approval Of Placement Location** – The Parks, Recreation and Arts Committee unanimously supports the new proposed location for the artwork on loan from the Kilo family. The new location is at the northwest corner of Lake #2 in Central Park, west of the Y and adjacent to both the lake trail and riparian trail. The original approved location for the artwork was adjacent to phase two of the riparian trail adjacent to Lydia Hill, but had to be moved due to a required storm drainage feature at that location. A voice vote is required to approve placement of the artwork at the recommended location.

### **Catanzaro Art donation – Art Acceptance and Placement Approval –**

The Parks, Recreation and Arts Committee unanimously supports acceptance of a donated art piece by Pat Cantanzaro, and approval of its placement north of the access roadway for the amphitheater, west of Veterans Place. A voice vote is required to approve the donation and placement of the artwork.

### **Chesterfield Family Aquatic Center Fees – Approval of 2023 Fee Structure –**

The Parks, Recreation and Arts Committee unanimously recommends acceptance of the updated aquatic center fees for 2023. Staff has provided an analysis which is provided in the Council packet. A roll call vote is required to approve the 2023 Aquatic Center Fee structure.

### **Proposed Resolution No. 482 – Municipal Parks Planning Grant Application,**

**Cost Share** – Authorization to submit grant and approval of maximum cost share.

The Parks, Recreation and Arts Committee unanimously supports Staff's recommendation to apply for a municipal parks planning grant for the purpose of developing recommendations for the future of the Chesterfield Aquatic Center. Municipal Parks Planning grants are limited to \$10,000 and require a 20% or \$2,000 local match. I recommend that the City Council authorize submission of a municipal parks planning grant and authorize the local match expenditure of up to \$2,000.

## **NEXT MEETING**

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director Thomas McCarthy or me prior to Tuesday's meeting.

# Memorandum

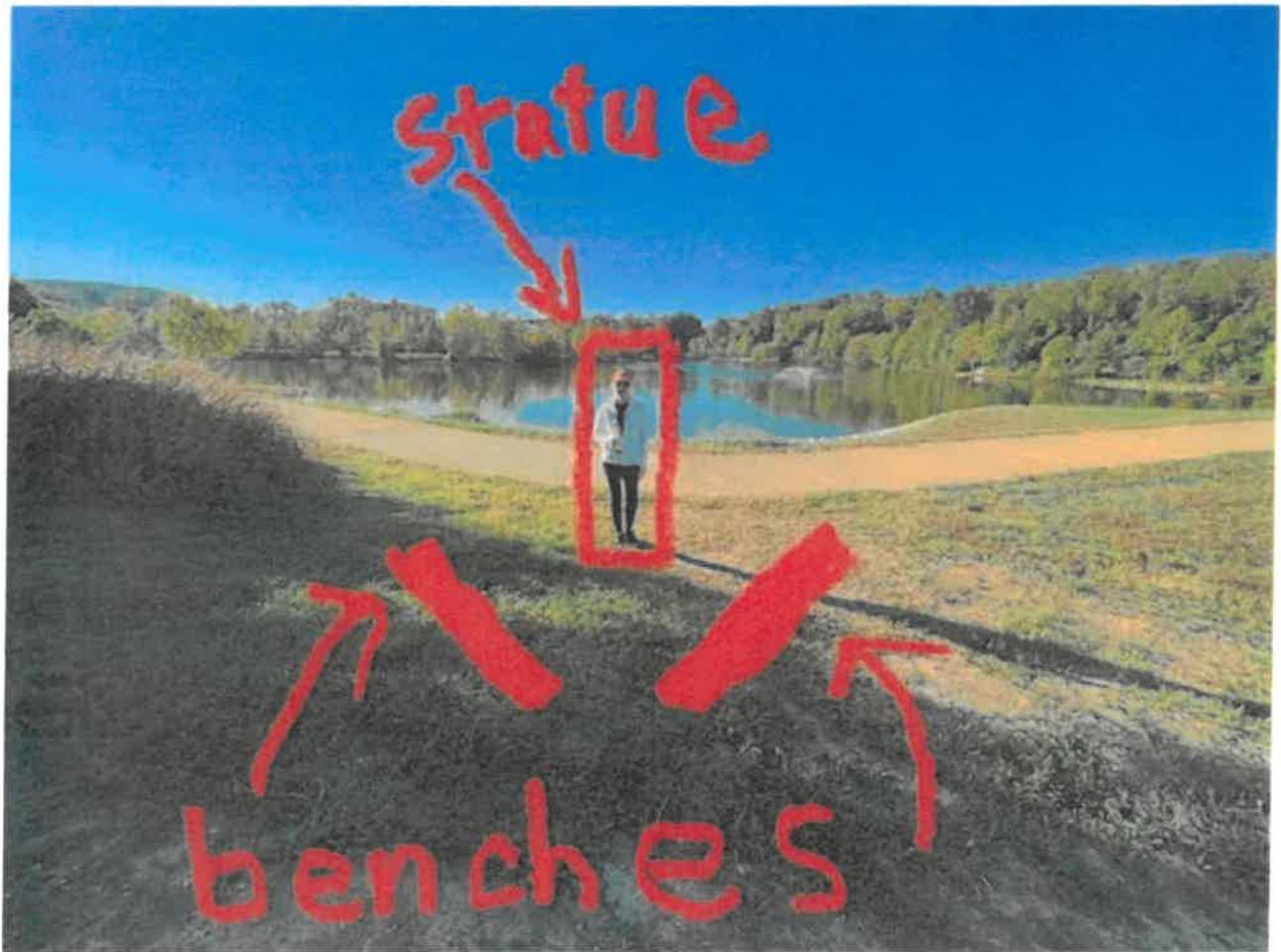
**To:** Mike Geisel, City Administrator  
**From:** Tom McCarthy  
**Date:** Director of Parks, Recreation and Arts  
November 21, 2022  
**Re:** Kilo Art Piece Location Update



With the completion of the phase two of the Riparian Trail at August Hill the original location that was approved by council is no longer fitting for the Kilo art piece. There is now a large drain pipe and swale that was not there when the location was approved back on July 19, 2021. We have discussed this with Mr. Kilo and we have a new preferred location at the northwest corner of Lake Two in Central Park, which is at the corner of the trail that comes off the lake and heads northwest on to the new portion of the Riparian Trail. See map below. On October 12 the Parks, Recreation and Arts Advisory Committee discussed this new location and there was a unanimous vote to approve the location and move it forward to the Committee of Council as required by our Art Sculpture Review and Placement Policy #4 which is attached. Depending on their direction, I would like to move this forward to the full Council on December 5<sup>th</sup>.

Kilo Art Piece







Looking from the Riparian Trail & Burkhart



Looking north west from the Lake Two trail

CITY OF CHESTERFIELD  
POLICY STATEMENT

Parks, Recreation and Arts

NO: 4

SUBJECT Art Sculpture Review and Placement

Index PRA

DATE March 20, 2017

DATE  
REVISED

ISSUED

POLICY

Proposed art work and placement for long term installation over nine months should first be reviewed by the Parks, Recreation and Arts Citizens Advisory Committee and a recommendation should move to the Parks, Recreation and Arts Committee of Council. After a review and recommendation from the Parks, Recreation and Arts Committee of Council the recommendation should move forward to the full Council for review and approval.

RECOMMENDED BY:

  
Department Head

3-13-2017  
Date

APPROVED BY:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Date

  
City Council (if applicable)

3/20/2017  
Date

CITY OF CHESTERFIELD  
POLICY STATEMENT

Parks, Recreation and Arts

NO. 4

SUBJECT Art Sculpture Review and Placement

Index PRA

DATE March 20, 2017

DATE

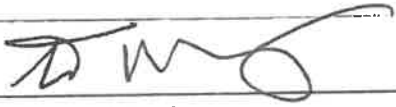
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RECOMMENDED BY:



Department Head

3-13-2017

Date

APPROVED BY:

City Administrator

Date



City Council (if applicable)

3/20/2017

Date

**PARKS, RECREATION, & ARTS CITIZEN ADVISORY COMMITTEE MEETING RESULTS**  
 Wednesday, October 12, 2022

Committee, Staff, Council, Guests

Present	Name	Ward	Position
X	Jerry Duepner	I	Member
X	Mary Klauke	I	Member
X	Laura Schellenberg	I	Member
X	Gary Stein	I	Vice Chair
X	Barbara Briggs	II	Co-Chair
X	Charlie Foxman	II	Member
	Shaul Ganel	II	Member
X	Eileen Sellers	II	Member
X	Ryan Harrison	III	Member
	Mark Ivancic	III	Member "At Large"
	Alan Politte	III	Member
X	Kathy Wintermann	III	Member
	Brendan Block	IV	Member
	Robert Kilo	IV	Co-Chair
	Jim Pisoni	IV	Secretary
X	Kelli Unnerstall	IV	Member
X	Merrell Hansen	IV	Council Member
X	Tom McCarthy		Staff, Director
X	Nathan Bruns		Guest

**1. Approval of July 13, 2022, Meeting Results**

The meeting was called to order by Barbara Briggs at 6:15 p.m. Meeting results from July 13 were reviewed and approved. Kelly Unnerstall motioned to approve, Charlie Foxman 2<sup>nd</sup>, all approved, no abstain.

**2. Code of Conduct Discussion-Vote**

Barbara Briggs brought forth a Code of Conduct for discussion and review. There was discussion around the code of conduct that was submitted for review. It is related to basic Meeting Etiquette and was obtained from an online Project Management firm (WIRK). It was discussed and some expressed surprise that we did not already have a Code of Conduct in place but stated that there should be one since we did not have one in place. Eileen Sellers motioned to adopt the Code of Conduct. Laura Schellenberg 2<sup>nd</sup> the motion. All were in favor, no abstain. The Code of Conduct will be shared with the meeting results.

**3. Kilo Art Update- Updated Location Discussion; Additional Art Piece**

We discussed new locations for the Art donated by the Kilo Family. The original location, near the bottom of August Hill on Riparian Trail, is not available as MSD must use this area for a large drain. The new location proposed is near the YMCA parking lot, which is at the Northwest corner of the lake and the end of Burkhardt. There will be rock benches around the art piece with native plantings to be planted. It will be seen as you walk the trail by the lake; it is connected to Riparian Trail.



After discussion, Kelly Unnerstall motioned to approve the new location. Charlie Foxman 2<sup>nd</sup> the motion. All were in favor, no abstain.

We discussed a 2<sup>nd</sup> piece of artwork donated to the city (Catanzaro Art Donation):  
The piece is 8.7 feet tall, red in color. The maintenance on the piece would be reasonable.  
After reviewing a photo and having discussion, we voted on whether to accept the artwork into our collection. Kelly Unnerstall motioned to accept the piece. Eileen Sellers 2<sup>nd</sup> the motion. All were in favor, no abstain.

We then discussed a location for the artwork. A proposal was made to have it located in an area called the "Friendship Circle", which is just to the right of the amphitheater. Gary Stein motioned to place the piece in the Friendship Circle. Ryan Harrison 2<sup>nd</sup> the motion. All were in favor, no abstain.

#### **4. Youth Cricket Program- update**

Youth Cricket was promoted but since it was too late to get it into the Citizen, we only had 2 kids sign-up. We told the kids we would hold their names for next year. We will advertise Cricket in the Citizen next Spring where we hope to get more interest. We will mimic what we do for our soccer program and therefore must let families know that Cricket will only be at the introductory level.

#### **5. Central Park Planning Grant Review, Discussion and Vote**

Tom McCarthy presented a proposal for a new area that would combine parts of the Central Park area near the Awakening statue. This consolidation will help to keep kids safer by preventing them from running back and forth from the play area to their parents. The first phase of work will have \$1 million in funding. \$6 million funding overall.

Tom will need our assistance with prioritizing a list of amenities that will be needed. Some things that came to the top of Tom's mind that would be needed are the following: grass, sidewalks (only those that go thru the center of the area), removal of the road that connects to Veterans Parkway. Tom will send the committee an email with more information and a more thorough list of items we should prioritize. We should not prioritize based on cost alone.

#### **6. Fall Festival Update- October 22, 1:00-6:00pm**

The City is hosting their 1<sup>st</sup> Annual Fall Festival on October 22. Chris Collins, a John Denver tribute singer, will perform in the evening. Volunteers are needed from 1-6 p.m. at Central Park to distribute Parks, Rec, & Arts fliers. There are 3 time slots for 2 people each. The slots were filled.

#### **7. Parks, Recreation & Arts Updates**

##### **a. Logan Park**

A playground, along with shade structures, rubberized surface, a fence (since it's close to a creek), and a pavilion are going up. The electric is being finished and once parking is approved, that will begin, followed by 2 pickleball courts and a trail.

##### **b. Park Circle Drive**

August Hill to County – will allow people to walk safely. This is per the last meeting results "Construction of the new Park Circle Drive extension in Central Park will begin shortly".

##### **c. Riparian Trail**

The damn was torn out of Eberwein Park because of a leak. New, nice wide concrete walks will be installed.

**d. CVAC Baseball Softball Field Updates**

12 fields have now been installed at CVAC, as per the last meeting where it was mentioned that City Council had approved the installation of synthetic infields for the remaining 12 ballfields.

**e. Art installation Location-Sun to Moon**

The "Sun to Moon" art piece should be installed in the next 2-3 weeks

**8. Unfinished Business - none**

**9. New Business for Parks, Recreation & Arts (limit 2 minutes, per person please)**

Tom McCarthy submitted his resignation the week of 10/5. Tom will be moving to Colorado at the end of the year.

**10. Adjournment**

The meeting was adjourned at 7:17 p.m.

The next meeting will be held on November 9, 2022, at 6:15 p.m.

## Memorandum



**To: Mike Geisel, City Administrator**

**From: Tom McCarthy**  
**Director of Parks, Recreation and Arts**

**Date: 11/18/2022**

**Re: Cantanzaro Art donation**

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I have been approached by Pat Cantanzaro and she would like to donate the following piece of artwork below. The piece is made of metal with several coats of paint and then several coats of lacquer to keep the piece bright and protected. Pat would like to place the piece up in Central Park to highlight the area just north of the Amphitheater where there are about a dozen Living Legacy trees, a small gavel path, a seating area that resembles an ankh which represents eternal life. In the picture below you can see the red dot where we would like to place the piece of artwork. The Parks Citizens Advisory committee is required to review and then make a recommendation on artwork for the City. The committee approved the piece and location at our October 12 meeting and I would like to move this on to the Parks, Recreation and Arts Committee of Council as our art policy requires for further discussion and a vote. If the committee approves the art piece and location the recommendations would then move on to the full Council for their approval.

Art piece information:

Artist unknown

Title of piece unknown

Height-8.7 feet tall

Metal (gauge not known now) but very sturdy

Base-30 inches square, 8 inches high

Width-36 inches at widest part

Circle- 16 inches diameter

Paint- unknown but has multiple coats of lacquer on it.





If the piece is approved, our parks staff would handle the installation and pour a concrete pad to bolt it to for a secure installation. This would be done in the winter months.

Attached is the art policy and minutes from the Parks meeting approving the art piece and installation location.

## Memorandum



**To:** Mike Geisel, City Administrator  
**From:** Tom McCarthy  
Director of Parks, Recreation and Arts  
**Date:** 11/18/2022  
**Re:** Chesterfield Family Aquatic Center Fee Recommendations

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Every few years we look at our rates at the Chesterfield Family Aquatic Center. Superintendent Johnson has put together a list of the surrounding pools fees and our fees for comparison on the attached memo. Kari has made the recommendation on what she thinks our fee increases should be. I agree with her recommendations, and would like your opinion and vote on approving the attached fee increases. With your approval I will move this forward to the full council for review, discussion and direction.

# Memorandum

To: Thomas McCarthy, Director of Parks, Recreation and Arts

From: Kari Johnson, Superintendent of Recreation

Date: October 11, 2022

Subject: Chesterfield Family Aquatic Center

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As we approach the end of 2022, we use this time to analyze our operations of the Chesterfield Family Aquatic Center.

## Minimum Wage

Minimum Wage will affect every area of our operation. 2023 will be the final year of minimum wage increases finishing at \$12/hour. With this in mind, we are going to have to adjust fees and charges to allow for this increase.

## Fees and Charges

In order to offset the expenses of the rising wage, our fees have to be adjusted. We also don't want to adjust fees every year for everything. We raised our daily admission prices at the beginning of minimum wage increases but have not adjusted our season pass pricing. We do understand that this lessened the impact on our patrons. Now, we need to take a look at our offerings for season passes.

For season passes, we did a comparison with other municipalities. Current Fee structure is in the chart below.

Season Pass	Chesterfield	Ellisville	Ballwin	Manchester
Res -Youth	\$85	\$65	\$97	\$80
Res Adult	\$95	\$75	\$125	\$110
Res Senior	\$85	\$65	\$97	\$80
Family	\$200	\$175	\$239	\$222
Add'l Child	\$10	\$10	NA	\$26
Non Res Youth	\$145	\$115	\$153	\$120
Non Res Adult	\$160	\$145	\$216	\$166
Non Res Senior	\$145	\$115	\$153	\$120
Family	\$340	\$250	\$364	\$333
Add'l Child	\$20	\$10	NA	\$25

We are recommending a season pass fee adjustment to the following:

<b>Season Pass</b>	<b>Season passes</b>
<b>Resident Youth</b>	<b>\$95</b>
<b>Resident Adult</b>	<b>\$105</b>
<b>Resident Senior</b>	<b>\$95</b>
<b>Family</b>	<b>\$230</b>
<b>Additional Child</b>	<b>\$20</b>
<b>Non-Resident Youth</b>	<b>\$145</b>
<b>Non-Resident Adult</b>	<b>\$160</b>
<b>Non-Resident Senior</b>	<b>\$145</b>
<b>Non-Resident Family</b>	<b>\$360</b>
<b>Non-resident Additional Child</b>	<b>\$30</b>

The fee adjustment will allow the residents to enter in the facility less than 20 times and they will get their money worth out of the pass with there being 101 days of summer. Non-resident fee is figured at 1.5 times the Resident rate per the Fees and Charges policy.

If you have further questions or require additional information, please advise.

**RESOLUTION NO. 482**

**A RESOLUTION AUTHORIZING THE CITY OF CHESTERFIELD TO APPLY FOR A MUNICIPAL PARKS PLANNING GRANT FOR THE REVIEW AND POTENTIAL FUTURE REPLCEMMENT OF THE CHESTERFIELD FAMILY AQUATIC CENTER IN CENTRAL PARK**

**WHEREAS**, the City is an expanding municipality in the growing county of St. Louis and,

**WHEREAS**, the City Council deems it necessary to improve and expand their public parks, recreation and arts to serve the citizens, as well as the traveling public; and,

**WHEREAS**, over the last 24 years the Chesterfield Family Aquatic Center has been a central meeting spot for residents and their guests all summer long and now it is time to look toward the future and find out what the residents are looking for in an aquatic facility as our current facility is reaching the end of its life cycle.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

Section 1. An application should be made to the Municipal Parks Grant Commission in the County of St. Louis for a Municipal Planning Grant - in aid for professional services to develop plans for the review and long-range plans for the Chesterfield Family Aquatic Center in Central Park.

Section 2. If a Planning Grant is awarded, the City of Chesterfield will enter into an agreement or contract with the Commission regarding said grant.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Bob Nation, Mayor

ATTEST:

\_\_\_\_\_  
Vickie McGownd, City Clerk



## **PUBLIC HEALTH AND SAFETY COMMITTEE**

Chair: Councilmember Aaron Wahl

Vice Chair: Councilmember Merrell Hansen

There are no Public Health and Safety Committee items scheduled for actions at tonight's meeting.

### **NEXT MEETING**

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior Tuesday's meeting.

## **REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL**

**Proposed Resolution No. 481 – Grant Application for N. Outer 40 Infrastructure Improvements** – As directed and authorized previously, the city sought ARPA grant funds through the State of Missouri, for the purpose of funding a portion of the infrastructure along North Outer 40 between Long Road and the Chesterfield Valley Athletic Complex. You will also remember that we engaged the services of Jeff Brooks to assist with this process. We were successful in obtaining \$2 million in State ARPA funds, but that grant also required a like amount (\$2 million) local match. We have worked with the Gateway Studios group who is pursuing development in the area and they have agreed to provide the local match to satisfy the city’s financial contribution.

As part of the grant process, the state requires a grant application including a municipal resolution. As such, I join with Director of Public Works, City Engineer Jim Eckrich in recommending that City Council approve the resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Financial Assistance Center’s State ARPA Grant Program for subaward of federal financial assistance provided to the State of Missouri by the U.S. Department of the Treasury pursuant to Section 602(b) of the Social Security Act, as added by Section 9901 of the American Rescue Plan Act. **(Voice Vote) Department of Public Works recommends approval.**

**Liquor License Request** – Eatwell Market By Schnucks (220 THF Blvd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and package sales not to be consumed on premise where sold, plus Sunday sales. **(Voice Vote)**

**CVAC Fencing Bid Approval:** The synthetic turf improvement project previously approved for the Chesterfield Valley Athletic Complex included new fencing to limit vehicular access and damage to the turf infields. Staff sought competitive proposals for the supply and erection of the fencing, similar to the configuration to that which exists at the F-athletic quad. As such, I join with Parks, Recreation and Arts Director Tom McCarthy in recommending acceptance of the lowest cost vendor, Kirkwood Fence in the amount of \$112,340. The full cost of this work was included in the project funding previously approved by City Council. A Roll Call Vote is required.

# Memorandum

## Department of Public Works



**TO:** Michael O. Geisel, P.E.  
City Administrator

**FROM:** James A. Eckrich, P.E. *JAE*  
Director of Public Works / City Engineer

**DATE:** November 23, 2022

**RE:** Grant Application – N. Outer 40 Infrastructure Improvements

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In October of 2022 the City of Chesterfield was notified that it was selected as a legislative priority infrastructure grant recipient in Missouri House Bill 3020. The grant funding, generated through the American Rescue Plan Act (ARPA), provides up to two million dollars in matching funds for infrastructure improvements along North Outer 40, west of Long Road. These infrastructure improvements can include potable water, sanitary sewerage, and/or stormwater improvements. As you know, the lack of infrastructure along North Outer 40 west of Long Road has been an impediment to development for some time and has created concerns about consistent utility service at the Chesterfield Valley Athletic Complex (CVAC). Improvements to water, sanitary, and storm sewer service at the CVAC are specifically included in Goal 2, Objective 1 of the City's recently adopted Strategic Plan.

Gateway Studios intends to purchase land both east and west of the CVAC with plans to construct facilities in both areas. This can only be accomplished with adequate water, sanitary, and stormwater service. Accordingly, Gateway Studios has proposed a coordinated effort with the City whereby Gateway will design the necessary infrastructure improvements and provide the necessary matching funds. In return the City of Chesterfield will formally submit the ARPA grant application and work with all parties, including Gateway Studios and the Missouri Department of Natural Resources, to manage and construct the project.

As detailed in the attached memorandum from Assistant City Engineer Zachary Wolff, the grant application must be submitted by December 31, 2022. At this time Stock and Associates (on behalf of Gateway Studios) is working on preliminary plans and a cost estimate. Those plans and estimate will be used to determine the official scope of the grant request. It is our intention that minimal City funding will be used to construct this project. Attached is a letter from Gateway Studios indicating their intent to provide the required \$2,000,000 in matching funds.

At this time the City Staff is requesting that City Council approve the attached Resolution authorizing the submittal of a grant application for the construction of infrastructure along North Outer 40. This will allow the City to work with Stock / Gateway Studios to create the necessary estimate, scope, and details. Assuming the information provided is acceptable to the Missouri Department of Natural Resources, a detailed Program Agreement will be submitted to City Council at a later date.

I want to be clear that no financial allocation is being requested at this time. We are only requesting authorization to submit the grant application and the necessary project details, including cost estimate and scope.

### **Action Recommended**

As there is only one remaining City Council meeting this year prior to the December 31, 2022 deadline, I am requesting that this matter be presented to the full City Council at the December 5, 2022 meeting. Should Council accept the City Staff's recommendation, it should approve the attached Resolution authorizing the filing of a grant application with the Missouri Department of Natural Resources in an amount of \$2,000,000, with the understanding that the required matching funds will be provided by Gateway Studios.

# Memorandum

## Department of Public Works



**TO:** James A. Eckrich, PE  
Director of Public Works / City Engineer

**FROM:** Zachary S. Wolff, PE *ZSW*  
Assistant City Engineer

**DATE:** November 23, 2022

**RE:** American Rescue Plan Act (ARPA) Grant Application

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As you know, the City of Chesterfield was identified as a legislative priority infrastructure grant recipient in Missouri House Bill 3020 in an amount not exceed \$2,000,000. The legislative priority grant program is administered by the Missouri Department of Natural Resources, Financial Assistance Center in the Division of Environmental Quality.

City Staff is currently coordinating with Stock and Associates, Inc. on behalf of Gateway Studios, LLC on preliminary project planning for water, sanitary sewer, and storm sewer improvements along North Outer 40 Road that qualify for this funding. These improvements will provide water, sanitary, and storm water service along North Outer 40 west of Long Road including the City's properties at the Chesterfield Valley Athletic Complex. Improvements to the water main system will provide increased fire flow to the CVAC, provide additional opportunity for expansion of the CVAC in the future, and also "loop" the existing public water system that will increase system reliability in the event of potential water main breaks. Improvements to the sanitary sewer system will allow the City an opportunity to connect some or all of the City's existing force main system into a public gravity sewer system and potentially eliminate one or more of the City's current private grinder pumps for sanitary sewer service. Storm water system improvements will implement planned Chesterfield Valley Storm Water Master Plan Channel improvements from the CVAC to the east to private positive storm water drainage to existing Storm Water Pump Station #4 that is operated by the Monarch Chesterfield Levee District.

While the City was identified as a priority recipient, it must formally apply for grant funding and match the grant award on a one-to-one basis to receive the appropriated funds. In accordance with the *Grant Guidance for State American Rescue Plan Act Legislative Priority Water Infrastructure Projects* the City must submit a funding request application by December 31, 2022. The application must include general project details and description, information on the facilities to be improved, and an

estimated project cost and schedule. The application must also be accompanied by 1) a Resolution from the City authorizing filing of the application and 2) a Local Cost Share Form. Stock and Associates is currently working to finalize preliminary project plan details and a cost estimate. Stock anticipates completing that work in mid-December. Because of the mutual benefit derived from the potential water, sanitary sewer, and storm sewer improvements Gateway Studios, LLC provided a letter of intent to reimburse the City's required \$2,000,000 match for the project.

Attached for your review and use are a draft resolution authorizing the City Administrator to submit a grant application and execute all associated documents and agreements related to the grant, a preliminary facility plan from Stock & Associates showing the potential improvements, and a copy of the letter of intent from Gateway Studios. I recommend providing this information to City Council and placing the Resolution on the upcoming December 5<sup>th</sup> City Council agenda for consideration. Please let me know if you have any questions.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER'S STATE ARPA GRANT PROGRAM FOR SUBAWARD OF FEDERAL FINANCIAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY PURSUANT TO SECTION 602(b) OF THE SOCIAL SECURITY ACT, AS ADDED BY SECTION 9901 OF THE AMERICAN RESCUE PLAN ACT.**

**WHEREAS**, under the terms of section 602(c) of the Social Security Act and U.S. Department of the Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects, and

**WHEREAS**, the City of Chesterfield was identified as a recipient of a maximum legislative priority water infrastructure grant award of \$2,000,000 in Missouri House Bill 3020 to be administered by the Department of Natural Resources for water infrastructure projects, and

**WHEREAS**, the City of Chesterfield must provide a local match on a one-to-one basis to receive the appropriated funds, and

**WHEREAS**, Gateway Studios, LLC has committed to providing a \$2,000,000 match for the infrastructure improvements in the City of Chesterfield.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

Section 1. City Council approves Michael O. Geisel, City Administrator, to execute and file an application on behalf of the City of Chesterfield with the State of Missouri for grant funding to aid in completion of a project to extend and/or improve water, wastewater, and/or storm water infrastructure along North Outer 40 Road.

Section 2. City Council approves and directs Michael O. Geisel, City Administrator, to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the City, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment of behalf of the City.

Passed and approved this 5th day of December 2022.

\_\_\_\_\_  
Presiding Officer

\_\_\_\_\_  
Bob Nation, Mayor

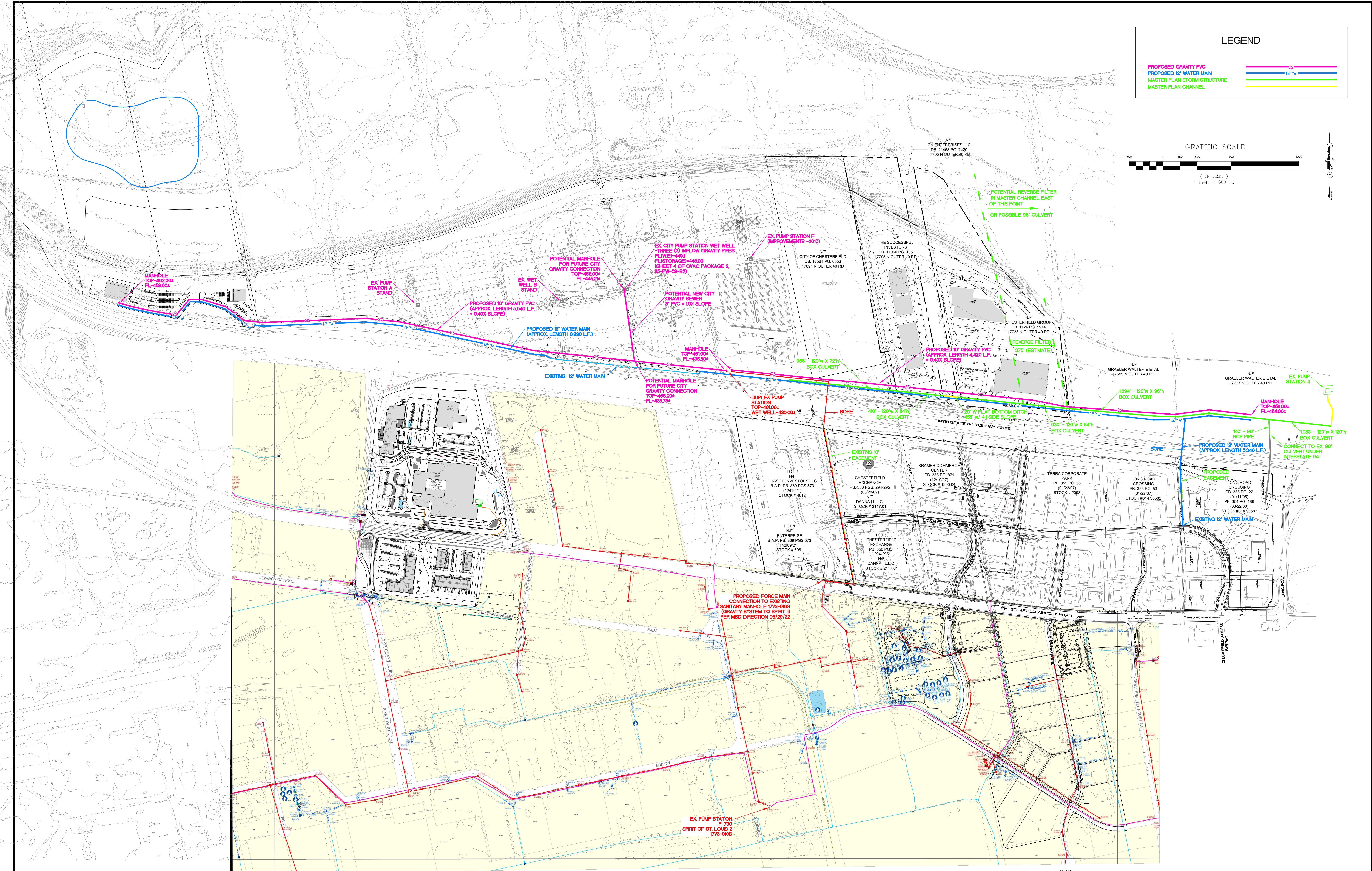
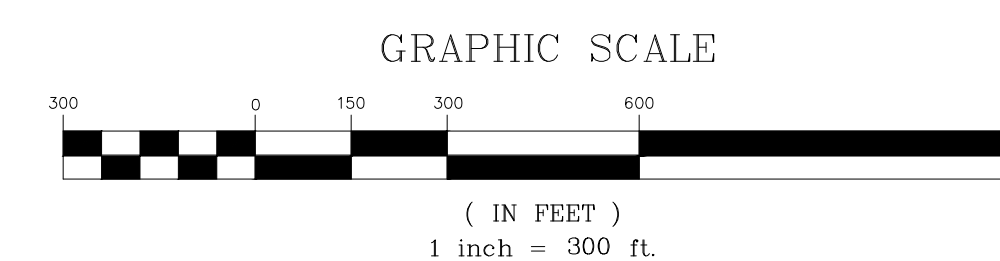
ATTEST:

\_\_\_\_\_  
Vickie McGownd, City Clerk



LEGEND

- PROPOSED GRAVITY PVC
- PROPOSED 12" WATER MAIN
- MASTER PLAN STORM STRUCTURE
- MASTER PLAN CHANNEL



M.S.D. P# XXXXX  
 BASE MAP # X-X

WATER and SEWER SERVICE EXHIBIT

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH. (636) 530-9100  
 FAX (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

DRAWN BY: GEORGE M. STOCK	DATE: 11/21/22	DESIGNED BY: R.E.S.	DATE: 11/21/22	CHECKED BY: G.M.S.	DATE: 11/21/22	DATE: 11/21/22	NO. NUMBER: 211-7165	SHEET: C1
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November 9, 2022

Bob Nation, Mayor  
City of Chesterfield  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017-0760

City Council  
City of Chesterfield  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017-0760

Dear Mayor and City Council,

Congratulations on your award of \$2,000,000.00 for infrastructure improvements under the State American Rescue Plan Act for Missouri (the "**Grant**"). We understand you plan to utilize the grant for water-related infrastructure improvements for the North Highway 40 area consisting of: 1) an extension of the MSD Sanitary Sewer System; 2) an extension of the MAWC Public Water Distribution System; and 3) an extension of the Monarch-Chesterfield Levee District Master Storm Water System, all in general accordance with the attached concept plan.

We are informed that the Grant contains a requirement for a match from other sources. As you know, Gateway Studios, LLC is in the process of acquiring and developing several tracts in the proposed improvement area. Let this letter confirm Gateway Studios, LLC's intent to provide a \$2,000,000.00 match to accomplish these proposed improvements.

Sincerely,

GATEWAY STUDIOS, LLC

By:   
Gerald W. Kerr, Jr., Manager

CC: Mike Giesel ([cityadministrator@chesterfield.mo.us](mailto:cityadministrator@chesterfield.mo.us))  
George Stock  
Stephen L. Kling, Jr.



## **MEMORANDUM**

**DATE:** November 16, 2022

**TO:** Mike Geisel  
City Administrator

**FROM:** Andrea Majoros  
Business Assistance Coordinator

**SUBJECT: LIQUOR LICENSE REQUEST – EATWELL MARKET BY SCHNUCKS**

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**EATWELL MARKET BY SCHNUCKS, 220 THF BLVD** (formerly Office Max and Dollar Tree) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and package sales not to be consumed on premise where sold, plus Sunday sales.

Mr. Jed Eric Penney is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday, December 5, 2022 city council meeting, I will immediately issue this license.



# Memorandum

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To: Tom McCarthy, Director of Parks, Recreation, & Arts

From: Ethan Collier, Superintendent of Sports and Wellness

Date: 11/30/22

Subject: CVAC Fence

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Staff has attempted to secure three quotes for the fencing project that accompanies the turf project. This is needed to ensure that only authorized users are on the field while CVAC is in open.

Kirkwood Fence	\$112,340
Byrne and Jones	\$189,250

I recommend accepting the Kirkwood Fence price quote at \$112,340, this is the cheapest quote and we used them for the fencing around F quad. Chesterfield Fence and Deck never responded to give a bid. Funds for this purchase are in 119-084-5299 Special Projects.

Please process a purchase order for Kirkwood Fence in the amount of \$112,340 from 119-084-5299.

Please let me know if you have any questions or require additional information.

Concurrence:   
Tom McCarthy, Director of Parks, Recreation, & Arts

Concurrence:   
Jeannette Kelly, Director of Finance

Concurrence: \_\_\_\_\_  
Mike Geisel, City Administrator

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Kirkwood Fence  
 200 S. Elam Ave. Suite 200  
 Valley Park, MO 63088 United States  
 (314) 329-4442

**BILL TO**

Ethan Collier  
 17925 N Outer 40 Rd  
 Chesterfield, MO 63005 USA

<b>ESTIMATE</b> 55529334	<b>ESTIMATE DATE</b> Nov 08, 2022
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**JOB ADDRESS**

Ethan Collier  
 17925 N Outer 40 Rd  
 Chesterfield, MO 63005 USA

**Job: 55527031**

**ESTIMATE DETAILS**

New Turf Field Fence:

ETHAN COLLIER 636.812.9524

INSTALL NEW CHAINLINK FENCE  
 6' AND 8' TALL, BLACK VINYL COATED  
 COMMERCIAL; EXTRUDED, 8 GA FINISH, 2 KK  
 APPROXIMATELY 1250 TOTAL LINEAR FEET  
 3" TERMS, 2.5" LINES, 4" GATE, 1.5" RAIL  
 11 (22' WIDE) DOUBLE SWING GATES  
 180 DEGREE HINGES, 2 DROP PINS EA

\*\*\*CUSTOMER RESPONSIBLE FOR FENCE PLACEMENT AND PERMIT\*\*\*

TASK	DESCRIPTION	QTY	PRICE	TOTAL
CHAINLINK	Chain Link Fence	1.00	\$112,340.00	\$112,340.00

<b>POTENTIAL SAVINGS</b>	\$0.00
<b>SUB-TOTAL</b>	\$112,340.00
<b>TOTAL</b>	\$112,340.00
<b>EST. FINANCING</b>	\$1,583.99

Thank you for choosing Kirkwood Fence, your locally owned fencing company and part of the Second Mile Service family of companies. For questions regarding your invoice please call our Accounting department at (314) 329-4442.

**CUSTOMER AUTHORIZATION**

The proposal above is furnished by Kirkwood Fence as a good faith estimate of work to be performed at the location

described above, subject to all sales Terms and Conditions. Due to material price volatility, this estimate is good for 10 days. Balance is due upon completion.

Sign here

Date

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# Byrne & Jones CONSTRUCTION

13940 St. Charles Rock Road  
ST. LOUIS, MO 63044  
PHONE: (314) 567-7997  
FAX: (314) 567-1828

WWW.BYRNEANDJONESSPORTS.COM

## | SPORTS |

<b>PROJECT: CVAC Fencing Quote</b>	<b>DATE: 9/15/2022</b>
<b>TO: Kevin Schuh</b>	<b>PLANS: per B&amp;J</b>
<b>FROM: Rachel Wakeman, Project Engineer</b>	<b>SPECS: per ASBA Standards</b>

As a Certified Synthetic Turf Field and Running Track Builder, Byrne & Jones Construction is pleased to provide a quotation for the project listed above to include the scope of work listed below:

### Scope of Work:

- Mobilization of necessary material, equipment and labor to CVAC
- Provide and install approximately 1,100 LF of 6' black vinyl chain link fencing
- Provide and install (11) 24' access gates
  - Includes concrete footings, poles, and hardware

**Total Investment: \$189,250**

### VALUE ADDED

- Member of the American Sports Builders Association
- 8 Certified Field Builders on staff
- 4 Certified Track Builders on staff

### General Conditions/Exclusions:

1. Includes mobilization in (1) phase.
2. Price based on normal working hours and days.
3. Price based on mutually agreeable contract language.
4. Price based on tax exempt pricing.
5. Price based on complete access to the jobsite.
6. Price does not include any pavement repairs due to construction traffic.
7. Price does not include any backfill, seeding or sod.
8. **Base bid price does not include any asphalt or concrete repairs.**
9. Price does not include any work not specified in the above scope of work.
10. This price is good for 30 days from the date of this proposal.



ASPHALT | CONCRETE | STABILIZATION | MICROSURFACING | SPORTS



# Byrne & Jones CONSTRUCTION

| SPORTS |

13940 St. Charles Rock Road  
ST. LOUIS, MO 63044  
PHONE: (314) 567-7997  
FAX: (314) 567-1828  
WWW.BYRNEANDJONESSPORTS.COM

If you have any questions, please feel free to contact me at (314) 695-2809 or [rwakeman@byrneandjones.com](mailto:rwakeman@byrneandjones.com).

Best Regards,

Rachel Wakeman  
Project Engineer  
Byrne & Jones | Sports Division  
C: 314-695-2809



THE INTERLOCAL PURCHASING SYSTEM    TIPS CONTRACT NUMBER 20020501



ASPHALT | CONCRETE | STABILIZATION | MICROSURFACING | SPORTS



Transfer Request No. \_\_\_\_\_ Transfer No. PRK#7

## City of Chesterfield Budgetary Transfer of Funds Request

**Transfer From:**

Account Number	Account Name	Amount
<u>119-000-4752</u>	<u>User CVAC Contributions</u>	<u>\$250,000</u>
_____	_____	_____
_____	_____	_____
TOTAL		<u>\$250,000</u>

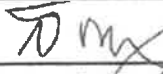
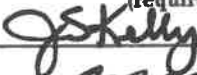

**Transfer TO:**

Account Number	Account Name	Amount
<u>119-084-5299</u>	<u>Special Projects</u>	<u>\$250,000</u>
_____	_____	_____
_____	_____	_____
TOTAL		<u>\$250,000</u>

**EXPLANATION:**

This was the first payment from Perfect Game that will go towards the turf project for C, D, and E fields.

**APPROVALS:**

**Requested By:** Ethan Collier **Date:** 11/30/22  
**Department Head:**  **Date:** 11/30/2022  
**Finance Director:**  **Date:** \_\_\_\_\_  
**City Administrator:**  **Date:** 2022-11-30  
**Approved by City Council on** **Date:** \_\_\_\_\_

Transfers up to \$2,500 can be transferred (within object level) with approval of Director of Finance.  
Transfers up to \$5,000 can be transferred (within object level) with approval of the City Administrator.  
Transfers in excess of \$5,000 or between Departments or Funds require approval by City Council.

PERFECT GAME

Perfect Game Inc  
850 Twist Town Rd NE  
Cedar Rapids, IA 52402

Community Savings Bank

001263  
72-1428739

DATE	AMOUNT
08/22/2022	\$**** 250,000.00

PAY Two Hundred Fifty Thousand And 0/100 Dollars

TO THE ORDER OF

CITY OF CHESTERFIELD  
ATTN: KEVIN SCHUH  
690 CHESTERFIELD PKWY WEST  
CHESTERFIELD, MO 63017

*Kevin Schuh*

AUTHORIZED SIGNATURE  
SIGNATURE HAS A BLUE-GREEN BACKGROUND - BORDER CONTAINS MICROPRINTING MP

⑈00 1 26 3⑈ ⑆0 7 3 9 1 4 2 8 8⑆ 1 2 6 2 7 6⑈

**Per Perfect Game contract executed 6-29-2022**

**B. Turf Installation Fees**

In addition to the foregoing Fixed Annual User Fees and Additional Fees, User shall pay to Owner \$500,000 to be used for turf installation on the Premises (the "Turf Installation Fees"). User shall pay the Turf Installation Fees in two equal payments of \$250,000 (each a "Turf Installation Payment"). The first Turf Installation Payment shall occur within 60 days of the Effective Date of this agreement. The second Turf Installation Payment shall occur within twelve months following the Effective Date, but in no case shall be due and owing before January 1, 2023.

Subject to the City's approval, User may offset the reasonable value of direct development cost savings and/or in-kind products or services provided by turf companies. Said turf companies must be mutually selected by User and Owner. Any offset determination shall be made solely at City's discretion.

## **OTHER LEGISLATION**

As you are aware, the Chesterfield Regional TIF Commission favorably recommended establishment of the TIF District. Accordingly, there are two ordinances proposed for first reading at Monday's meeting. The first formally creates the TIF District, while the second ordinance approves and activates Redevelopment Project Area #2, which refers to the Wildhorse Village site. These ordinances collectively start the 23-year clock and serves to establish the current valuation for tax purposes.

It should be known and understood that a redevelopment agreement with CRG will follow after the first of the year, which will specifically address both performance and financial responsibilities.

**Proposed Bill No. 3416 - Designating a portion of the City of Chesterfield, Missouri as a Redevelopment Area** – An ordinance designating a portion of the City of Chesterfield, Missouri as a Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended; finding that such redevelopment area is a blighted area; approving a Redevelopment Plan for such redevelopment area; making findings with respect thereto; authorizing certain actions by city officials and officers in connection there with; and containing a severability clause. **(First Reading) TIF Commission recommends approval.**

**Proposed Bill No. 3417 - Approving a Redevelopment Project** – An ordinance approving a redevelopment project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA-2 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA-2; making findings with respect thereto; establishing a special allocation fund with respect to RPA-2; authorizing certain actions by city officials and officers; and containing a severability clause. **(First Reading) TIF Commission recommends approval.**

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

# Memorandum

## Department of Planning



**TO: Michael O. Geisel, City Administrator**  
**FROM: Justin Wyse, Director of Planning**  
**DATE: December 5, 2022**  
**RE: Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project**

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### **Summary**

The City Council participated in a Finance and Administration Committee of the Whole meeting on June 7<sup>th</sup>, 2021. The sole purpose of that meeting was to become aware of and educate ourselves relative to the various economic development tools available and what the impacts of each tool has on the community. Subsequently, at their June 29<sup>th</sup>, 2021 meeting, the Finance and Administration Committee unanimously directed staff to “explore options for economic development tools in the southwest quadrant of Chesterfield, advise and engage landowners, and begin discussions regarding reimbursement agreement opportunities”.

The Finance and Administration Committee unanimously approved an RFQ (Request for Qualifications) from qualified consultants to provide “review, analysis, and recommendations for redevelopment of the Southwest Quadrant of Chesterfield Village” on August 31<sup>st</sup>, 2021, after which staff advertised and solicited proposals. Several firms submitted proposals, and a shortlist of firms were interviewed by a committee consisting of Mayor Nation, President Pro-Tem Mastorakos, and F&A Chair Moore. Per the Committee’s recommendation, City Council authorized a contract with PGAV Planners, LLC at their meeting on December 6<sup>th</sup>, 2021.

Since that time, Staff has been working with PGAV, land owners and others to complete the planning report and to develop the recommendation going forward.

The original direction of City Council established multiple specific goals of this effort:

- 1) Protect and sustain the levels of service provided to the larger Chesterfield Community. With the addition of \$2.5 billion of development, municipal resources will certainly be strained and services diminished if not addressed.
- 2) The proposed development on roads, law enforcement, parks, and other infrastructure will reach far beyond the proximity of the development and we must consider the impacts and capacity of those systems.
- 3) Identify strategies that will fund the public infrastructure needs and preserve levels of service without burdening the existing residents and businesses.

- 4) Do not increase consumer taxes or property tax rates on the broader community.
- 5) No intent to create development incentives or subsidies. Any district financing is to be directed to public infrastructure needs.
- 6) Financing of private improvements and the burdens associated with the proposed development should be funded by the current and future owners\developers of the development.

A TIF Commission was formed by City Council Resolution 479 approved on July 25, 2022. The TIF Commission met on September 13<sup>th</sup>, November 1<sup>st</sup>, November 15<sup>th</sup>, and November 21<sup>st</sup>. A Public Hearing was held by the TIF Commission on November 1<sup>st</sup> and closed on November 21<sup>st</sup>. After reviewing the redevelopment plan and hearing from all interested parties, the TIF Commission recommended approval of a resolution for approval of the Chesterfield Regional Tax Increment Financing Redevelopment Plan and Project, designating the redevelopment area, and approving redevelopment projects.

The attached ordinance designates a portion of the City of Chesterfield, Missouri as a Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended; finds that such redevelopment area is a blighted area; and approves a redevelopment plan for such redevelopment area.

BILL NO. 3416 \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF CHESTERFIELD, MISSOURI AS A REDEVELOPMENT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED; FINDING THAT SUCH REDEVELOPMENT AREA IS A BLIGHTED AREA; APPROVING A REDEVELOPMENT PLAN FOR SUCH REDEVELOPMENT AREA; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS IN CONNECTION THEREWITH; AND CONTAINING A SEVERABILITY CLAUSE.**

**WHEREAS**, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

**WHEREAS**, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

**WHEREAS**, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated October 21, 2022, as revised and amended (the “Redevelopment Plan”), attached hereto and incorporated herein by reference as **Exhibit A**, for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and South Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

**WHEREAS**, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

**WHEREAS**, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

**WHEREAS**, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

**WHEREAS**, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that was commenced on November 1, 2022 and closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

**WHEREAS**, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) set forth as **Exhibit B**, attached hereto and incorporated herein by reference, to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

**WHEREAS**, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

**WHEREAS**, the City Council of the City (the “City Council”) has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to designate the Redevelopment

Area as a “redevelopment area” as provided in the TIF Act, finding that the Redevelopment Area on the whole is a “blighted area” as provided in the TIF Act, and approving and adopting the Redevelopment Plan.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City Council hereby makes the following findings:

- A. The Redevelopment Area on the whole is a “blighted area,” as defined in Section 99.805 of the TIF Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This finding includes, the Redevelopment Plan sets forth, and the City Council hereby finds and adopts by reference: (i) a detailed description of the factors that qualify the Redevelopment Area as a “blighted area,” and (ii) an affidavit signed from each Developer and submitted with the Redevelopment Plan, attesting that the provisions of Section 99.810.1(1) of the TIF Act have been met, which description and affidavits are incorporated herein by reference as if set forth herein.
- B. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole.
- C. In accordance with the TIF Act, the Redevelopment Plan states the estimated dates of completion of each Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs, and these dates will not be more than 23 years from the date of adoption of each ordinance approving a Redevelopment Project within each RPA.
- D. A plan has been developed for relocation assistance for businesses and residences in Ordinance No. 955 of the City.
- E. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is on file with the City Clerk and is incorporated as if fully set forth herein by reference, which cost-benefit analysis shows the impact on the economy if the Redevelopment Project is not built, and is built pursuant to the Redevelopment Plan. The



cost-benefit analysis also includes a fiscal impact study on every affected political subdivision, and sufficient information from the Developers for the TIF Commission and City Council to evaluate whether the Redevelopment Project as proposed is financially feasible.

- F. Redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible without the assistance of tax increment financing and would not otherwise be completed.
- G. The Redevelopment Plan does not include the initial development or redevelopment of any “gambling establishment” as that term is defined in Section 99.805(6) of the TIF Act.
- H. The Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefited by the proposed Redevelopment Project.

**Section 2.** The Redevelopment Area described in the Redevelopment Plan is hereby designed as a “redevelopment area” as defined in Section 99.805.(13) of the TIF Act.

**Section 3.** The Redevelopment Plan as reviewed and recommended by the TIF Commission on November 21, 2022, including all amendments thereto, if any is hereby approved. A copy of the Redevelopment Plan is set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

**Section 4.** The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his or her designated representatives.

**Section 5.** The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

**Section 6.** It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 7.** This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 12/05/2022

**Exhibit A**

Redevelopment Plan

(Attached hereto.)

# Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project

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## SECTION 1 - INTRODUCTION

### CONCEPT OF TAX INCREMENT FINANCING

In pursuit of the redevelopment of a declining area or to induce the development of an area deficient in growth and development, the State of Missouri provides various statutory tools that a municipality may utilize to facilitate private and public development or redevelopment. One such tool is Tax Increment Financing ("TIF"), as provided for in the Real Property Tax Increment Allocation Redevelopment Act (R.S. MO Sections 99.800 to 99.865, as amended) (the "TIF Act"). The TIF Act provides for approval of plans and projects to redevelop designated "redevelopment areas." To establish a redevelopment area, a municipality must make a finding that such area, as a whole, is one of the following types of areas as defined by the TIF Act:

- Blighted Area;
- Conservation Area; or
- Economic Development Area.

A redevelopment area cannot be established without adopting a "redevelopment plan," which outlines the comprehensive program of redevelopment that will reduce or eliminate the conditions that cause the redevelopment area to qualify as one of the areas mentioned above.

Generally, TIF utilizes the incremental increase in tax revenues generated within the boundaries of the designated redevelopment area to assist in financing certain eligible costs of completing "redevelopment projects" in the implementation of the redevelopment plan. Bonds or other financial obligations may be issued to fund the redevelopment project costs, which are subsequently retired using the incremental revenue generated from the new development. Alternatively, a municipality may finance project costs on a "pay-as-you-go" basis, utilizing revenues as they are generated to fund projects. During the period in which TIF is in effect, all of the taxing districts that levy ad valorem real property taxes within the redevelopment area continue to receive all of the real property taxes that they had been receiving before the adoption of the TIF. Such revenues are based upon the tax rate applied to the property assessment values before the adoption of the TIF. In addition, these taxing districts receive one hundred percent (100%) of the new revenues generated by the Commercial Surcharge levied against commercial property and one hundred percent (100%) of new personal property tax revenues.

Local taxing districts that levy economic activity taxes (e.g., sales and utility taxes) continue to collect the amounts of these taxes that existed before the TIF's implementation and collect fifty percent (50%) of the new economic activity taxes generated within the redevelopment area. The TIF Act requires municipalities seeking to create a redevelopment area to create a "TIF Commission." The TIF Commission's role is to review and consider the area proposed to be designated as a redevelopment area and make recommendations to the municipality's governing body regarding the establishment of the redevelopment area and the associated redevelopment plan and redevelopment project(s).

## THE REDEVELOPMENT AREA

### **General Boundary**

The "Redevelopment Area" is hereby described as the general area inclusive of and surrounding the Chesterfield Mall and a mixture of developed and undeveloped land in the adjacent areas to the west. The proposed boundary for the Redevelopment Area is shown below and as **Plate 1 – Redevelopment Area Boundary** in **Appendix A**. A legal description of the boundaries of the Redevelopment Area is also included in **Appendix A**.



### **History of Chesterfield Mall**

In 1974, Louis Sachs, a local real estate investor, sold the 60-acre area that would eventually become the 1.3 million square foot Chesterfield Mall (the "Mall") to Richard Jacobs of the Cleveland-based retail developer Richard E. Jacobs Group. The Mall was built and eventually opened in 1976 as the sister mall to Jamestown Mall, located in north St. Louis. The Mall had two original anchor stores: (1) Sears and (2) Stix, Baer, and Fuller. In 1978, a four-screen cinema opened on an outparcel adjacent to the Mall. In 1981, a Famous-Barr store opened at the Mall. In 1984, Dillard's replaced Stix, Baer, and Fuller. In 1995, a new Famous-Barr store was built adjacent to that store's former space, which JCPenney would later take over. The Mall was renovated in 1996 with upgraded facades, interiors, and amenities. Famous-Barr remained a tenant until 2006, when it was replaced by Macy's, which has remained in operation until 2022. Dillard's remained in operation until 2016, when flood damage caused



the temporary closure of the anchor. The temporary closure became permanent in 2017 due to dwindling sales at the Mall and changes in consumer behavior. Other notable former tenants include Houlihan's (1997-2014), California Pizza Kitchen (1997-2018), and Ann Taylor Loft (2006-2020).

### **Ownership**

Between 1976 and 2018, the Mall was owned by several groups. The Richard E Jacobs Group sold the Mall to Westfield Group in 2002. In 2008, the Mall was acquired by CBL & Associates Properties. The Mall was placed in receivership in the third quarter of 2016, pending foreclosure. Management was transferred to Madison Marquette while a new owner was sought for the property. The foreclosure was finalized in June 2017, making C-III Capital Partners the temporary owner. In 2018, the Mall was acquired by Hull Property Group. In February 2020, The Staenberg Group closed on a deal to acquire the Mall, most of the Mall's anchor stores, and the Mall's outparcel properties for an undisclosed price. The Dillard's building remains the property of Dillard Department Stores, Inc.

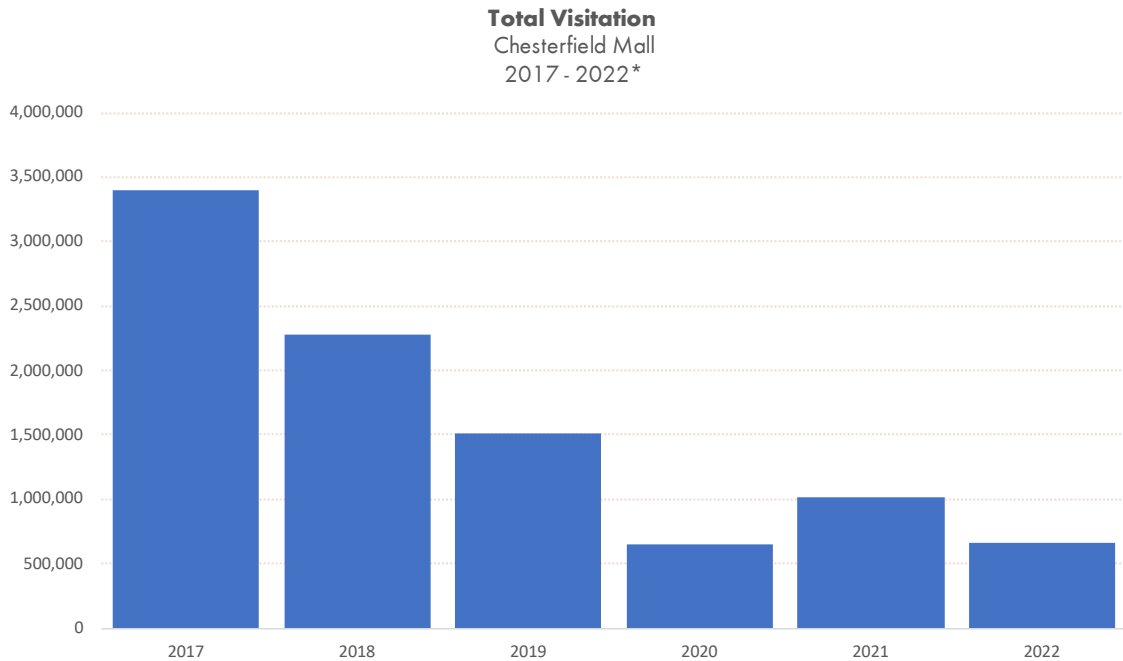
### **Decline**

The Mall's decline can be traced back to 2000, when anchor tenants began to vacate their locations. The four-screen cinema went through an ownership change in the mid-90s which eventually led to the theater's closure on November 5, 2000. Approximately five years later, the Mall's JCPenney store closed and the space was demolished, which made way for many smaller shops and restaurants, including Border's Books.<sup>1</sup> The Cheesecake Factory, an American Girl store, a food court, and a 14-screen AMC Megaplex opened between 2007 and 2018. The AMC Megaplex takes up a third floor that was constructed in 2016. Border's Books closed in 2011 and was replaced with Books-A-Million and, later, V-Stock. In March 2018, American Girl shuttered its location within the Mall. On May 31, 2018, Sears announced it would be closing as part of a plan to close 72 stores nationwide, including the location at the nearby South County Center. The Sears store closed in September 2018, leaving Macy's as the last remaining anchor store.

Foot traffic to the Redevelopment Area has declined since 2017. According to data provided by Placer.ai, a cellphone location provider, the number of persons visiting the Mall has decreased by 81 percent since January 1, 2017. The illustration on the following page shows the total number of visits to the Mall beginning January 1, 2017, until September 2, 2022.

---

<sup>1</sup> Border's Books closed in 2011 as a result of the company's bankruptcy.



\*2022 shows a partial year of visitation (January 1, 2022 – September 2, 2022)

## PLAN PURPOSE

This document intends to serve as the "Redevelopment Plan" for the Redevelopment Area. To establish the redevelopment area, the overall area must meet specific criteria set forth in the TIF Act. One of the purposes of this Redevelopment Plan is to document the qualifications of the Redevelopment Area with respect to designation pursuant to the TIF Act. In addition, this document serves as the basis for establishing the general redevelopment program and TIF financing parameters that will financially assist the City of Chesterfield, Missouri (the "City") and private development entities in implementing the redevelopment program. The developers/redevelopers of the Redevelopment Area are The Staenberg Group ("TSG") and "Wildhorse Village LP.," collectively the "Developer(s)." The TIF assistance is anticipated to:

1. Facilitate the comprehensive and unified redevelopment of the Redevelopment Area; and
2. Result in the construction of necessary improvements (public and private) within the Redevelopment Area.

The primary purpose of this Plan is to establish the process by which redevelopment within the Redevelopment Area may occur. This process will enable the City to carry out the comprehensive redevelopment envisioned by this Plan. Without the assistance provided through TIF, the Redevelopment Area is not likely to experience significant growth and development through investment by private enterprises.

## SECTION 2

### BASIS FOR DESIGNATION OF THE REDEVELOPMENT AREA AND SUMMARY OF REDEVELOPMENT PROJECT

#### BASIS FOR REDEVELOPMENT AREA DESIGNATION – BLIGHTED AREA

To establish a redevelopment area, the area in question must meet the definition of one of three types of areas under the TIF Act:

- Blighted Area;
- Conservation Area; or
- Economic Development Area.

As determined by field investigations and analyses undertaken for this Plan, the Redevelopment Area exhibits the requirements for designation under the TIF Act as a Blighted Area. The study of existing conditions and evidence of the factors present in the Redevelopment Area are described in detail in Section 3 – Analysis of Blighted Area Factors. Pursuant to Section 99.805(1) R.S.Mo., the conditions present on the site qualifying the property for a finding of blight are:

- Insanitary or unsafe conditions; and
- Deterioration of Site Improvements; and
- The existence of conditions which endanger life or property by fire or other causes
- Such conditions and the combination of them have resulted in the property being reduced to a condition which constitutes:
  - An economic liability; and
  - A social liability; and
  - A menace to the public health, safety, and welfare."

#### BASIS FOR REDEVELOPMENT AREA DESIGNATION - "BUT FOR"

To establish a redevelopment area, the area in question must not have been subject to growth and development through investment by private enterprise, nor would the area reasonably be anticipated to be developed without the adoption of tax increment financing. Field investigations and analysis contained in **Section 3** and the analysis of economic conditions discussed below confirm that the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing. **Appendix C**, attached hereto, contains an affidavit signed on behalf of the Developer attesting to the fact that the Redevelopment Area is a blighted area and that the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing.

The following are factors that support the conclusion that the Redevelopment Area likely will not be developed without the adoption of Tax Increment Financing:

- The extraordinary costs associated with demolishing the existing site improvements.
- The related costs associated with possible environmental remediation.
- Without this additional work, private enterprise is not likely to invest in the construction of new buildings and site improvements needed to achieve productive and economically viable use of the Redevelopment Area.
- The extraordinary cost of creating dedicated parking for public use.
- The extraordinary cost of creating stormwater management infrastructure that must meet current Metropolitan St. Louis Sewer District standards and requirements.
- The extraordinary costs required to construct new public and private internal and external circulation roadways, utility infrastructure, pedestrian infrastructure, trail systems, and signalized intersection upgrades capable of supporting redevelopment envisioned by this Plan.

In addition, and as noted previously in Section 1 of this Plan, commercial activity within the Redevelopment Area has decreased over time. Vacancy within the Redevelopment Area is at an all-time high of approximately 50 percent.

Many of the businesses that relied on shoppers and automobile traffic generated by the Mall have vacated their locations within the Redevelopment Area. And existing space within the Redevelopment Area has had difficulty attracting tenants. When considering temporary tenants on short-term leases and uses that do not specialize in traditional retail, the vacancy rate within the Mall is 84 percent. Two of the six retail and restaurant out lots have become permanently vacant, with a third that has transitioned into a real estate office.

The Mall site has generated diminishing sales taxes since 2014. Since 2011, cumulative sales taxes generated within the Redevelopment Area have decreased by 68 percent. Several former locations within the Mall have been transitioned from retailers and sales tax producers to professional offices, religious organizations, and retail service locations that do not generate sales taxes. Without TIF, revitalization of the Redevelopment Area will not occur due to its blighted conditions and extraordinary costs, which challenge redevelopment efforts. The lack of tenant attraction to the Redevelopment Area coupled with decreasing revenues of existing retailers is further evidence of the difficulty of maintaining the Redevelopment Area in its present condition and use, even with assistance. A new development of sufficient density and character would further benefit the site and the region.

## COMPLIANCE WITH THE COMPREHENSIVE PLAN

The City has a City-wide comprehensive plan that was adopted in 2020. Various sections of the Envision Chesterfield Comprehensive Plan (the "Comprehensive Plan") reference the Redevelopment Area. **Section 5 - Chesterfield's Vision** of the Comprehensive Plan begins the discussion of future redevelopment opportunities and land uses that might apply to the Redevelopment Area. **Plate 3 – General Land Use Plan** in **Appendix B** of this Redevelopment Plan provides for redevelopment and

uses that are compatible with the Comprehensive Plan. The compatibility between this Redevelopment Plan and the Comprehensive Plan is discussed in further detail in **Section 4** of this report.

## **SUMMARY OF THE REDEVELOPMENT PROJECT**

As noted in Section 1 of this Plan, the Redevelopment Area presently consists of the Mall property, its outparcels, and approximately 84 acres of agricultural and institutional areas to the west of the Mall.<sup>2</sup> The Redevelopment Area includes the parcel identification numbers shown in **Table 2-1 - Parcel Ownership and Use Data**, located on the next page. The table also lists each parcel's owner and current land use. This Redevelopment Plan envisions multiple projects across the Redevelopment Area. These projects will be referred to as the "Redevelopment Project(s)." It is expected that the Mall's redevelopment will be accomplished by TSG, and the lands to the west will be developed by Clayco Realty Group ("CRG").

As part of a total anticipated investment of nearly \$2 billion, the Mall will be redeveloped into a dense downtown area resulting in:

### **Phase 1**

- Approximately 2,363 residential units comprising 2,798,000 square feet;
- Over 511,000 square feet of retail, grocery, and food and beverage space;
- More than 736,000 square feet of office space;
- A 259-room, 314,800 square foot hotel;
- Roughly 1.1 million gross square feet of office space; and
- Over 2.9 million square feet of surface and structured parking.

### **Phase 2**

- Approximately 362 residential units comprising 425,600 square feet of varying typologies;
- Approximately 1.43 million square feet of office typologies;
- Approximately 5,000 gross square feet of retail space; and
- 1.7 million square feet of structured parking.

CRG's development, to be known as Wildhorse Village, will bring an anticipated investment of more than \$1 billion in the general areas to the west of the Mall, resulting in the creation of:

- Over 800,000 gross square feet of retail, restaurant, and amenity space;
- A public, terraced plaza with a floating stage and garden; and
- Over 565 luxury residential units of varying typology, ownership, and density.

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<sup>2</sup> The Area constitutes a total of 216 acres.

**TABLE 2-1  
PARCEL OWNERSHIP AND USE DATA  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA  
CHESTERFIELD, MISSOURI**

Locator #	Address	Owner	Use	Acres*
18S120093	300 Chesterfield Ctr	Tsg Downtown Chesterfield Redevelopment	Commercial	1.29
18S140431	400 Chesterfield Ctr	400 Chesterfield Center Llc	Commercial	2.61
18S140277	550 Chesterfield Ctr	Tsg Downtown Chesterfield Redevelopment	Commercial	3.51
18S410206	16190 W Chesterfield Pkwy	Wildhorse Village Lp	Vacant/Agriculture	3.25
18S410240	16420 Wild Horse Creek Rd	Wildhorse Village Lp	Vacant/Agriculture	1.29
18S140387	500 Chesterfield Ctr A	500 Chesterfield Center Llc	Commercial	0.12
18T640183	16476 Wild Horse Creek Rd	Wildhorse Village Lp	Commercial	0.57
18T630195	16550 Wild Horse Creek Rd	Wildhorse Village Lp	Vacant/Agriculture	3.37
18T640260	16500 Wild Horse Creek Rd	Wildhorse Village Lp	Vacant/Agriculture	2.98
18T620174	16484 Wild Horse Creek Rd	Wildhorse Village Lp	Vacant/Agriculture	2.92
18T640271	16490 Wild Horse Creek Rd	Wildhorse Village Lp	Vacant/Agriculture	2.88
18T620185	16461 Burkhardt Pl	Wildhorse Village Lp	Vacant/Agriculture	31.10
18T640248	16524 Wild Horse Creek Rd	Chesterfield Village Inc	Vacant/Agriculture	3.55
18S130070	595 Chesterfield Ctr	Twist Enterprises Llc	Vacant/Agriculture	4.09
18S410163	16185 W Chesterfield Pkwy	Chesterfield Village Inc	Vacant/Agriculture	7.85
18S120169	145 Southwest Quadrant	Tsg Downtown Chesterfield Redevelopment	Industrial/Utility	1.16
18S120158	150 Southwest Quadrant	Tsg Downtown Chesterfield Redevelopment	Commercial	10.84
18S140420	444 Chesterfield Ctr	Chesterfield Center Corp A Missouri Corp	Vacant/Agriculture	2.97
18S140288	100 Southwest Quadrant	Dillard Department Storesinc	Commercial	16.68
19S440172	955 Chesterfield Ctr	Tsg Downtown Chesterfield Redevelopment	Commercial	3.57
18S120071	1 Southwest Quadrant	Tsg Downton Chesterfield Redevelopment	Commercial	13.00
18S110137	49 Southwest Quadrant	MayStores Xiii Inc A Delaware Corporati	Commercial	13.45
18S140365	500 Chesterfield Ctr	500 Chesterfield Center Llc	Commercial	2.25
18S130157	700 Chesterfield Ctr	Chesterfield Village Inc	Vacant/Agriculture	17.60
18T620064	16504 Wild Horse Creek Rd	Wildhorse Village Lp	Vacant/Agriculture	2.00
18T620228	16489 Burkhardt Pl	Chesterfield Village Inc	Vacant/Agriculture	16.21
18T630348	16560 Wild Horse Creek Rd	Chesterfield Village Inc	Vacant/Agriculture	0.48
18T620239	16530 Wild Horse Creek Rd	Chesterfield Village Inc	Vacant/Agriculture	11.43
18S130146	299 Southwest Quadrant	Chesterfield Village Inc	Vacant/Agriculture	0.00
18S120147	7 Southwest Quadrant	Tsg Downtown Chesterfield Redevelopment	Commercial	20.20
18T321062	16150 Main Circle Dr	16150 Main Circle Llc	Commercial	2.94
18T321084	16290 Main Circle Dr	Central Park Square Inc	Vacant/Agriculture	0.44
18T321073	16302 Main Circle Dr	CityOf Chesterfield Mo	Vacant/Agriculture	1.01
18S110159	6 Park Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.43
18T340366	16344 Main Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.08
18S130201	16375 Main Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.94
18T340322	16350 Main Circle Dr	Chesterfield CityOf	Vacant/Agriculture	4.90
18S110171	16301 Main Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.98
18S110160	2 Park Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.50
18S110182	4 Park Circle Dr	Central Park Square Inc	Vacant/Agriculture	0.03
18S130179	1 Park Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.43
18S130180	5 Park Circle Dr	Chesterfield CityOf	Vacant/Agriculture	0.49
			<b>Total Area</b>	<b>216.39</b>

The Redevelopment Area and associated Redevelopment Project Areas ("RPAs") are intended to alleviate those conditions that qualify the Redevelopment Area as a "Blighted Area" to facilitate the Redevelopment Area's economic revitalization. Redevelopment Project costs to be paid with TIF revenues (defined below) are anticipated to include (but are not limited to):

- The addition, enhancement, and expansion of existing public facilities that would be damaged or experience diminished utility due to conditions of blight;
- The improvement of roadway infrastructure including, but not limited to: street and structured parking, stormwater control and detention, and other public improvements (sidewalks, bike paths, trails, pedestrian walkways, landscape areas, street lighting, wayfinding, and regulatory signage, parks, public amenities, retaining walls, traffic signals, and site fixtures (trash, bike racks, benches, etc.));
- The construction and improvement of utility infrastructure, including electric, gas, sewer, water, telecommunications, etc.);
- The construction of structured parking garages for shared public use;
- Other costs related to engineering, site design, construction, and financing, as permitted by the TIF Act; and
- All, or a portion of, the capital costs of the affected school districts resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the City by written agreement, accepts and approves such costs.

This Redevelopment Plan envisions a Redevelopment Project consisting of a dense mix of office, retail, and residential uses, generally shown on **Plate 3 - General Land Use Plan** in **Appendix B**. Initial development will occur within the western portion of the Redevelopment Area, with additional phases for development to be completed over the next ten to twelve years. However, it should be noted that tenants/users for the Redevelopment Area are speculative, as are the number, configurations, and scale of development as a whole as of the date of this report.

## SECTION 3

### ANALYSIS OF BLIGHTED AREA FACTORS

#### INTRODUCTION

This Section documents the conditions that were found to be present in the Redevelopment Area and contains the analysis of how such conditions cause the Redevelopment Area to be a "Blighted Area" according to Section 99.805 of the TIF Act. The TIF Act defines a "Blighted Area" as follows:

*"Blighted area," an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; (R.S. MO 99.805(1))*

As such, blight conditions may be physical, such as "insanitary or unsafe conditions," "deterioration of site improvements," or "the existence of such conditions which endanger life or property by fire and other causes."

This analysis is based upon on-site investigations of the Redevelopment Area conducted by PGAV Planners staff on March 1, 2022, and July 20, 2022, in addition to the information provided by the staff of the City of Chesterfield, the St. Louis County Assessor, and the Developer(s). PGAV Planners staff also relied upon its extensive experience, knowledge of the real estate market, and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in **Appendix D – Existing Conditions Photos**. Blighting factors for each parcel in the Redevelopment Area are also identified in **Plate 4 – Blighting Factors** in **Appendix B**. This report will not reflect changes in conditions or events that have occurred subsequent to the date of the site visits or publication of this report.

#### EXISTING CONDITIONS

As indicated above, PGAV Planners staff conducted field investigations of observable conditions in the Redevelopment Area. During these field investigations, physical and functional conditions were observed related to the condition of the portions of the Redevelopment Area that are part of the larger Mall site which constitutes more than half of the land within the Redevelopment Area. In addition, the buildings and their related site improvements within the Redevelopment Area all exhibit conditions of deferred maintenance and deterioration. Interior inspections of the Mall were also conducted. A high vacancy rate was noted (greater than 84 percent), as well as a high frequency of non-retail tenants within the Mall. These included religious organizations, office spaces, storage facilities, power sports manufacturers, and drone racing facilities.



## INSANITARY OR UNSAFE CONDITIONS

Unsafe conditions are evidenced by graffiti and signs of criminal behavior that have occurred throughout the Redevelopment Area. These conditions have also contributed to the deterioration of site improvements.

### **Summary of Findings Regarding Unsafe Conditions:**

During the March 1, 2022, site visit by PGAV Planners, graffiti was observed on the Dillard's parking garage interior in several locations. Further investigation showed that in September of 2021, the City's code enforcement division contacted Dillard's regarding graffiti that had occurred in the same location. The graffiti was abated in November by a maintenance crew from Dillard's.<sup>3</sup> This is evidence of persistent criminal behavior. It is also evidence that the abandoned nature of the Dillard's building is conducive to crime. Further evidence of criminal mischief was discovered during the site visit where some juveniles had thrown a partially full paint can on the floor of the Mall's interior.

The Redevelopment Area is unique as it is very large with complex features. Many locations at the Mall and within the Redevelopment Area are difficult or impossible to see from the public right-of-way and/or road frontage. The parking lots and surrounding areas are unsecured. According to management, there are no personnel on-site at night to monitor conditions beyond the end of the working day that could prevent crimes and vagrancy.

PGAV Planners also noted that several locations within Dillard's property were overgrown and unkempt, evidenced by dense vegetative bands of varying depths. Trash, including empty liquor and beer bottles of substantial volume, was observed strewn across the Dillard's parking lot and vegetative areas.

These elements reinforce the argument that the condition of the property encourages loitering and other negative social behaviors. It is also probable that the unsecured areas, including parking areas, could attract juveniles and other delinquents. These conditions serve as substantial evidence that the Redevelopment Area is insanitary or unsafe in its current condition.

In the property's present condition and use, the above factors predominate to constitute insanitary or unsafe conditions. Furthermore, in 2009 the Missouri Court of Appeals observed and held in *Land Clearance for Redevelopment Authority v. Inserra*, 284 S.W.3d 641 (Mo. Ct. App. 2009) that conditions perceived to foster criminal behavior can be considered a social liability, as in the following excerpt from the opinion:

*There were many dark corners where criminal activity could occur, and that there was no evidence of security on the property to prevent crime. Further, it observed that the property appeared unoccupied with no one to monitor conditions that could contribute to fire or other dangers. Finally, the study noted that the*

---

<sup>3</sup> Work Order 111016

*condition of the property would encourage loitering and other negative social behavior; the parking and loading areas were unprotected and unmonitored, which could attract juvenile delinquents. In the property's present condition and use, these factors predominate to constitute a social liability. We hold that substantial evidence exists to support a finding of social liability.*

We find that this interpretation, combined with the factors and conditions outlined above, represents a social liability and supports the definition of a "Blighted Area" as defined in R.S. MO 99.805(1). Vacant buildings are another situation that typically represents unsafe conditions. The Dillard's location has been vacant since 2017. An on-site exterior review of this building did not indicate evidence of break-ins.

## **DETERIORATION OF SITE IMPROVEMENTS**

In general, deterioration refers to the physical and economic deterioration of the improvements of the Redevelopment Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways, and drives, and lighting fixtures, signage, etc.

Deterioration may be evident in basically sound buildings containing minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, or holes and cracks over limited areas. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, fascia materials, etc.

### **Summary of Findings Regarding Deterioration of Site Improvements:**

While many observations of deteriorated site improvements were evident within the Redevelopment Area, most observations of deterioration were on the interior and exterior of the Mall. Water infiltration has been occurring via the large skylights within the Mall's concourse. Several instances of water intrusion were observed within tenant spaces and interior walkways. The Dillard's building showed the most significant signs of water permeation. Ceiling areas located around support joists showed signs of leakage and water infiltration. The ceiling tiles in these areas had been removed for emergency repairs due to the failure of the room.

Exterior concrete and masonry walls are deteriorating due to moisture and exposure to the elements. One particular area of masonry near the main entrance of the Mall has completely deteriorated. Several interior service corridors show considerable amounts of spalling. These service corridors also show evidence of water infiltration. Several locations where ceiling tiles had rotted out of place were observed. The majority of the Redevelopment Area's parking lots exhibited serious signs of deferred maintenance. Some areas had large depressions that were collecting water during light rain. Other areas were spalling or had completely deteriorated.

## **EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES**

The Redevelopment Area, by reason of a predominance of insanitary or unsafe conditions, a deterioration of site improvements, and the existence of conditions which endanger life or property by fire or other causes, constitutes an economic liability.

### ***Summary of Findings:***

The various conditions described in the preceding sections on insanitary or unsafe conditions and deterioration of site improvements within the Redevelopment Area give rise to conditions which endanger life or property by fire and other causes.

## **MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE**

The combination of the previously described blighting conditions present within the Redevelopment Area constitutes a menace to the public health, safety, morals or welfare as the Redevelopment Area is predominated by insanitary or unsafe conditions, deterioration of site improvements, and conditions which endanger life or property by fire and other causes, which, in combination, constitute a menace to the public health and safety, morals or welfare in its present condition and use.

## **ECONOMIC LIABILITY**

The Redevelopment Area, by reason of a predominance of insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes, constitutes an economic liability. The Redevelopment Area, in its present condition and use, is underutilized and now represents a large tract of depreciating and vacant land that still has significant challenges to any redevelopment effort. The Redevelopment Area lost much of its revenue generation capacity in 2018, causing a need for greater public resources, such as increased attention required by police, fire, and code enforcement officials from the City while revenue declines.

The closure of Dillard's and many of the Mall's retailers caused a ripple effect in sales throughout the Redevelopment Area. Retailing, in general, has seen an accelerated impact on local sales taxes as the percentage of retail sales captured by online purchasing has grown.

The Redevelopment Area suffers from an abnormally high vacancy rate. Vacancy rates directly correlate to the marketability of the Redevelopment Area, therefore making it perhaps the best indicator of economic liability. At the time of this report, only 55 percent of the Redevelopment Area's leasable space is occupied. This translates into an 84 percent vacancy rate within the Mall and a total vacancy rate of 50 percent for the entire Redevelopment Area. Typically, the ideal vacancy rate for a retail Mall is eight percent to ten percent; however, according to a recent market report prepared by Cushman Wakefield, St. Louis County has an overall vacancy rate for power centers that was only three percent across all retail products.<sup>4</sup> This translates to an occupancy rate fourteen times greater than the

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<sup>4</sup> 2021 Q4 Retail Market Report: Cushman Wakefield.

occupancy rate of the Redevelopment Area. The largest vacancy within the Redevelopment Area is the former locations of Dillard's and Sears. Large anchor spaces have proven more difficult to lease due to changes in consumer behavior and a reluctance for large retailers to expand. An example of this is the current use of the former Sears location. The current use as an assembly facility for electric minibikes (Burrowmax) does not represent the intended original use (retail) that the Mall was designed for. There are also four examples within the Redevelopment Area where churches, religious, and institutional organizations have leased space originally intended to be used for retail uses. These religious uses typically operate under restricted schedules and offer almost no economic benefits or additional foot traffic outside of Sunday service hours. Both examples above are symptoms of an economic liability. As mentioned before, during the inspection by PGAV Planners, several observations were made where retail space had been converted to other uses and activities not typically found in a vibrant and healthy retail mall. When taking into account that spaces typically available for traditional retail have been leased to non-traditional businesses such as office and temporary short-term leases and uses that do not specialize in traditional retail, the vacancy rate of the Redevelopment Area increases to 84 percent.

The other typical measure of economic liability for purposes of the TIF Act is property value and the taxes that it produces. The total assessed value for the Redevelopment Area in 2021 was \$27,056,920, according to the St. Louis County Assessor.

**Table 3-1** shows the total assessed values for the Redevelopment Area properties for the period between 2015 and 2021. **Table 3-1A** shows changes in assessed value from 2015 to 2021.

**TABLE 3-1**  
**AREA PARCEL DATA**  
**CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA**  
**CHESTERFIELD, MISSOURI**

2015	2016	2017	2018	2019	2020	2021
Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value
\$32,000,290	\$36,545,290	\$28,795,610	\$25,397,240	\$26,206,600	\$34,191,590	\$27,056,920

As this data indicates, the biggest drop in assessed value occurred on property that encompasses the Mall. Specifically, Locator 18S120147, which includes the entire Mall property, sans retail anchor properties. The assessed value of this property decreased by over 88 percent from 2015 until 2021.

**TABLE 3-1-A**  
**ASSESSED VALUE PERCENT CHANGE - 2015 - 2021**  
**CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA**  
**CHESTERFIELD, MISSOURI**

Use	% Change '15-'16	% Change '16-'17	% Change '17-'18	% Change '18-'19	% Change '19-'20	% Change '20-'21	Overall % Change '15-'21
Total - All Parcels	14%	-21%	-12%	3%	30%	-21%	-15%

Source: St. Louis County Assessor

The Redevelopment Area's consistent declines in assessed values give rise to an inability to generate reasonable and sustained revenues, which places affected taxing jurisdictions in a position in which budgets for such services as police, fire, schools, parks, and other municipal services may not be provided at preferred levels. A drop in revenues that support these or other municipal or district services translates into an economic liability for the residents of the City and the beneficiaries of those districts funded by area real estate, sales, and utility taxes.

**SOCIAL LIABILITY**

The Redevelopment Area is also a social liability in its present condition and use due to the previously described blighting factors. Social liability exists where conditions present a threat to public safety and welfare. The physical condition of the bulk of the Redevelopment Area properties, the lack of 24-hour security, the presence of vacant buildings, and non-functioning nighttime lighting represent a social liability by creating an environment ripe for trespassing, vandalism, and other crimes.

**SUMMARY**

The Redevelopment Area meets, as the whole, the definition of a "Blighted Area," as such term is defined within the TIF Act, and is a portion of the City that by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of such conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

The Redevelopment Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Insanitary or Unsafe Conditions;
- Deterioration of Site Improvements;
- Existence of Conditions Which Endanger Life or Property by Fire and Other Causes;
- Economic Liability; and
- Social Liability.

Factors contributing to the above-listed requirements are outlined above and supported by the **Existing Conditions Photos** in **Appendix D**. The foregoing analysis and findings indicate the majority of the Redevelopment Area is affected by one or more blighting factors, which indicates that the Area is a portion of the City which by reason of the predominance of insanitary or unsafe conditions,

deterioration of site improvements, or the existence of such conditions which endanger life or property by fire and other causes, or any combination of such factors, constitutes an economic liability or a social liability in its present condition and use. Pursuant to Sections 99.805(1) R.S.Mo., it is concluded that a predominance and a preponderance of the Redevelopment Area is a "Blighted Area," as defined by the TIF Act.

## SECTION 4

### REDEVELOPMENT PLAN PROGRAM AND OBJECTIVES

#### PROGRAM OBJECTIVES

This Redevelopment Plan sets forth below the general description of the program that the City proposes to undertake to accomplish the objectives for the Redevelopment Area.

The City's primary objectives for this Redevelopment Plan are:

- To eradicate the conditions within the Redevelopment Area that constitute blight;
- To enhance the tax base by inducing the development of the Redevelopment Area to its highest and best use.
- To benefit taxing districts
- To encourage private investment in surrounding areas, thereby increasing property values in the Redevelopment Area;
- To promote health, safety, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development;
- To stimulate employment opportunities and increased demand for services in the Redevelopment Area;
- To retain businesses and to attract new businesses to the City and the County;
- To create a land use environment that will be an economic and community benefit;
- To provide an implementation mechanism that will accelerate the achievement of these objectives and complement other community and economic development objectives and programs; and
- To further the objectives of the City's Comprehensive Plan.

The following objectives also form the basis for the Redevelopment Plan:

- The addition, enhancement, and expansion of existing public facilities that would be damaged or experience diminished utility due to conditions of blight;
- The improvement of roadway infrastructure including, but not limited to: street and structured parking, stormwater control and detention, and other public improvements (sidewalks, bike paths, trails, pedestrian walkways, landscape areas, street lighting, wayfinding, and regulatory signage, parks, public amenities, retaining walls, traffic signals, and site fixtures (trash, bike racks, benches, etc.));
- The construction and improvement of utility infrastructure, including electric, gas, sewer, water, telecommunications, etc.);
- The construction of structured parking garages for shared public use;
- Other costs related to engineering, site design, construction, and financing, as permitted by the TIF Act; and

- All, or a portion of, the capital costs of the affected school districts resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the City by written agreement, accepts and approves such costs.

## REDEVELOPMENT PROJECT

This Redevelopment Plan envisions multiple projects across six RPAs (RPA 1-A, RPA 1-B, RPA 1-C, RPA 1-D, RPA 2, and RPA 3) consisting of the construction of new buildings, site improvements, and public infrastructure across the Redevelopment Area, as described previously in Section 2 of this Plan under the caption “Summary of Redevelopment Projects.” As presently conceived, the Redevelopment Program for each RPA consists of the following Redevelopment Projects:

- The conversion of the site to a dense, mixed-use town center. Development is anticipated to include a mix of commercial, residential, and institutional uses, as well as public and community activity areas as described in Section 2 of this Plan;
- The construction of pedestrian-friendly and accessible infrastructure that encourages walking and multi-point trips and public gathering spaces; and
- The construction of appropriate utilities, parking lots, structured parking, ingress and egress elements, site lighting, landscaping, and any required traffic signalization improvements.

It should be noted that building sizes, site placement, the nature and type of tenants or end-users, and other details of the Redevelopment Project as generally described above may be subject to modification as each Redevelopment Project moves from concept to reality. The Developer(s) may continue negotiations with tenants or end-users as site and building designs are completed. However, this Redevelopment Plan intends that the Redevelopment Project will consist of a dense, town-center-style, mixed-use development generally as described herein.

It should also be noted that the cost-benefit analysis developed in conjunction with this Redevelopment Plan (presented under separate cover) is based on the Redevelopment Project as described above. The Cost/Benefit Analysis has been developed to show the potential fiscal impact of development occurring according to the range of the total size of the development described above. Modifications to the components of the Redevelopment Project will cause the projected revenues described in the Cost/Benefit Analysis to vary.

The Redevelopment Project entails multiple developments and activities occurring over the life of the Plan. The City intends to activate RPA 2 upon the adoption of this Plan. RPA 2 is described as the 84 acres of area to the west of the Mall (Wildhorse Village), as shown in **Plate 6** in **Appendix C**. Specific projects to be funded by TIF are shown in **Table 4-1**.

Specific projects for RPA 1-B, RPA 1-C, RPA 1-D, and RPA 3 may be approved at a future date, subject to additional information being provided for each redevelopment project. RPA 3 is anticipated



to include municipal projects to be built by the City. The City anticipates that RPA 3 projects may be funded from incremental revenues available from other RPAs within the Redevelopment Area.

Specific taxing district capital costs of the affected school districts may be approved at a future date, to the extent the City, by written agreement, accepts and approves each cost. The City anticipates such costs may be funded from incremental revenues from all RPAs within the Redevelopment Area.

This Redevelopment Plan provides for five RPAs within the Redevelopment Area. These RPAs are displayed on **Plate 6 – Proposed Redevelopment Project Areas in Appendix B**.

The Redevelopment Project components for each RPA are as follows:

**RPA 1-A – Chesterfield Mall**

The construction of more than four million square feet of building space, including nearly 5,000 parking spaces, 79,000 square feet of restaurant space, 37,500 square feet of grocery space, 363,500 square feet of retail space, 1,468 apartment units, and 272,000 square feet of commercial office buildings.

**RPA 1-B – Chesterfield Mall**

The construction of more than three million square feet of building space, including nearly 3,500 parking spaces, 31,500 square feet of retail space, 314,000 square feet of hotel space, 895 apartment or condominium units, and 464,000 square feet of commercial office buildings.

**RPA 1-C – Chesterfield Mall**

The construction of more than two million square feet of building space, including nearly 3,000 parking spaces, 362 apartment units, and 747,000 square feet of commercial office buildings.

**RPA 1-D – Chesterfield Mall**

The construction of more than one million square feet of building space, including nearly 2,000 parking spaces, 5,000 square feet of retail space, and 688,000 square feet of commercial office buildings.

**RPA 2 – Wildhorse Village**

The construction of more than three million square feet of building space, including nearly 3,100 parking spaces; 147,500 square feet of retail space; a mixture of 641 luxury condominiums, townhomes, and apartment units; and 610,000 square feet of commercial office buildings.

**RPA 3 – City Infrastructure**

The improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for the following projects: The North Outer Forty connection to Chesterfield Parkway West and Swingley Ridge; Chesterfield Parkway West, SW quadrant; Shared parking structure, Central Park and Y; Clarkson-Baxter Road interchange improvements; Baxter Road-Edison Bridge & intersection; Multi-modal connections and extensions; Central Park, Amphitheater, and Aquatic improvements; Park Administration facilities and parking; and Public Library Expansion.

Property within the Redevelopment Area is subject to acquisition by negotiation. In the event that the City and the Developer(s) cannot agree with one or more owners regarding the proper compensation to be paid, property may be acquired by use of the City's power of eminent domain as provided for in the TIF Act.

## GENERAL LAND USES TO APPLY

The land uses that apply to the Redevelopment Area are displayed on **Plate 3 – Redevelopment Program Components** and **Plate 5– Future Land Use Plan** in **Appendix B**. **Plate 5** identifies the general area for development consistent with the City's Planned Development zoning regulations. This Plan is consistent with the objectives of the City's Comprehensive Plan, which provides the official policy guiding land use and development for the City.

## ESTIMATED REDEVELOPMENT PROJECT COSTS

Estimated redevelopment project costs for the Redevelopment Area include the cost of the following:

- The demolition of existing structures;
- The cost of infrastructure construction and improvements, such as internal and bordering construction and street improvements, curbing and sidewalk construction and improvements, storm and sanitary sewer construction and improvements, and upgrading utilities;
- The miscellaneous costs associated with development include, but are not limited to, loan fees, construction loan interest, permit and inspection fees, appraisals, title insurance, surveying, soil engineering, architect/engineer fees, environmental testing, etc., which have been incurred or will be incurred in the future;
- All costs and expenses reasonably incurred by the City in furtherance of the issuance of TIF obligations including, but not limited to, the fees and expenses of the City's attorneys (including the City Attorney, special TIF counsel, Bond counsel, and disclosure counsel), the City's administrative and other fees and expenses (including planning consultants and financial advisors), underwriters' discounts and fees, trustee fees, the costs of printing any obligations and any official statements relating thereto, the costs of credit enhancement, if any, capitalized interest, debt service reserves and the fees of any rating agency rating any obligations, all accrued and anticipated interest on the obligations (the preceding collectively referred to henceforth as "Financing Costs");
- Any other planning, legal, and financial advisory costs associated with the preparation of this Plan and implementation of the Redevelopment Project, which have been incurred or will be incurred in the future; and
- Property acquisition costs, including tenant and/or owner-occupant relocation costs.

The TIF Act allows the City and any entity designated by the City to incur redevelopment costs associated with implementing an approved Redevelopment Plan and approved Redevelopment Project. These costs include all reasonable or necessary costs directly incurred and any fees incidental to a Redevelopment Project, as further defined in the TIF Act as follows, and TIF revenues from this Redevelopment Project may pay any of the following Redevelopment Project costs concerning this Redevelopment Project:

**"Redevelopment project costs"** include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable. Such costs include, but are not limited to, the following:

- (a) Costs of studies, surveys, plans, and specifications;
- (b) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of a redevelopment plan or project;
- (c) Property assembly costs, including, but not limited to:
  - a. Acquisition of land and other property, real or personal, or rights or interests therein;
  - b. Demolition of buildings; and
  - c. The clearing and grading of land;
- (d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
- (e) Initial costs for an economic development area;
- (f) Costs of construction of public works or improvements;
- (g) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued pursuant to sections 99.800 to 99.865 accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
- (h) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
- (i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or state law; and
- (j) Payments in lieu of taxes.

**Table 4-1 – Estimated Redevelopment Project Costs** on the following page identifies the estimated overall costs of implementing the Redevelopment Project, as described above. These costs represent the total costs of the Redevelopment Project, regardless of the source of funding.

**TABLE 4-1  
ESTIMATED REDEVELOPMENT PROJECT COSTS  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA  
Chesterfield, MISSOURI**

Redevelopment Project Cost Items	Cost
<b>TIF Eligible Expenses:</b>	
<b>RPA 1A, RPA 1B, RPA 1C, and RPA 1D - Chesterfield Mall</b> <i>Includes funding: Parking Garage A; Parking Garage B; Public Utilities; On-site public road improvements; Demolition of the existing structures; Offsite road improvements; Construction of over 3.6 miles of roadways, sidewalks, pedestrian paths, and bicycle lanes.</i>	\$ 105,000,000
<b>RPA 2 - Wildhorse Village</b> <i>Includes the construction of surface parking and structured parking for shared public use, and improvements and infrastructure related thereto.</i>	\$ 25,000,000
<b>RPA 3 City Infrastructure</b> <i>Roadways &amp; traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for the following projects: North Outer Forty connection to Chesterfield Parkway West and Swingley Ridge; Chesterfield Parkway West, SW quadrant; Shared parking structures, Central Park and Y; Clarkson-Baxter Road interchange improvements; Baxter Road-Edison Bridge &amp; intersection; Multi-modal connections and extensions; Central Park, Amphitheater, and Aquatic improvements; Park Administration facilities and parking, and Public Library Expansion.</i>	\$ 168,360,000
<b>All RPAs</b> <i>All, or a portion of, the capital costs of the affected school districts resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the City by written agreement, accepts and approves such costs.</i>	\$ 54,588,149

Sources: Developer and City

**ANTICIPATED SOURCES OF FUNDS TO PAY COSTS**

It is anticipated that two principal sources of funds will be used to pay the costs related to implementing this Redevelopment Plan and Redevelopment Project as described herein.

These sources are:

- Funds available through TIF revenues or the issuance of Tax Increment Financing Bonds ("TIF Bonds"), short and long-term notes, loans, certificates, or other certificates of indebtedness (herein collectively referred to as "TIF Bonds or other financial obligations");
- Private loans or equity capital available to the Developer through cash reserves, financing entities, investment partners, or other sources not inconsistent with the TIF Act.

This Plan provides for certain costs to be paid with TIF revenues or through the issuance of TIF Bonds or other obligations (issued by some combination of the City and/or other issuers acceptable to the City) to finance all or a portion of the demolition, rehabilitation, maintenance, infrastructure and utility reconstruction, and other redevelopment project costs, as listed in, **Table 4-2 – Anticipated Redevelopment Project Costs and Financing Sources (Without Special Taxing District)** below.

**TABLE 4-2  
ANTICIPATED REDEVELOPMENT PROJECT COSTS  
AND FINANCING SOURCES (WITHOUT SPECIAL TAXING DISTRICT)  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA  
Chesterfield, MISSOURI**

<b>Total Redevelopment Plan &amp; Project Costs</b>	<b>\$ 3,300,000,000</b>
<b>Redevelopment Project Financing Sources</b>	
<b>Redevelopment Plan &amp; Project Costs to be Reimbursed from Tax Increment Financing</b>	<b>\$ 298,360,000</b>
<b>Total Redevelopment Plan &amp; Project Implementation Costs to be Privately Financed</b>	<b>\$ 3,001,640,000</b>

Source: Developer(s)

<sup>1</sup> Does not include the estimated capital costs paid to the affected school districts as the City does not expect to finance capital costs.

The City anticipates issuing a series of notes, bonds, or other financial obligations which, in aggregate equal to the total Redevelopment Project costs to be reimbursed from TIF, less any taxing district capital costs. Once the Redevelopment Project is completed and generates tax revenue, the City may issue TIF bonds that would be sold to the public or privately placed with accredited investors. It is not the intent of this Plan to restrict the City or the Developer(s) from using TIF bonds or other financial obligations to finance the cost amounts or cost items as outlined in **Table 4-1**. However, such cost amounts and items shall be restricted as specified in Section 99.805(15) of the TIF Act.

The cost items to be paid for by TIF revenues or financed by TIF bonds or other financial obligations may vary from those outlined in **Table 4-1**. However, the total of such costs reimbursed to the Developer(s) from the principal amounts of the TIF obligations is \$130,000,000. The total costs reimbursed to the City shall not exceed \$168,360,000, and the total amount of capital costs to be reimbursed to the affected school districts shall not exceed \$54,558,149. If the City elects to finance or refinance with TIF bonds or other financial obligations, the principal amount of the TIF bonds or other financial obligations may exceed such amount to the extent required to establish a reserve fund, pay costs of issuance, pay capitalized and accrued interest, and to pay other eligible Financing Costs. Revenues from the proposed Special Business District (the "SBD") are not intended to be used for TIF financing and instead will be pledged toward the costs of operations and maintenance within the Redevelopment Area. The primary sources of revenue to retire TIF bonds or other financial obligations will be those provided for in the TIF Act. As stated in the TIF Act, these sources are:

1. "Payments in Lieu of Taxes" or "PILOTs," are defined in the TIF Act as:

"...those estimated revenues from real property in the area selected for a redevelopment project, which revenues according to the redevelopment project or plan are to be used for a private use, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the area selected for the redevelopment project exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of section 99.850." (*R.S. MO 99.805(11)*)

This source is anticipated to generate incremental revenue resulting from increased Equalized Assessed Value ("EAV") following the redevelopment of the Redevelopment Area.

2. 50% of "Economic activity taxes" or "EATs" as defined in the TIF Act as:

"... the total additional revenue from taxes which are imposed by a municipality and other taxing districts, and which are generated by economic activities within a redevelopment area over the amount of such taxes generated by economic activities within such redevelopment area in the calendar year prior to the adoption of the ordinance designating such a redevelopment area, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments. For redevelopment projects or redevelopment plans approved after December 23, 1997, if a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the redevelopment area." (*R.S. MO 99.805(4)*)

This source is anticipated to generate incremental revenue from sales and utility taxes levied by the City and other local taxing jurisdictions following the redevelopment of the Redevelopment Area.

Total estimated Redevelopment Plan and Project costs across all Redevelopment Project Areas total approximately \$3.3 billion. Approximately \$168,360,000 million (or 5% of total project costs) may be reimbursed to the City from TIF. Approximately \$54,558,149 (or 1.7% of total project costs) to the affected school districts from TIF. Approximately \$130,000,000 (or 4% of total project costs) may be reimbursed to the Developer(s) from TIF.

The City may elect, but is not obligated, to use other sources of revenue to finance these costs; or alternatively, the City may make advances from funds available. These advances would be reimbursed,

with interest, as and when there are sufficient monies in the Special Allocation Fund. TIF Bonds or other financial obligations issued for a project may be marketed through a program developed by the City's financial advisor or a bond underwriter, or they may be privately placed.

## CAPITAL COSTS TO TAXING DISTRICTS

It is anticipated that both the Parkway and Rockwood School Districts (the "School Districts") may annually receive a reimbursement of capital costs in an amount not-to-exceed ten percent of total PI-LOTs generated within each respective School District. **Table 4-3 – Estimated Cumulative Capital Contributions** shows the estimate of total capital costs to be reimbursed to each school district during the life of the TIF.

**TABLE 4-3**  
**ESTIMATED CUMMULATIVE CAPTIAL CONTRIBUTIONS**  
**CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA**  
Chesterfield, MISSOURI

<b>ESTIMATED CAPITAL COSTS</b> <sup>1,2</sup>	
Parkway School District Capital Costs	\$ 53,571,307
Rockwood School District Capital Costs	\$ 986,842
<b>Total Capital Costs to School Districts</b>	<b>\$ 54,558,149</b>

<sup>1</sup> Total Property Tax Increment Generated ("PILOTS").

<sup>2</sup> Capital Costs equal 10% of the total property tax increment generated by each respective district.

## ANTICIPATED TYPE AND TERM OF THE SOURCES OF FUNDS AND THE TYPES AND TERMS OF THE OBLIGATIONS TO BE ISSUED

It is projected that TIF Bonds or other financial obligations will retire within 23 years of the completion of construction of each Redevelopment Project, but in no event shall the TIF obligations have a term of greater than 23 years from the date of the City's adoption of the ordinance approving a Redevelopment Project within each RPA as required by the TIF Act. The City may issue TIF obligations in a net amount not exceeding \$352,918,149, exclusive of the costs of financing or refinancing costs as described above, although the City does not anticipate issuing TIF obligations for any taxing district capital costs. The TIF Bonds or other financial obligations will be issued only to finance eligible costs as specified in Section 99.805 of the TIF Act, including the funding of a debt service reserve fund, capitalized and accrued interest, and any costs of issuing the TIF Bonds or other financial obligations. It is the City's intent to pay for the principal and interest on these TIF Bonds or other financial obligations solely with money legally available for such purpose within the City's Special Allocation Fund. The Developer(s) will use other public and private financing sources, in addition to the TIF Bonds or other financial obligations, to finance the Redevelopment Project, and the terms of that financing will be governed by legal requirements and the financial markets.

As required by the Act, this Plan contains estimated redevelopment project costs, the anticipated sources of funds to pay for redevelopment project costs, the expected type and term of the sources of funds to pay redevelopment project costs, and the general land uses that apply to the Redevelopment

Area. This Plan will be implemented through an agreement between the City and the Developer(s) and, with respect to any taxing district capital costs, agreements between the City and each affected school district. This agreement shall contain provisions that are in greater detail than as set forth in this Plan and that expand upon the anticipated sources and uses of funds to implement this Plan. Nothing in any agreement shall be deemed an amendment of this Plan.

## **EVIDENCE OF THE COMMITMENT TO FINANCE PROJECT COSTS AND THE DEVELOPER'S AFFIDAVIT**

**Appendix C** contains a letter provided by the Developers regarding a commitment to finance project costs.

## **EQUALIZED ASSESSED VALUATION**

In accordance with the TIF Act, the most recent EAV and an estimate of the EAV after redevelopment must be compiled for the Redevelopment Area and shown in this Plan. This data is provided in **Table 4-4 - Estimated Equalized Assessed Valuation (EAV) Before and After Development**. **Table 4-4** shows the estimate of the EAV after redevelopment pursuant to the Redevelopment Project.

**TABLE 4-4**  
**ESTIMATED EQUALIZED ASSESSED VALUATION (EAV)**  
**BEFORE AND AFTER REDEVELOPMENT**  
**CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA**  
**Chesterfield, MISSOURI**

<b>Assessment Item</b>	<b>EAV (\$)</b>
<b>Total Estimated EAV After Redevelopment</b>	<b>1,387,499,759</b>
<b>Most Recent EAV Amount*</b>	<b>27,056,920</b>
<b>Total Estimated Incremental Value</b>	<b>1,360,442,839</b>

\* Source: St. Louis County Assessor

The "Most Recent EAV Amount" for the Redevelopment Area was obtained by PGAV Planners from the St. Louis County Assessor in May of 2021. The "Most Recent EAV Amount" represents the total value for each taxable parcel of land located wholly within the Redevelopment Area on which property taxes are currently paid. Each affected taxing district that levies an ad valorem property tax within the Redevelopment Area will continue to receive tax payments based on the "Most Recent EAV Amount" as described in detail in the Cost/Benefit Analysis submitted along with this document.

The "Total Estimated EAV After Redevelopment" represents an estimate of the St. Louis County Assessor's future assessment of the Project once complete for taxation purposes. The "Total Estimated Incremental Value" represents the estimated new taxable value over and above the "Most Recent EAV Amount." The incremental property taxes or PILOTs will be paid based on the actual incremental value.



## SECTION 5

### FINDINGS

Section 99.810 of the TIF Act requires that the City make various findings before adopting this Redevelopment Plan. The preceding sections of this report provide supporting data for the findings.

#### **A BLIGHTED AREA; BUT FOR**

The Redevelopment Area is a blighted area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. As documented in Section 3 of this Plan, the Area meets the requirements for designation as a "Blighted Area." Documentation and analysis of the "but for" requirement is contained in Section 2 of this Plan, and the Developer's affidavit affirming the same is attached to this Plan

#### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The City's "Comprehensive Plan" designates the acceptable land uses for the Area to be "City Center (Downtown)" and "City Center (Urban Transition)." The land uses depicted within **Appendix B, Plate 5 – General Land Use Plan** conforms to this designation. The Comprehensive Plan also describes these land uses as follows:

*"Downtown - Land inside the city center area where a downtown that supports mixed-use development, civic spaces, and social interaction will be created. Uses and buildings are located on blocks with streets designed to extend a grid network. Buildings typically stand multiple stories with a mix of uses that encourage pedestrian activity. The compact, walkable environment and mix of residential and non-residential uses in downtown support multiple modes of transportation."*

*"Urban Transition - Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This Character Area includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core."*

As proposed, the Redevelopment Plan and Redevelopment Programs for each RPA conform to the City's Comprehensive Plan as a whole.

## **ESTIMATED DATES OF COMPLETION**

The estimated date for completion of the Redevelopment Project and retirement of obligations to finance the Redevelopment Project has been stated, and such completion dates shall not be more than 23 years from the date of activation or adoption of any ordinance approving any Redevelopment Project within any RPA. The ordinance approving any Redevelopment Project within any RPA will be adopted within ten years from the date of adoption of the ordinance approving this Plan.

## **RELOCATION ASSISTANCE**

A plan has been developed for relocation assistance for businesses and residences. A copy of the City's relocation assistance policy is provided in **Appendix E**, which applies to redevelopment projects pursued under the TIF Act.

Thus, this Plan complies with Section 99.810(4) of the TIF Act, which requires that a relocation plan be developed for the assistance of businesses and residences.

## **COST-BENEFIT ANALYSIS**

A cost-benefit analysis showing the economic impact of the Plan on each taxing district that is at least partially within the boundaries of the Redevelopment Area has been prepared. The analysis shows the impact on the economy if the Redevelopment Project is not built and if the Redevelopment Project is built pursuant to the Plan under consideration. The cost-benefit analysis includes a fiscal impact study on every affected political subdivision, as well as sufficient information for the TIF Commission to evaluate whether the Redevelopment Project as proposed is financially feasible.

## **GAMBLING ESTABLISHMENTS**

This Plan does not include the initial development or redevelopment of any gambling establishment.

## **MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT REPORT**

By the last day of February of each year, the City shall report to the Director of the Department of Economic Development for the State of Missouri the name, address, phone number, and primary line of business of any business that relocates to the Redevelopment Area.

# APPENDICES

# **APPENDIX A**

## **REDEVELOPMENT AREA BOUNDARY MAP**

**AND**

## **LEGAL DESCRIPTION**



0.3 Miles  
PCAV PLANNERS

**PLATE 1 - REDEVELOPMENT AREA BOUNDARY**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

## TIF Description

A tract of land being part of U.S. Surveys 123, 415, 2002 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the western corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the above said county records, also being the southern corner of Burkhardt Place as dedicated by Deed Book 23588 Page 3666 of said county records, being on a curve to the left having a radius of 775.00 feet; thence the following courses and distances along the south and west lines of that part of Burkhardt Place, dedicated by Deed Book 23588 Page 3666: along said curve an arc distance of 342.59 feet, and a chord which bears South 80 degrees 42 minutes 32 seconds West, 339.80 feet, to a point of reverse curve having a radius of 405.00 feet; along said curve an arc distance of 805.88 feet and a chord which bears North 44 degrees 41 minutes 16 seconds West, 679.35 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.72 feet and a chord which bears North 13 degrees 54 minutes 00 seconds West, 816.57 feet to a point of reverse curve having a radius of 405.00 feet; and along said curve an arc distance of 346.17 feet and a chord which bears North 15 degrees 35 minutes 22 seconds West, 335.72 feet, thence crossing said Burkhardt Place, South 81 degrees 10 minutes 37 seconds East, 60.00 feet to the east right-of-way of said Burkhardt Place; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to the beginning of a curve to the right having a radius of 84.61 feet; along said curve with an arc length of 89.68 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet; thence North 67 degrees 50 minutes 19 seconds East, 2.34 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet to its intersection with the south right-of-way line of Wildhorse Creek Road, variable width; said point also being the beginning of a curve to the left having a radius of 996.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 493.99 feet and a chord which bears North 86 degrees 48 minutes 46 seconds East, 488.94 feet; North 78 degrees 50 minutes 50 seconds East, 52.73 feet to the beginning of a curve to the right having a radius of 907.00 feet; along said curve with an length of 93.30 and a chord which bears North 71 degrees 21 minutes 25 seconds East, 93.26 feet to the west line of Parkview Terrace, thence crossing said road along last said curve with an arc length of 320.45 feet and a chord which bears North 84 degrees 25 minutes 32 seconds East, 318.79 feet; North 04 degrees 32 minutes 49 seconds East, 11.26 feet to the beginning of a

curve to the right having a radius of 95.00 feet; along said curve with an arc length of 9.03 feet and a chord which bears South 89 degrees 53 minutes 38 seconds East, 9.03 feet continuing along said curve to the right having a radius of 919.00 feet with an arc length of 404.27 feet and a chord which bears South 72 degrees 17 minutes 22 seconds East, 401.02 feet; thence crossing said Wildhorse Creek Road, North 30 degrees 18 minutes 46 seconds East, 72.12 feet to the north right-of-way line of said Wild Horse Creek Road, said point also being located on the centerline of that part of Chesterfield Airport Road ( f.k.a. Olive Street Road) as vacated by instrument recorded in Book 23423, Page 89 of above said records; thence along said centerline the following courses and distances: North 44 degrees 11 minutes 10 seconds West, 279.36 feet; North 44 degrees 11 minutes 10 seconds West, 89.38 feet and North 55 degrees 53 minutes 33 seconds West, 176.60 feet to its intersection with the direct southwest prolongation of the west line of a tract of land as conveyed to 16517/16519 Old Chesterfield LLC by instrument recorded in Book 23682, Page 469 of above said records; thence along said prolongation line and last said west line, North 00 degrees 11 minutes 41 seconds East, 837.85 feet to the southwestern right-of-way line of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: South 42 degrees 02 minutes 08 seconds East, 656.48 feet to the beginning of a curve to the right having a radius of 11157.00 feet; along said curve with an arc length of 709.33 feet and a chord which bears South 40 degrees 13 minutes 10 seconds East, 709.21 feet; North 77 degrees 10 minutes 33 seconds East, 0.27 feet to the beginning of a non-tangential curve to the right having a radius of 5664.58 feet; along said curve with an arc length of 38.40 feet and a chord which bears South 34 degrees 40 minutes 44 seconds East, 38.40 feet; South 24 degrees 24 minutes 24 seconds East, 125.81 feet; South 14 degrees 29 minutes 30 seconds West, 134.14 feet; South 03 degrees 21 minutes 32 seconds East, 145.49 feet South 40 degrees 19 minutes 34 seconds West, 105.00 feet and South 87 degrees 48 minutes 56 seconds West, 81.05 feet thence crossing said Wild Horse Creek Road, South 40 degrees 25 minutes 28 seconds West, 92.67 feet to the south right-of-way line of said road; thence along said right-of-way line the following , South 40 degrees 25 minutes 28 seconds West, 7.17 feet; South 49 degrees 40 minutes 30 seconds East, 112.49 feet to the beginning of a curve to the left having a radius of 1,959.56 feet; along said curve with an arc length of 300.82 feet and a chord which bears South 54 degrees 04 minutes 45 seconds East, 300.52 feet South 58 degrees 25 minutes 45 seconds East, 164.17 feet to the beginning of a curve to the left having a radius of 1,959.56 feet; along said curve with an arc length of 84.52 feet and a chord which bears South 59 degrees 40 minutes 44 seconds East, 84.52 feet and South 17 degrees 50 minutes 47 seconds East, 135.74 feet to the west right-of-way

line of Chesterfield Parkway West, variable width; thence crossing said Chesterfield Parkway West, South 60 degrees 32 minutes 41 seconds East, 73.31 feet to the east right-of-way line of said of Chesterfield Parkway West; thence along said east right-of-way line North 71 degrees 17 minutes 55 seconds East, 135.85 feet to its intersection with the southern right-of-way line of Interstate Route 64, variable width; thence along said right-of-way line the following course and distances: South 69 degrees 05 minutes 52 seconds East, 32.21 feet; South 59 degrees 27 minutes 48 seconds East, 217.63 feet; South 33 degrees 54 minutes 58 seconds East, 563.21 feet; South 55 degrees 50 minutes 01 second West, 15.03 feet to the beginning of a curve to the left having a radius of 2,929.93 feet; along said curve with an arc length of 20.37 feet and a chord which bears South 34 degrees 40 minutes 47 seconds East, 20.37 feet; North 55 degrees 44 minutes 16 seconds East, 14.92 feet to the beginning of a curve to the left having a radius of 2,914.93 feet along said curve with an arc length of 539.15 feet and a chord which bears South 38 degrees 51 minutes 56 seconds East, 538.38 feet; South 44 degrees 50 minutes 03 seconds West, 10.00 feet to the beginning of a curve to the left having a radius of 2,924.93 feet; along said curve with an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 57 seconds East 297.66 feet; South 33 degrees 46 minutes 27 seconds East, 104.87 feet; South 49 degrees 20 minutes 14 seconds East, 99.00 feet; South 58 degrees 35 minutes 13 seconds East, 15.00 feet; North 10 degrees 39 minutes 06 seconds East, 54.56 feet to the beginning of a non-tangential curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 54.29 feet and a chord which bears South 55 degrees 13 minutes 54 seconds East, 54.29 feet; South 37 degrees 50 minutes 04 seconds East, 51.79 feet; South 57 degrees 08 minutes 21 seconds East, 104.82 feet; South 57 degrees 06 minutes 50 seconds East, 362.80 feet and South 42 degrees 53 minutes 17 seconds East, 8.16 feet to its intersection with the western right-of-way of East Chesterfield Center as vacated by Book 8872, Page 2431, said point also being located on a non-tangential curve to the right having a radius of 61.00 feet; thence along the said western right-of-way line the following courses and distances: along said curve with an arc length of 31.10 feet and a chord which bears South 13 degrees 32 minutes 29 seconds West, 30.76 feet; South 28 degrees 09 minutes 05 seconds West, 126.11 feet; South 29 degrees 49 minutes 21 seconds West, 56.32 feet to the beginning of a curve to the left having a radius of 311.50 feet; along said curve with an arc length of 225.89 feet and a chord which bears South 09 degrees 22 minutes 11 seconds West, 220.97 feet; South 11 degrees 24 minutes 16 seconds East, 157.91 feet to the beginning of a curve to the right having a radius of 250.00 feet; along said curve with an arc length of 104.44 feet and a chord which bears South 00 degrees 33 minutes 49 seconds West, 103.68 feet and South 12 degrees 36 minutes 11 seconds West, 43.83 feet; thence



crossing said Chesterfield Center and along the south line of a tract of land as conveyed to Hp Chesterfield LLC by instrument recorded in Book 20786, Page 615 of above said records; an a curve to the left having a radius of 473.00 feet, an arc length of 208.18 feet and a chord which bears South 87 degrees 54 minutes 27 seconds East, 203.50 feet; to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 39 degrees 55 minutes 19 seconds West, 21.05 feet; South 34 degrees 26 minutes 44 seconds West, 108.95 feet; South 34 degrees 26 minutes 46 seconds West, 386.00 feet; South 23 degrees 32 minutes 25 seconds West, 181.58 feet; South 31 degrees 7 minutes 33 seconds West, 828.33 feet and South 85 degrees 40 minutes 34 seconds West, 26.89 feet to its intersection with the north right-of-way line of West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 50 minutes 32 seconds West, 332.74 feet; North 82 degrees 52 minutes 15 seconds West, 63.94 feet and South 86 degrees 44 minutes 25 seconds West, 35.95 feet to the southeastern corner of Lot C108 of above said Chesterfield Village Area "A" Phase One Plat One; thence along the eastern line of said Lot C108, North 02 degrees 24 minutes 16 seconds East, 153.50 feet to the northeastern corner of thereof; thence along the northern and east lines of Lots C108, and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following: North 52 degrees 55 minutes 44 seconds West, 837.00 feet; North 18 degrees 15 minutes 44 seconds West, 305.01 feet; North 64 degrees 15 minutes 19 seconds West, 41.67 feet to the beginning of a curve to the left having a radius of 432.37 feet; along said curve with an arc length of 106.59 feet and a chord which bears South 60 degrees 41 minutes 27 seconds West, 106.62 feet to the beginning of a curve to the left having a radius of 338.26 feet an arc length of 254.23 feet and a chord which bears 73 degrees 45 minutes 20 seconds West, 248.28 feet and North 84 degrees 41 minutes 22 seconds West, 14.47 feet to the eastern right-of-way line of said West Chesterfield Parkway, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said curve with an arc length of 37.52 feet and a chord which bears North 03 degrees 53 minutes 50 seconds East, 37.51 feet and North 06 degrees 42 minutes 12 seconds East, 37.51 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, said point also being the

beginning of a curve to the right having a radius of 763.50 feet; along said right-of-way and said curve with an arc length of 3.77 feet and a chord which bears North 08 degrees 29 minutes 03 seconds East, 3.77 feet to the intersection of the prolongation of the north right-of-way line of Lydia Hill Drive, variable width; thence along said prolongation line and the north right-of-way line of Lydia Hill Drive, North 89 degrees 23 minutes 30 seconds West, 614.31 feet to its intersection with the east right-of-way line of Veterans Place, 50 feet wide; thence along said right-of-way line and its direct northeasterly prolongation, North 00 degrees 40 minutes 13 seconds East, 1,181.10 feet; thence departing said prolongation line, South 89 degrees 19 minutes 47 seconds East, 27.80 feet to the northeast corner of Main Circle Drive, variable width, said point also being located on a curve to the left having a radius of 20.00 feet; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 33.62 feet and a chord which bears South 16 degrees 55 minutes 20 seconds East, 29.80 feet; South 65 degrees 04 minutes 46 seconds East, 69.98 feet to the beginning of a curve to the left having a radius of 126.00 feet, an arc length of 29.36 feet and a chord which bears South 74 degrees 45 minutes 24 seconds East, 29.29 feet; South 78 degrees 25 minutes 56 seconds East, 158.93 feet to the beginning of a curve to the right having a radius of 184.00 feet, an arc length of 231.87 feet and a chord which bears South 42 degrees 19 minutes 54 seconds West, 216.83 feet to the southwestern corner of Lot 9 of Downtown Chesterfield - Plat One a subdivision according to the plat thereof as recorded in Plat Book 357, Page 185 of the above said records; thence along the southern line of Lot 9 and Lot 8 of Downtown Chesterfield - Plat One, South 79 degrees 56 minutes 27 seconds East, 277.79 feet to the southeastern corner of said Lot 8, said point also being located on the western right-of-way line of above said West Chesterfield Parkway; thence along said right-of-way line the following course and distances: North 10 degrees 04 minutes 06 seconds East, 219.45 feet; South 10 degrees 03 minutes 12 seconds West, 22.45 feet; North 10 degrees 03 minutes 12 seconds East, 22.45 feet; North 35 degrees 08 minutes 35 seconds West, 35.20 feet; North 80 degrees 08 minutes 45 seconds West, 15.00 feet and North 10 degrees 01 minute 02 seconds East, 3.50 feet; to the south right of way line of above said Burkhardt Place, said point also being on the beginning of a curve to the right having a radius of 330.23 feet; thence along said right-of-way line and its extension across intersecting streets, the following courses and distances: along said curve to the right an arc distance of 281.12 feet and a chord which bears North 55 degrees 46 minutes 38 seconds West, 272.71 feet; North 31 degrees 26 minutes 20 seconds West, 472.64 feet to a curve to the left having a radius of 525.00 feet; along said

curve an arc distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a point of compound curvature having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

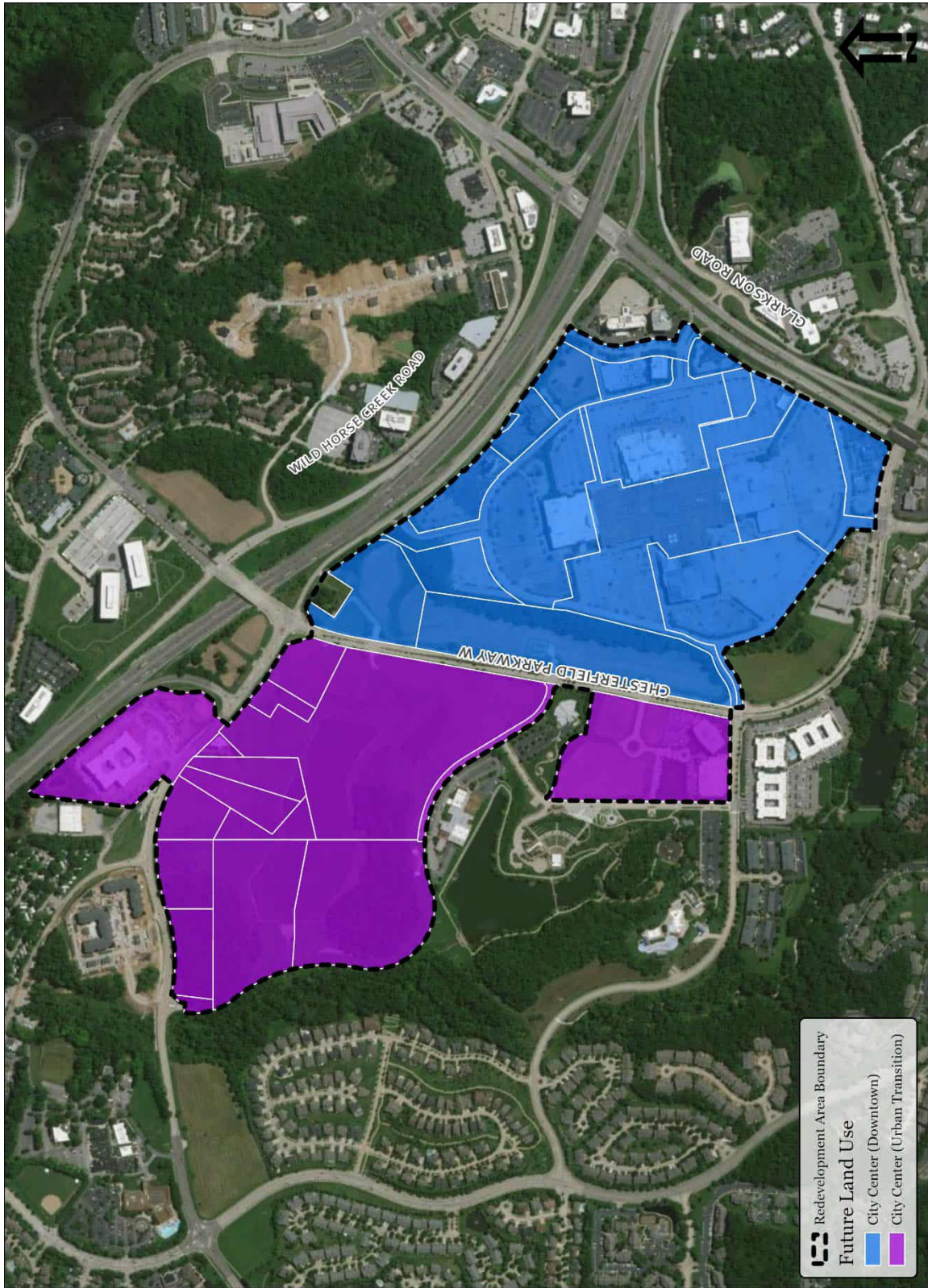
Containing 10,503,600 square feet or 241.129 acres, more or less.

# **APPENDIX B**

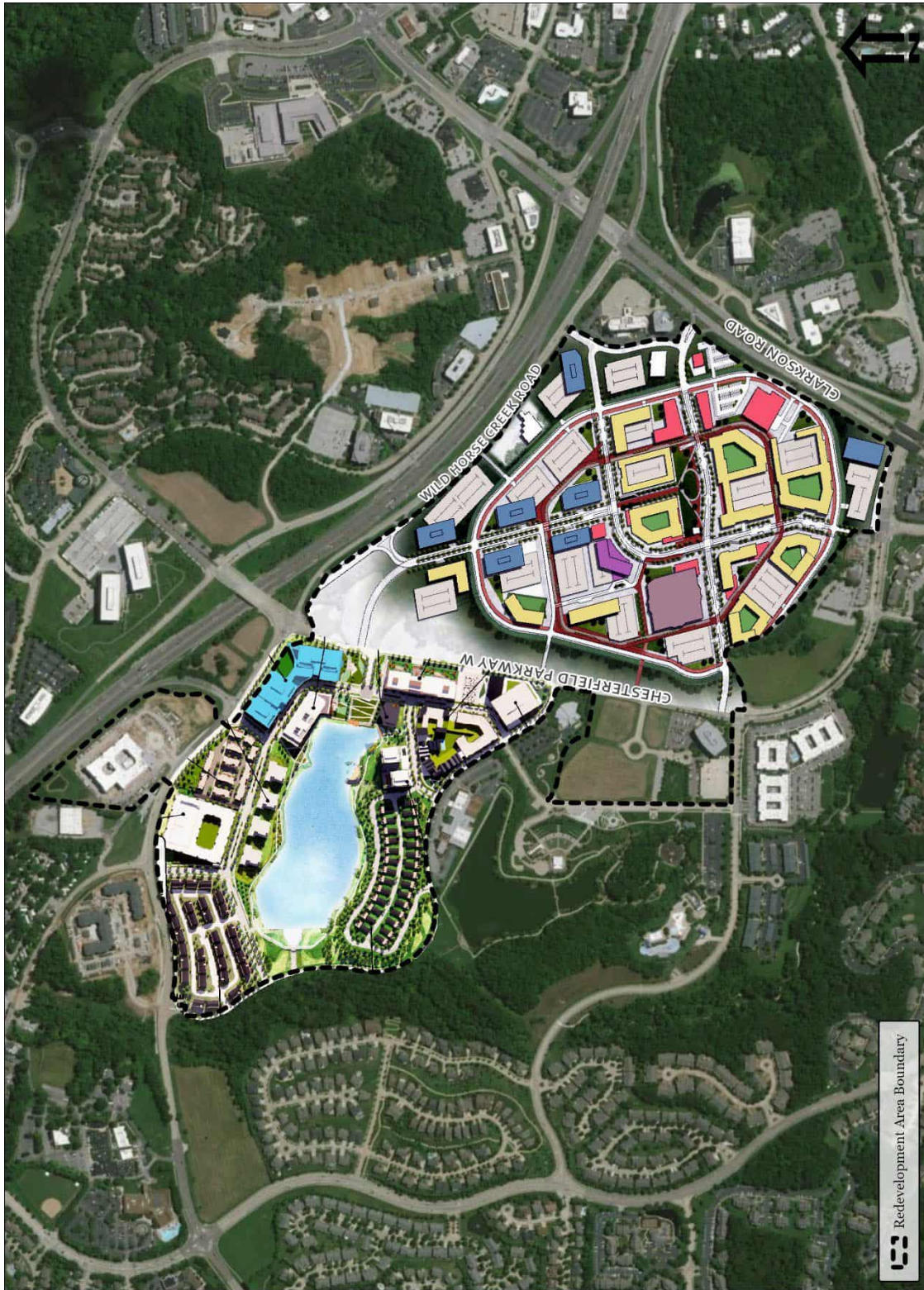
## **SUPPORTING EXHIBITS**



**PLATE 1 - REDEVELOPMENT AREA BOUNDARY**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA



**PLATE 2 - EXISTING LAND USE**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA



0.3 Miles  
PG&V PLANNERS

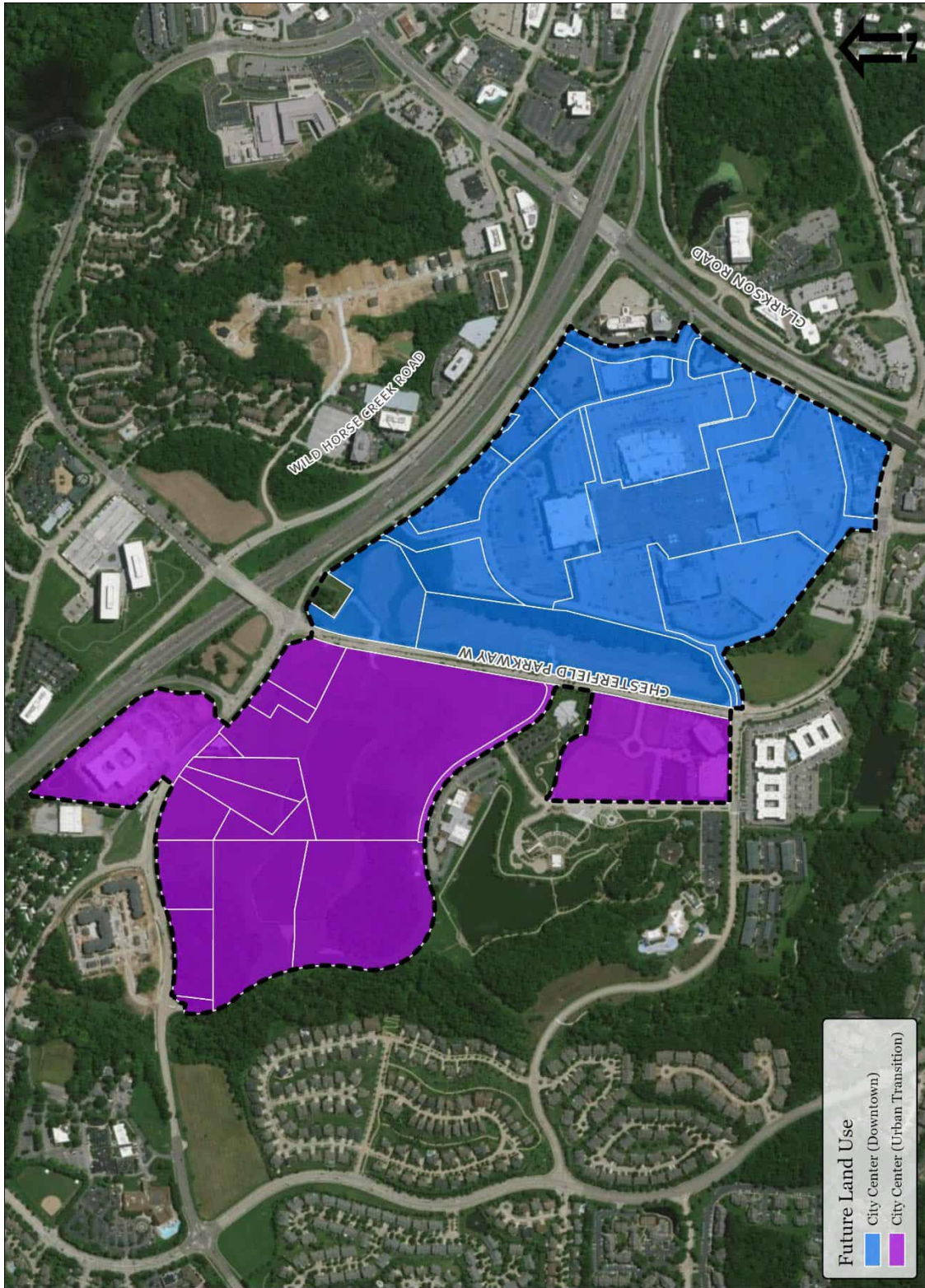
**PLATE 3 - REDEVELOPMENT PROGRAM COMPONENTS**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA



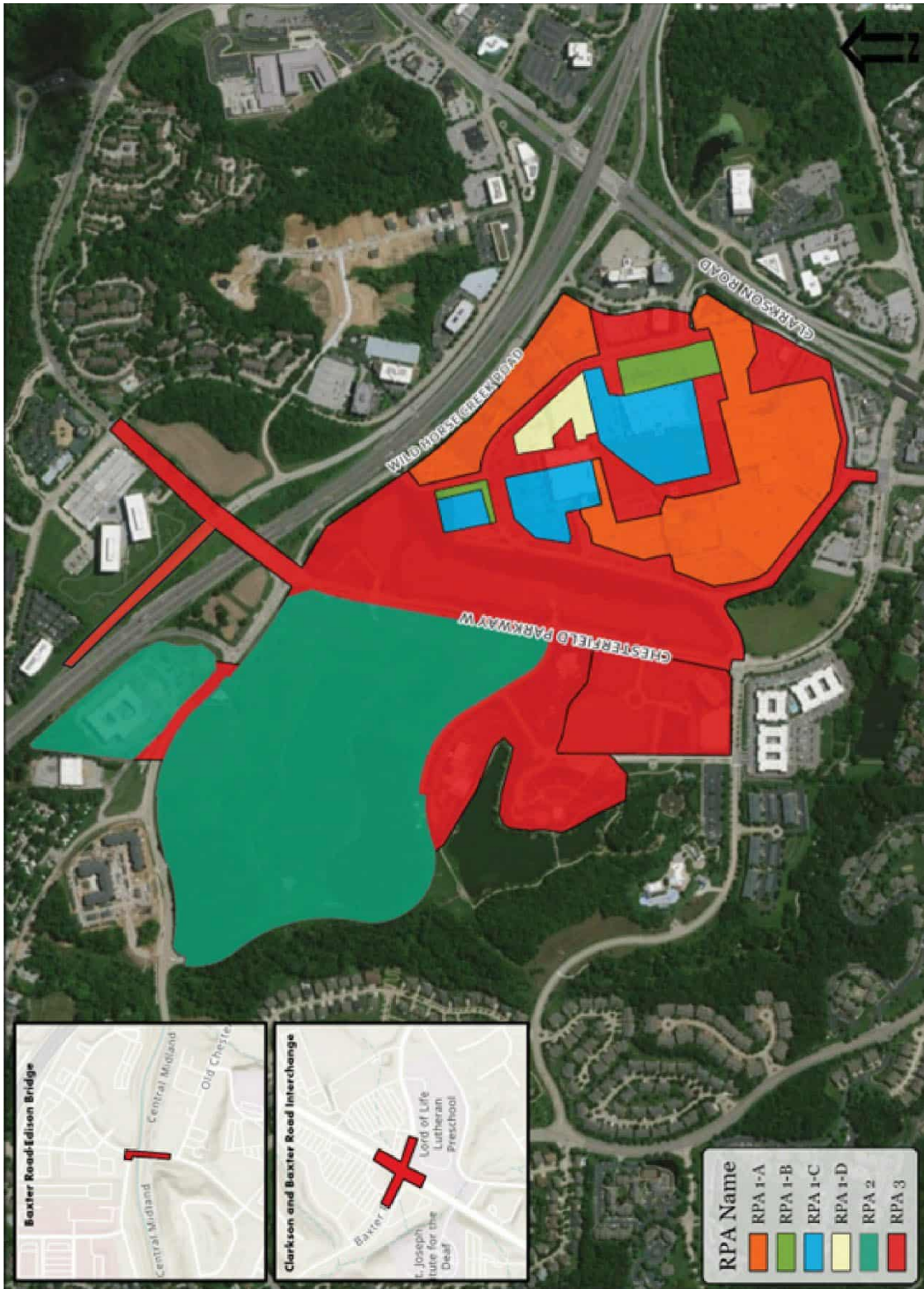
0.3 Miles  
PG&V PLANNERS

**PLATE 4 - BLIGHTING FACTORS**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA





**PLATE 5 - FUTURE LAND USE**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA



**PLATE 6 - PROPOSED REDEVELOPMENT PROJECT AREAS**  
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

# **APPENDIX C**

## **COMMITMENT LETTER & AFFIDAVIT**

**AFFIDAVIT**

STATE OF MISSOURI            )  
  ) SS  
COUNTY OF SAINT LOUIS    )

I, the undersigned, am over the age of 18 years and have personal knowledge of the matters stated herein.

1. I further confirm I am authorized to attest to matters set forth herein.

2. I am familiar with the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan"). To the best of my knowledge, based solely upon the Redevelopment Plan, the Redevelopment Area, as defined in the Redevelopment Plan, is, on the whole, a "Blighted area," as such is defined in Section 99.805 of the Missouri Revised Statutes, as amended, and has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

3. The provisions of Section 99.810.1(1) of the Missouri Revised Statutes, as amended, have been met.

Affiant Signature: *[Signature]*  
Print Name: Michael B. Cassel  
Affiant Organization: City of Chesterfield

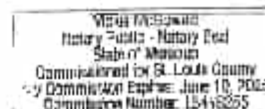
Affiant Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Affiant Organization: \_\_\_\_\_

Affiant Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Affiant Organization: \_\_\_\_\_

Subscribed and sworn to before me this 9<sup>th</sup> day of September, 2022.

*[Signature]*  
Notary Public

My commission expires on: 6/10/2025



**AFFIDAVIT**

STATE OF MISSOURI            )  
  ) SS  
COUNTY OF ST. LOUIS        )

I, the undersigned, am over the age of 18 years and have personal knowledge of the matters stated herein.

1. I further confirm I am authorized to attest to matters set forth herein.
2. I am familiar with the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan"). To the best of my knowledge, based solely upon the Redevelopment Plan, the Redevelopment Area, as defined in the Redevelopment Plan, is, on the whole, a "Blighted area," as such is defined in Section 99.805 of the Missouri Revised Statutes, as amended, and has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.
3. The provisions of Section 99.810.1(1) of the Missouri Revised Statutes, as amended, have been met.

WILDHORSE VILLAGE, LP,  
a Missouri limited partnership

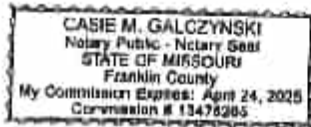
By: Wildhorse Village GP, LLC, a Missouri  
limited liability company, its general partner

By: *[Signature]*  
Jeffrey J. Tegethoff, Manager

STATE OF MISSOURI            )  
  ) ss  
COUNTY OF ST. LOUIS        )

On this 12 day of September 2022, before me, a Notary Public in and for said State, personally appeared Jeffrey J. Tegethoff, Manager of Wildhorse Village GP, LLC, a Missouri limited liability company, the General Partner of Wildhorse Village, LP, a Missouri limited partnership, known to me to be the person who executed the foregoing instrument on behalf of said limited partnership and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



*[Signature]*  
Notary Public

AFFIDAVIT

STATE OF MISSOURI             )  
    ) SS  
 COUNTY OF ST. LOUIS         )

I, the undersigned, am over the age of 18 years and have personal knowledge of the matters stated herein.

1. I further confirm I am authorized to attest to matters set forth herein.

2. I am familiar with the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan"). To the best of my knowledge, based solely upon the Redevelopment Plan, the Redevelopment Area, as defined in the Redevelopment Plan, is, on the whole, a "Blighted area," as such is defined in Section 99.805 of the Missouri Revised Statutes, as amended, and has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

3. The provisions of Section 99.810.1(1) of the Missouri Revised Statutes, as amended, have been met.

TSG DOWNTOWN CHESTERFIELD REDEVELOPMENT, LLC,  
a Missouri limited liability company

By: \_\_\_\_\_  
Name: Michael H. Staenberg  
Its: Manager

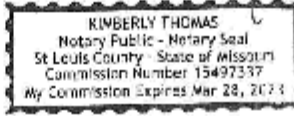
STATE OF MISSOURI             )  
    ) SS.  
 COUNTY OF ST. LOUIS         )

On this 24 day of September, 2022, before me appeared Michael H. Staenberg, to me personally known, who, being by me duly sworn, did say that he is the Manager of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, and said Michael H. Staenberg acknowledged that he executed this instrument on behalf of said limited liability company and acknowledged said instrument as the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.

*Kimberly Thomas*  
 Notary Public  
 Print Name: Kimberly Thomas

My Commission Expires:  
3.28.2023





September 14, 2022

Jeffrey Tegethoff  
Wildhorse Village, LP  
CRG

*Sent via email: tegethoffj@realcrg.com*

**RE: Chesterfield Regional TIF – Wildhorse Village**

To Whom It May Concern:

Please allow this letter to serve as evidence that Bank of Washington is prepared to provide financing related to the redevelopment of the Wildhorse Village project in the City of Chesterfield. Bank of Washington has enjoyed a longstanding, and very good relationship with Mr. Tegethoff and CRG over the years and looks forward to the opportunity to work with them on this project.

The final terms, conditions, and approval of any such financing will be conditioned upon the Property's inclusion as part of a Tax Increment Financing (TIF) District and adjusted to meet the final size and scale of the ongoing Development Plan. Once this information is available, formal underwriting and bank approval can be sought.

We hope this letter is sufficient evidence of our interest to provide Wildhorse Village, LP with financing. If you have any questions, do not hesitate to call.

Sincerely,

Bank of Washington

A handwritten signature in blue ink, appearing to read "Sam Unnerstall".

Sam Unnerstall,  
Vice President of Commercial Lending



9/20/2022

Mr. Michael Geisel  
City Administrator  
City of Chesterfield  
Chesterfield, MO 63017

Subject: Chesterfield Regional TIF  
Downtown Chesterfield

Dear Mr. Geisel:

Please allow this letter to serve as evidence that Associated Bank has reviewed and is willing to finance the proposed Downtown Chesterfield redevelopment project in Chesterfield, Missouri.

If the City of Chesterfield provides Tax Increment Financing (TIF) and all other development issues are satisfactorily addressed, TSG Downtown Chesterfield Redevelopment, LLC will have the financial ability to proceed with the development. Upon receipt of the TIF and all other required municipal approvals, we are committed to providing the financing for the redevelopment project.

We have previous experience working with Missouri municipalities in developments involving TIF and look forward to working with you and the City of Chesterfield on this project.

Please note that Associated Bank's commitment remains subject to the satisfactory completion of our customary underwriting and due diligence as well as final credit approval by our committees and documentation customary for a redevelopment of this scale and type. Accordingly, this preliminary commitment letter should not be construed as a binding obligation, and you should not rely on it as such.

If you have any questions regarding this letter, please contact me at 314-725-6363.

Thank you for allowing us to participate on this exciting project.

Sincerely,

A handwritten signature in black ink that reads "Charles A. Cafazza".

Charles A. Cafazza  
Senior Vice President/Market Manager  
W: (314) 725-6363  
M: (314) 691-7994  
Charles.Cafazza@Associatedbank.com



# **APPENDIX D**

## **EXISTING CONDITIONS PHOTOS**



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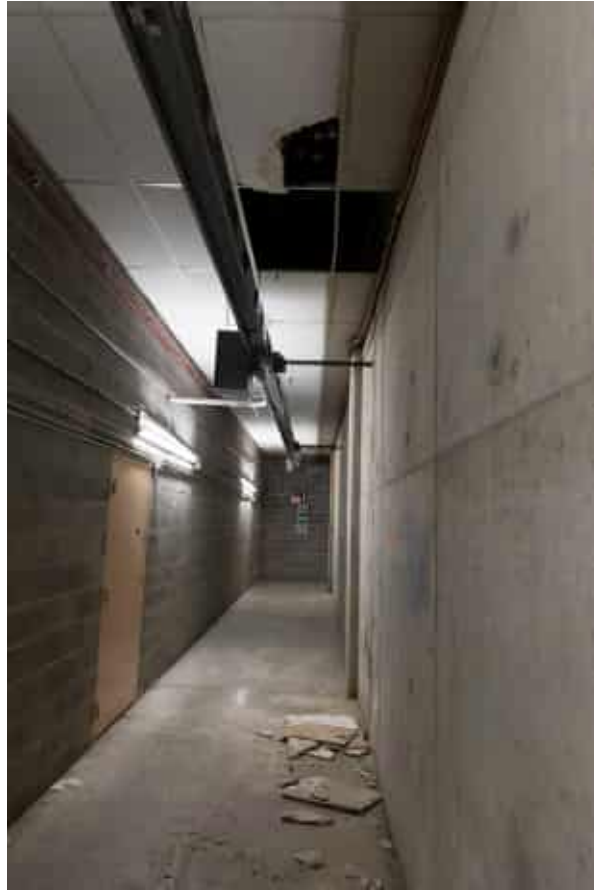
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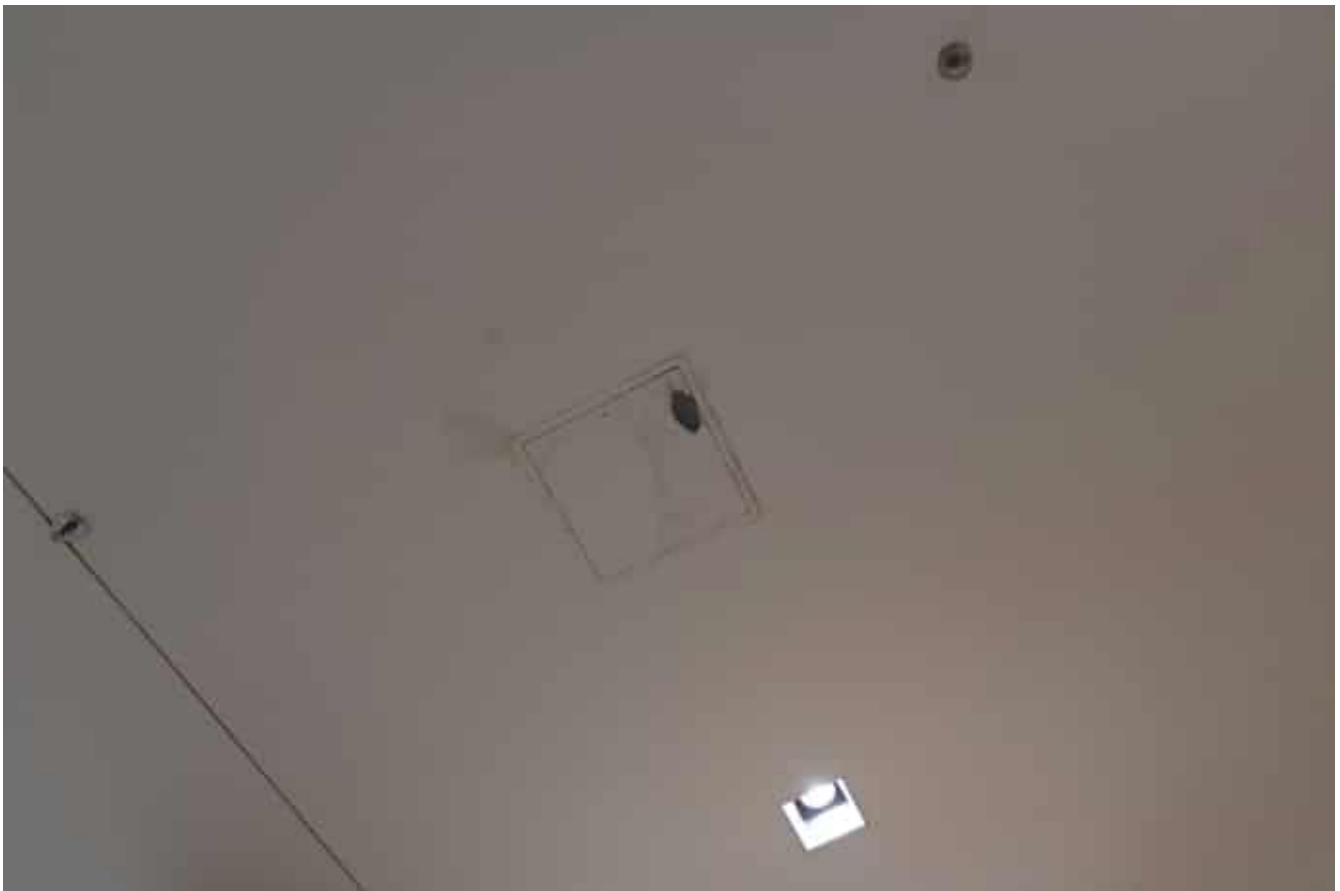
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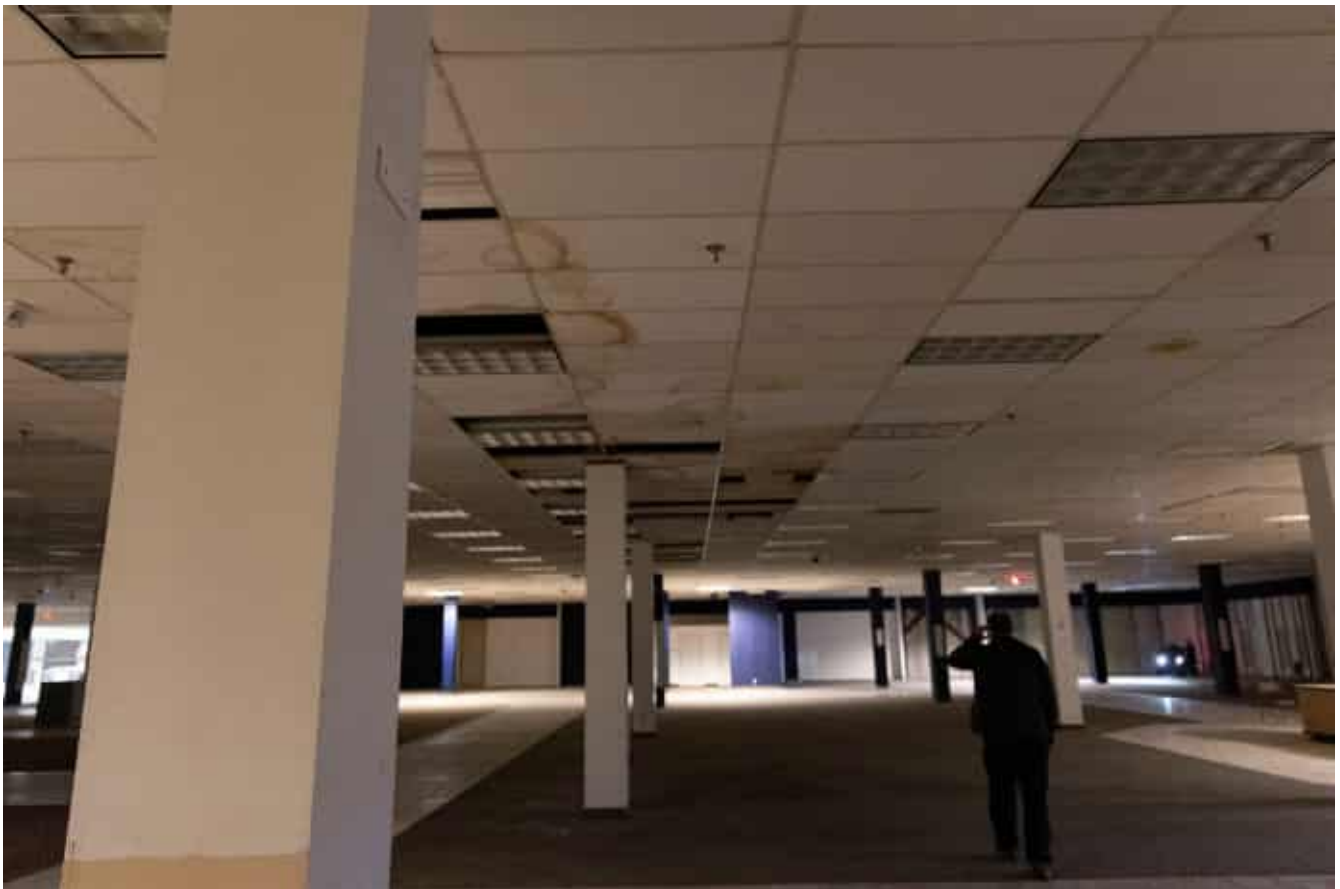
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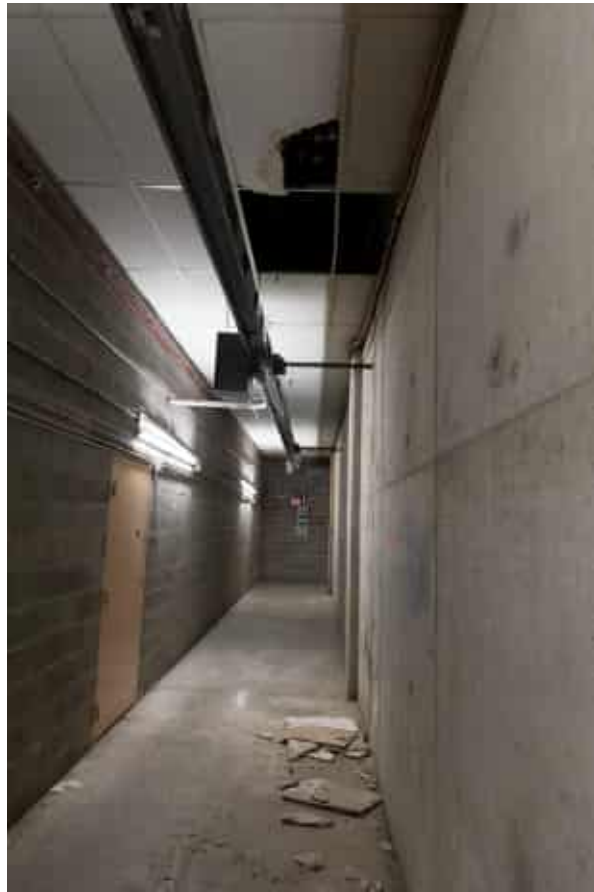
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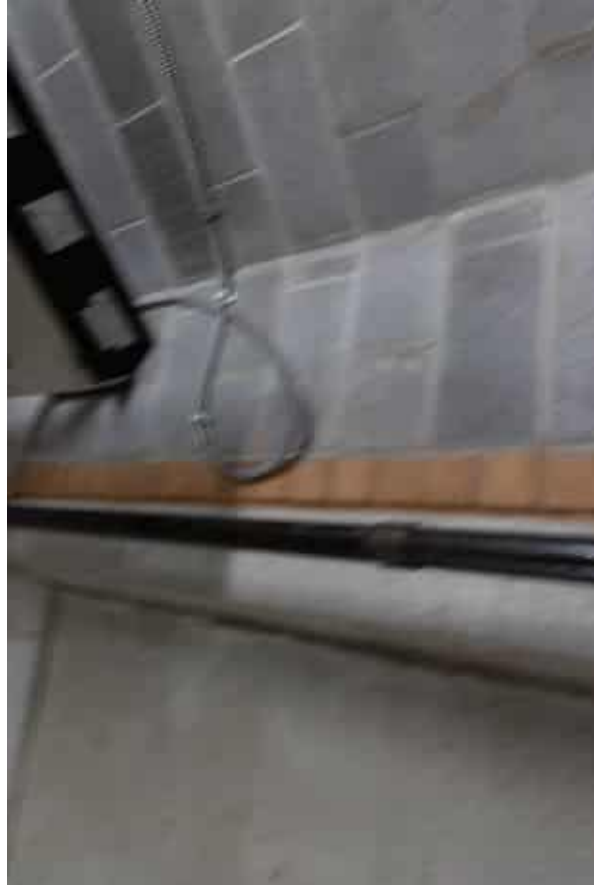
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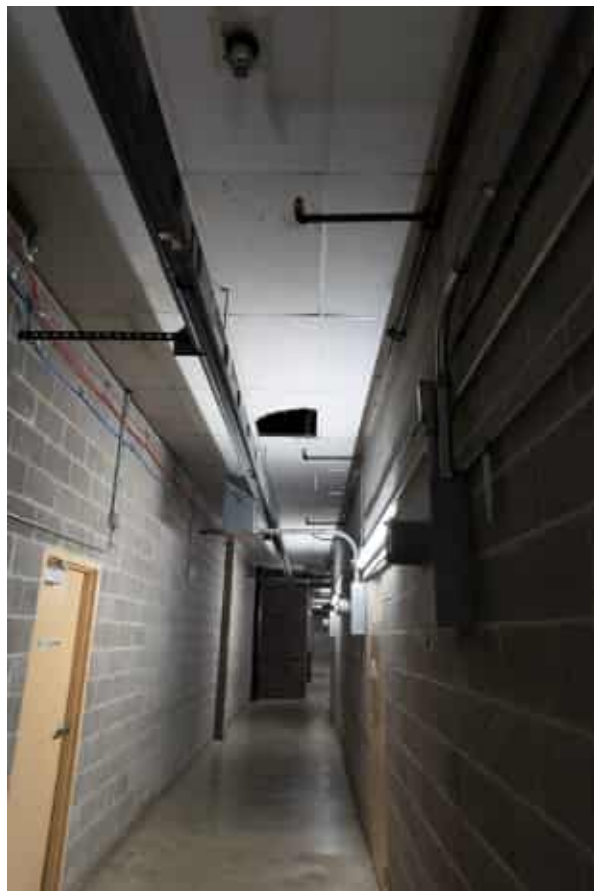
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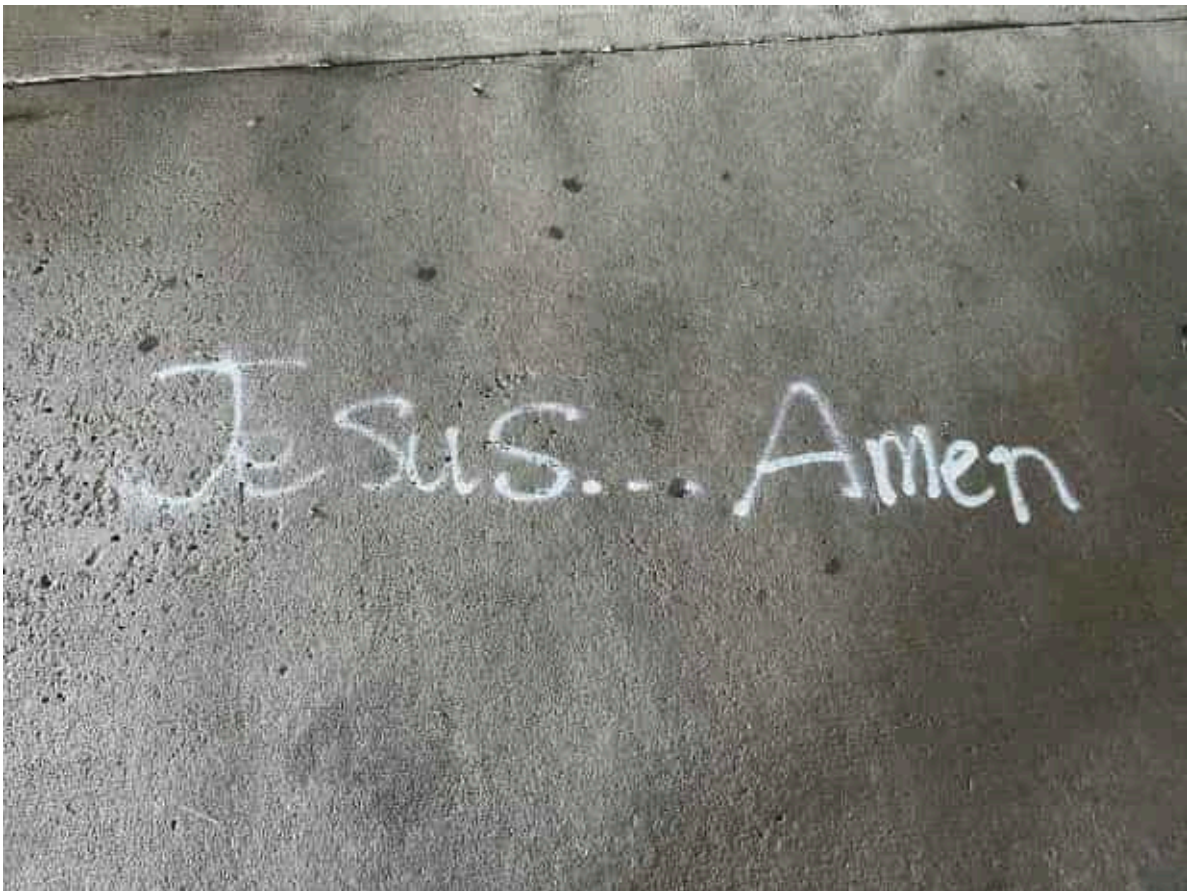
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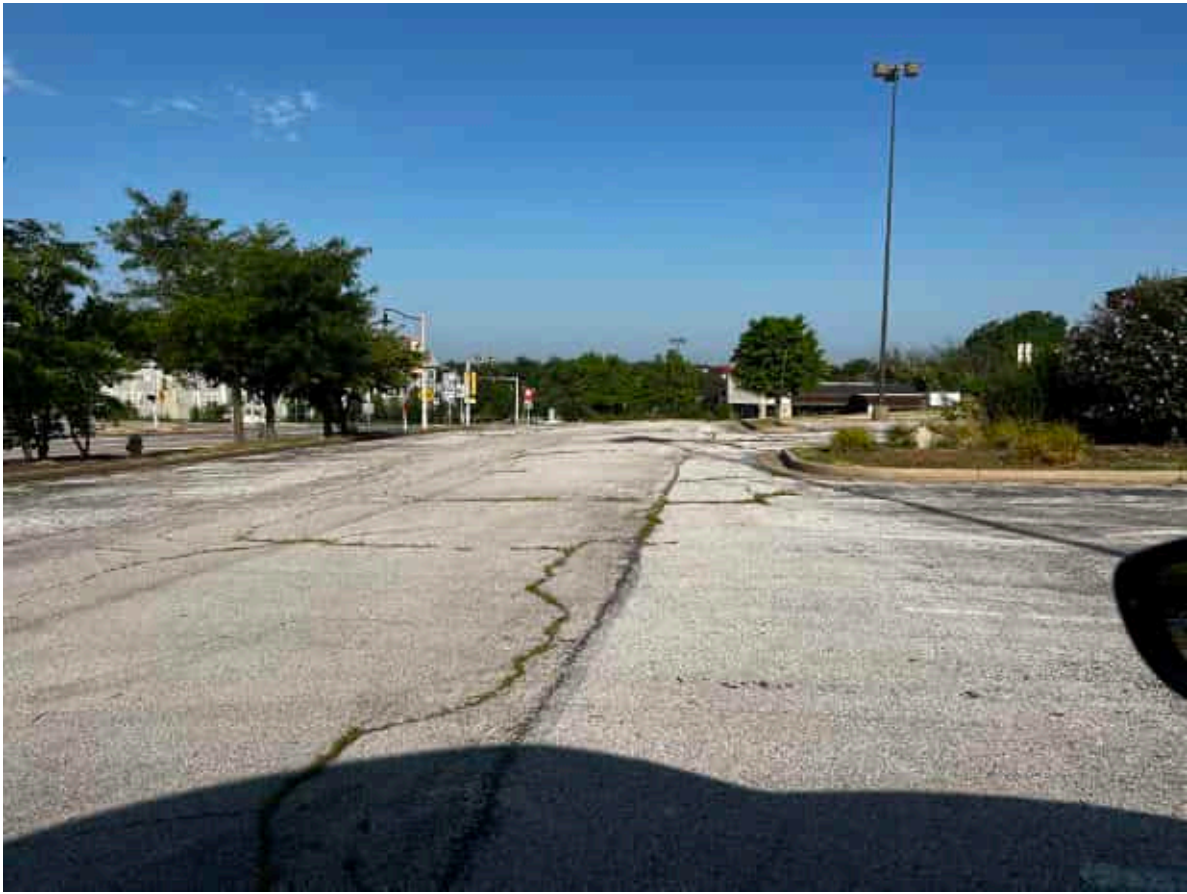
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# **APPENDIX E**

## **RELOCATION POLICY**

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BILL NO. 982ORDINANCE NO. 955

**AN ORDINANCE PROVIDING FOR RELOCATION ASSISTANCE FOR CERTAIN REDEVELOPMENT ACTIVITIES PURSUANT TO SECTION 523.200 THROUGH 523.215 MISSOURI REVISED STATUTES ("RSMo."), 1986, AS AMENDED.**

WHEREAS, the City of Chesterfield, Missouri ("City") may desire to undertake certain redevelopment activities pursuant to Chapters 99, 100 and 353, RSMo., 1986, as amended; and

WHEREAS, Sections 523.200 through 523.215 RSMo., 1986 as amended ("Relocation Assistance Act") mandates that the City establish by ordinance a relocation policy to include at a minimum those provisions and requirements set forth in the Relocation Assistance Act in order to implement redevelopment activities authorized pursuant to Chapters 99, 100, and 353 RSMo., 1986, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI, AS FOLLOWS:

**SECTION 1:**

**Relocation Policy.** The City adopts by reference, as if fully set forth herein, Sections 523.200 through 523.215 RSMo., 1986, as may be amended from time to time, as the Relocation Policy for the City.

**SECTION 2:**

**Implementation of Relocation Plan.** In the event that property is to be acquired without federal assistance pursuant to chapters 99, 100 or 353 RSMo., 1986, as amended the City Administrator or his/her designee is directed to take any necessary steps to identify the special needs of displaced persons and accommodate those needs within any project's relocation plan. Furthermore, the City Administrator or his/her designee is directed to develop a program for the referrals of displaced persons and businesses to suitable replacement accommodations in conformity with the requirements of Relocation Assistance Act.

**SECTION 3:**

All ordinances, parts of ordinances or provisions of the City in conflict with any provisions of this ordinance are hereby repealed.

**Exhibit B**

Resolution

(Attached hereto.)

# MEMORANDUM

**Re:** Cost/Benefit Analysis:  
Chesterfield Regional TIF  
Redevelopment Area  
Chesterfield, Missouri

**To:** City of Chesterfield

**Date:** October 21, 2022

**From:** Jonathan Ferry, Adam Jones,  
AICP, and Andy Struckhoff, AICP

---

## PURPOSE OF THIS MEMORANDUM

This Memorandum and the accompanying tables comprise the Cost/Benefit Analysis for the Chesterfield Regional Tax Increment Funding Redevelopment Plan (the “Plan”). Section 99.810, R.S.Mo. requires the preparation of this analysis in connection with the Plan.

The projections of incremental tax revenues contained in this analysis are based on the Plan and related financial information presented by the City and additional research by Model City Solutions and PGAV.

These projections are for a large-scale mixed-use development, including private development and necessary public infrastructure (the “Project”) that is not yet constructed. They are based on the construction and operation of a mix of commercial and residential uses made possible by the construction of the Project.

The projected tax revenues generated within the Project Area are based on a series of assumptions. These assumptions must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables and the assumptions stated in the following paragraphs.

## GENERAL ASSUMPTIONS AND COMPONENT ABSORPTION

The projected tax revenues to be generated within the Project Area are based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables and the assumptions stated in the following paragraphs.

The development program for the Project proposes the creation of approximately 3,366 housing units and 3,760,000 square feet of commercial and retail space. These Project components are estimated to be absorbed over a period of approximately ten years.

# MEMORANDUM

## COST/BENEFIT ANALYSIS TABLES

The tables in the Appendix address the estimated fiscal impact on each taxing district which is at least partially within the boundaries of the Redevelopment Area. The analysis shows the impact if the project is not built and is built pursuant to the Plan under consideration. These tables provide a fiscal impact study on every affected political subdivision.

Tables 1A, 1B, 1C- Development Program – These tables present the proposed scope of the private development, the anticipated development schedules, and the estimated absorption timeframe across all redevelopment project areas (“RPAs”) within the contemplated Redevelopment Area.

Table 2 – Estimated Assessed Values – This table shows the estimated assessed values of the Project. Assessed values are anticipated to increase between three and six percent, depending on typology, during each reassessment period (odd year) once each development component is fully absorbed into the market.

Table 3 – 2021 Property Tax Rates – This table displays 2021 Property Tax Rates and notes the property tax rates that are not subject to capture by TIF.

Table 4 – Projected Taxable Retail Sales – Taxable sales volume estimates are based on an anticipated mix of commercial retail uses such as restaurants, clothing stores, food stores, and taxable service-oriented businesses.

Table 5 - Property Tax Payments Build/No-Build Scenario – This table presents estimated real property taxes estimated to be paid during the life of the TIF as well as estimated taxes to be paid should the Plan not be implemented and the Project not be built. This analysis estimates a base equalized assessed value of \$27,056,920.

Table 6 - Sales Tax Receipts Build/No-Build Scenario – This table presents the sales taxes estimated to be paid to affected jurisdictions pursuant to the implementation of the Plan (the “Build Scenario”) and the absence of Plan implementation. This analysis estimates a base taxable sales volume of approximately \$19,350,000, which estimate is based on information provided by the City.

Table 7 - Estimated Utility Tax Receipts – Build/No-Build Scenario – This table presents the estimated utility tax payments pursuant to the implementation of the Project (the “Build” scenario) and the absence of TIF and the Project’s implementation (the “No-Build” scenario).

Table 8 – Total Tax Summary – Build/No-Build Scenarios – This table presents estimates of the total fiscal impact upon affected taxing jurisdictions pursuant to the implementation of the Project (the “Build” scenario) and the absence of TIF and the Project’s implementation (the “No-Build” scenario).

Table 9 – Total TIF Revenue Summary – This table presents the estimated total TIF revenues generated per RPA within the contemplated Redevelopment Area. These calculations incorporate the



# MEMORANDUM

estimated base equalized assessed value of \$27,056,920, an estimated base taxable sales volume of \$19,350,000, an annual capital contribution to the Parkway School District and Rockwood School District of 10% of incremental property taxes attributable to their real property tax levy, and a pass-through to the fire protection district of 100% of incremental property taxes generated by its property tax levy pursuant to Section 99.848 RSMo.

## GENERAL ASSUMPTIONS AND CONDITIONS

These projections are intended to be interpreted and applied based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and development activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein, and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City and taxing jurisdictions in the discussion and consideration of the Plan and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product, provided that a copy may be provided to taxing jurisdictions and the City's tax increment financing commission and included with the Plan and further provided that this document and the Plan shall be public documents for all purposes under Missouri law.

# **MEMORANDUM**

## **FINANCIAL FEASIBILITY**

The TIF Act requires the developer to provide sufficient information to the TIF Commission such that the TIF Commission can evaluate whether the Project as proposed is financially feasible. A statement regarding the Project's financial feasibility is attached to this document in the Appendix.

# APPENDIX

**Development Program**

**Table 1: Anticipated Development by RPA**

RPA	Res Units	Res SF	Retail SF	Office SF	Hotel SF	Parking SF
RPA 1A	1,468	1,736,800	480,000	272,000	-	1,739,172
RPA 1B	895	1,053,000	31,500	464,000	314,800	1,239,880
RPA 1C	362	425,600	-	747,200	-	1,058,750
RPA 1D	-	-	5,000	688,000	-	717,120
RPA 2	641	1,410,000	147,500	610,000	-	1,080,000
<b>Total</b>	<b>3,366</b>	<b>4,625,400</b>	<b>664,000</b>	<b>2,781,200</b>	<b>314,800</b>	<b>5,834,922</b>

**Table 1B: Estimated Development Timeline**

Year	Res Units	Resident GSF	Retail GSF	Office GSF	Hotel GSF	Parking GSF
2023	250	275,000	-	-	-	150,000
2024	351	935,000	123,500	280,000	-	540,000
2025	40	200,000	24,000	330,000	-	390,000
2026	1,468	1,736,800	480,000	272,000	-	1,739,172
2027	-	-	-	-	-	-
2028	895	1,053,000	31,500	464,000	314,800	1,239,880
2029	-	-	-	-	-	-
2030	362	425,600	-	747,200	-	1,058,750
2031	-	-	-	-	-	-
2032	-	-	5,000	688,000	-	717,120

**Table 1C: Anticipated Market Absorption**

Year	Res Units	Retail LSF <sup>1</sup>	Office LSF
2023	58	-	-
2024	431	30,022	67,094
2025	99	57,893	158,166
2026	618	172,270	282,592
2027	651	212,622	206,946
2028	559	87,309	193,393
2029	334	36,976	222,140
2030	387	11,462	309,413
2031	9	3,416	328,259
2032	1	2,766	323,139

<sup>1</sup>"LSF" - Leasable Square Feet

Table 2: Estimated Assessed Value

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Residential (Rent)	\$ 4,221,184	\$ 16,006,564	\$ 17,320,726	\$ 43,990,246	\$ 73,020,733	\$ 87,326,955	\$ 101,729,989	\$ 103,242,844	\$ 105,245,215	\$ 105,715,899	\$ 109,558,545	\$ 109,558,545	\$ 114,019,275	\$ 114,019,275
Residential (Sale)	\$ 662,710	\$ 21,433,921	\$ 24,316,210	\$ 24,286,049	\$ 25,454,223	\$ 25,285,488	\$ 26,565,566	\$ 35,761,820	\$ 37,328,825	\$ 37,328,825	\$ 39,218,597	\$ 39,218,597	\$ 41,204,038	\$ 41,204,038
Retail/Entertainment	\$ -	\$ 5,144,405	\$ 14,723,590	\$ 33,410,323	\$ 65,646,159	\$ 68,500,739	\$ 71,326,932	\$ 72,484,607	\$ 74,501,651	\$ 74,726,208	\$ 78,669,490	\$ 78,682,396	\$ 82,642,141	\$ 82,651,186
Office	\$ -	\$ 8,096,796	\$ 27,330,286	\$ 61,414,081	\$ 79,787,588	\$ 96,076,587	\$ 125,718,453	\$ 150,413,177	\$ 194,557,103	\$ 218,688,102	\$ 264,042,292	\$ 267,068,190	\$ 275,516,260	\$ 276,695,686
Hotel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,789,320	\$ 13,894,369	\$ 19,144,883	\$ 20,753,352	\$ 21,379,621	\$ 21,981,056	\$ 22,594,555	\$ 23,224,127	\$ 23,870,757
Parking	\$ 2,872,498	\$ 2,870,588	\$ 3,015,586	\$ 5,849,114	\$ 11,671,053	\$ 14,227,623	\$ 19,259,470	\$ 20,257,445	\$ 22,657,333	\$ 22,301,050	\$ 23,125,213	\$ 23,125,213	\$ 23,982,818	\$ 23,982,818
<b>Total</b>	<b>\$ 7,756,392</b>	<b>\$ 53,552,274</b>	<b>\$ 86,706,399</b>	<b>\$ 168,949,815</b>	<b>\$ 255,579,756</b>	<b>\$ 298,206,712</b>	<b>\$ 358,494,779</b>	<b>\$ 401,304,777</b>	<b>\$ 455,043,479</b>	<b>\$ 480,139,704</b>	<b>\$ 536,595,193</b>	<b>\$ 540,247,497</b>	<b>\$ 560,588,659</b>	<b>\$ 562,423,760</b>

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Residential (Rent)	\$ 118,623,781	\$ 118,623,781	\$ 123,426,419	\$ 123,426,419	\$ 128,436,800	\$ 128,436,800	\$ 133,665,090	\$ 133,665,090	\$ 139,122,041	\$ 139,122,041	\$ 144,819,035	\$ 144,819,035	\$ 150,768,121	\$ 150,768,121
Residential (Sale)	\$ 43,289,993	\$ 43,289,993	\$ 45,481,548	\$ 45,481,548	\$ 47,784,052	\$ 47,784,052	\$ 50,203,119	\$ 50,203,119	\$ 52,744,652	\$ 52,744,652	\$ 55,414,850	\$ 55,414,850	\$ 58,220,227	\$ 58,220,227
Retail/Entertainment	\$ 86,822,637	\$ 86,822,637	\$ 91,217,805	\$ 91,217,805	\$ 95,835,706	\$ 95,835,706	\$ 100,687,389	\$ 100,687,389	\$ 105,784,688	\$ 105,784,688	\$ 111,140,038	\$ 111,140,038	\$ 116,766,502	\$ 116,766,502
Office	\$ 288,901,960	\$ 288,901,960	\$ 303,490,895	\$ 303,490,895	\$ 318,855,122	\$ 318,855,122	\$ 334,997,163	\$ 334,997,163	\$ 351,956,394	\$ 351,956,394	\$ 369,774,186	\$ 369,774,186	\$ 388,494,005	\$ 388,494,005
Hotel	\$ 24,534,920	\$ 25,217,105	\$ 25,917,814	\$ 26,637,564	\$ 27,376,887	\$ 28,136,330	\$ 28,916,454	\$ 29,717,840	\$ 30,541,080	\$ 31,386,788	\$ 32,255,592	\$ 33,148,141	\$ 34,065,100	\$ 35,007,154
Parking	\$ 24,752,453	\$ 24,752,453	\$ 25,686,215	\$ 25,686,215	\$ 26,604,246	\$ 26,604,246	\$ 27,455,852	\$ 27,455,852	\$ 28,488,305	\$ 28,488,305	\$ 29,503,272	\$ 29,503,272	\$ 30,444,774	\$ 30,444,774
<b>Total</b>	<b>\$ 586,925,744</b>	<b>\$ 587,607,929</b>	<b>\$ 615,220,696</b>	<b>\$ 615,940,446</b>	<b>\$ 644,892,813</b>	<b>\$ 645,652,256</b>	<b>\$ 675,925,067</b>	<b>\$ 676,726,452</b>	<b>\$ 708,637,160</b>	<b>\$ 709,482,868</b>	<b>\$ 742,906,973</b>	<b>\$ 743,799,522</b>	<b>\$ 778,758,728</b>	<b>\$ 779,700,782</b>

**Table 3  
2021 Property Tax Rates**

	<b>Residential</b>	<b>Commercial</b>	<b>Agricultural</b>	<b>Personal</b>
County General	0.1650	0.1860	0.1460	0.2090
County Health Fund	0.1110	0.1250	0.0970	0.1400
County Park Maintenance	0.0400	0.0440	0.0350	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0830	0.0930	0.0730	0.1050
St. Louis Community College	0.2787	0.2787	0.2787	0.2787
Special School District	1.0158	1.0158	1.0158	1.0158
Metropolitan Zoo Museum District	0.2455	0.2455	0.2455	0.2455
County Library	0.2060	0.2340	0.1860	0.2600
Metro Sewer District Extension	0.1041	0.1041	0.1041	0.1041
Monarch Fire District	0.8960	0.9330	0.8210	1.0970
<b>Total Tax Rate for TIF</b>	<b>3.1641</b>	<b>3.2781</b>	<b>3.0211</b>	<b>3.5241</b>
School - Parkway	3.6390	4.8988	3.1397	4.2608
<b>Total Tax Rate for TIF</b>	<b>6.8031</b>	<b>8.1769</b>	<b>6.1608</b>	<b>7.7849</b>
School - Rockwood	4.1252	4.1252	4.1252	4.1252
<b>Total Tax Rate for TIF</b>	<b>7.2893</b>	<b>7.4033</b>	<b>7.1463</b>	<b>7.6493</b>
<b>Tax Rates Not Applicable to TIF</b>				
Commercial Surcharge		1.7000		
State of Missouri Blind Pension Fund	0.0300	0.0300	0.0300	0.0300
Developmental Disability Program (Sheltered Workshop)	0.0710	0.08400	0.06500	0.09000

**Table 4: Projected Taxable Retail Sales**

<b>Year</b>	<b>Retail Sales</b>
2024	\$ 17,132,948
2025	\$ 48,249,373
2026	\$ 138,806,726
2027	\$ 251,296,875
2028	\$ 299,437,512
2029	\$ 332,655,849
2030	\$ 345,726,909
2031	\$ 355,564,521
2032	\$ 365,219,786
2033	\$ 375,279,710
2034	\$ 384,914,915
2035	\$ 394,628,937
2036	\$ 404,545,422
2037	\$ 414,701,885
2038	\$ 425,108,955
2039	\$ 435,777,887
2040	\$ 446,715,290
2041	\$ 457,927,936
2042	\$ 469,422,773
2043	\$ 481,206,922
2044	\$ 493,287,684
2045	\$ 505,672,546
2046	\$ 518,369,185
2047	\$ 531,385,471
2048	\$ 544,729,474
2049	\$ 558,409,468
2050	\$ 572,433,937
2051	\$ 586,811,578
2052	\$ 601,551,313
2053	\$ 616,662,284

**Table 5: Property Tax Payments Build/No-Build Scenarios**  
**Real Estate Property Tax**

Year	State of Missouri		County General		County Health Fund		County Park Maintenance	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 3,644	\$ 3,644	\$ 22,599	\$ 22,585	\$ 15,195	\$ 15,178	\$ 5,364	\$ 5,343
2023	\$ 3,734	\$ 4,476	\$ 23,156	\$ 22,568	\$ 15,569	\$ 15,169	\$ 5,496	\$ 5,358
2024	\$ 3,782	\$ 17,636	\$ 23,459	\$ 21,662	\$ 15,773	\$ 14,566	\$ 5,568	\$ 5,195
2025	\$ 3,833	\$ 27,539	\$ 23,769	\$ 22,102	\$ 15,982	\$ 14,859	\$ 5,641	\$ 5,279
2026	\$ 3,854	\$ 51,842	\$ 23,904	\$ 21,038	\$ 16,072	\$ 14,143	\$ 5,673	\$ 5,020
2027	\$ 3,876	\$ 77,794	\$ 24,041	\$ 20,980	\$ 16,165	\$ 14,104	\$ 5,705	\$ 5,005
2028	\$ 3,885	\$ 90,232	\$ 24,098	\$ 20,484	\$ 16,202	\$ 13,771	\$ 5,719	\$ 4,887
2029	\$ 3,895	\$ 108,300	\$ 24,155	\$ 20,368	\$ 16,241	\$ 13,692	\$ 5,732	\$ 4,857
2030	\$ 3,895	\$ 121,025	\$ 24,155	\$ 19,743	\$ 16,241	\$ 13,272	\$ 5,732	\$ 4,707
2031	\$ 3,895	\$ 137,135	\$ 24,155	\$ 19,819	\$ 16,241	\$ 13,323	\$ 5,732	\$ 4,722
2032	\$ 3,895	\$ 144,715	\$ 24,155	\$ 20,217	\$ 16,241	\$ 13,591	\$ 5,732	\$ 4,815
2033	\$ 3,895	\$ 161,651	\$ 24,155	\$ 20,266	\$ 16,241	\$ 13,623	\$ 5,732	\$ 4,824
2034	\$ 3,895	\$ 162,747	\$ 24,155	\$ 20,271	\$ 16,241	\$ 13,626	\$ 5,732	\$ 4,825
2035	\$ 3,895	\$ 168,849	\$ 24,155	\$ 20,267	\$ 16,241	\$ 13,624	\$ 5,732	\$ 4,825
2036	\$ 3,895	\$ 169,400	\$ 24,155	\$ 20,269	\$ 16,241	\$ 13,625	\$ 5,732	\$ 4,825
2037	\$ 3,895	\$ 176,751	\$ 24,155	\$ 20,270	\$ 16,241	\$ 13,626	\$ 5,732	\$ 4,825
2038	\$ 3,895	\$ 176,955	\$ 24,155	\$ 20,270	\$ 16,241	\$ 13,626	\$ 5,732	\$ 4,825
2039	\$ 3,895	\$ 185,239	\$ 24,155	\$ 20,273	\$ 16,241	\$ 13,628	\$ 5,732	\$ 4,826
2040	\$ 3,895	\$ 185,455	\$ 24,155	\$ 20,273	\$ 16,241	\$ 13,628	\$ 5,732	\$ 4,826
2041	\$ 3,895	\$ 194,141	\$ 24,155	\$ 20,276	\$ 16,241	\$ 13,630	\$ 5,732	\$ 4,826
2042	\$ 3,895	\$ 194,369	\$ 24,155	\$ 20,277	\$ 16,241	\$ 13,630	\$ 5,732	\$ 4,826
2043	\$ 3,895	\$ 203,450	\$ 24,155	\$ 20,279	\$ 16,241	\$ 13,632	\$ 5,732	\$ 4,827
2044	\$ 3,895	\$ 203,691	\$ 24,155	\$ 20,279	\$ 16,241	\$ 13,632	\$ 5,732	\$ 4,827
2045	\$ 3,895	\$ 213,264	\$ 24,155	\$ 320,646	\$ 16,241	\$ 215,565	\$ 5,732	\$ 76,509
2046	\$ 3,895	\$ 213,518	\$ 24,155	\$ 681,011	\$ 16,241	\$ 457,830	\$ 5,732	\$ 162,483
2047	\$ 3,895	\$ 223,545	\$ 24,155	\$ 713,135	\$ 16,241	\$ 479,426	\$ 5,732	\$ 170,144
2048	\$ 3,895	\$ 223,813	\$ 24,155	\$ 986,876	\$ 16,241	\$ 663,433	\$ 5,732	\$ 235,251
2049	\$ 3,895	\$ 234,300	\$ 24,155	\$ 1,031,848	\$ 16,241	\$ 693,665	\$ 5,732	\$ 245,967
2050	\$ 3,895	\$ 234,583	\$ 24,155	\$ 1,244,950	\$ 16,241	\$ 836,896	\$ 5,732	\$ 296,523
2051	\$ 3,895	\$ 245,638	\$ 24,155	\$ 1,303,122	\$ 16,241	\$ 876,000	\$ 5,732	\$ 310,373
<b>Total</b>	<b>\$ 116,193</b>	<b>\$ 4,555,697</b>	<b>\$ 720,591</b>	<b>\$ 6,756,424</b>	<b>\$ 484,501</b>	<b>\$ 4,542,013</b>	<b>\$ 171,002</b>	<b>\$ 1,610,345</b>



**Table 5: Property Tax Payments Build/No-Build Scenarios (cont)**  
**Real Estate Property Tax**

Year	County Bond Retire		Rockwood School District		Special School District		Parkway School District	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 2,330	\$ 2,308	\$ 6,523	\$ 6,523	\$ 123,375	\$ 123,375	\$ 587,131	\$ 587,163
2023	\$ 2,387	\$ 2,349	\$ 6,523	\$ 6,523	\$ 126,418	\$ 125,584	\$ 601,804	\$ 581,922
2024	\$ 2,418	\$ 2,369	\$ 6,523	\$ 43,492	\$ 128,073	\$ 126,644	\$ 609,785	\$ 673,871
2025	\$ 2,450	\$ 2,369	\$ 6,523	\$ 44,432	\$ 129,769	\$ 126,666	\$ 617,964	\$ 854,169
2026	\$ 2,463	\$ 2,246	\$ 6,523	\$ 44,432	\$ 130,502	\$ 120,059	\$ 621,502	\$ 1,193,406
2027	\$ 2,477	\$ 2,236	\$ 6,523	\$ 46,384	\$ 131,254	\$ 119,555	\$ 625,129	\$ 1,575,814
2028	\$ 2,483	\$ 2,183	\$ 6,523	\$ 46,384	\$ 131,562	\$ 116,736	\$ 626,613	\$ 1,749,901
2029	\$ 2,489	\$ 2,167	\$ 6,523	\$ 48,435	\$ 131,878	\$ 115,854	\$ 628,135	\$ 2,021,968
2030	\$ 2,489	\$ 2,099	\$ 6,523	\$ 48,435	\$ 131,878	\$ 112,204	\$ 628,135	\$ 2,202,616
2031	\$ 2,489	\$ 2,099	\$ 6,523	\$ 50,590	\$ 131,878	\$ 112,204	\$ 628,135	\$ 2,463,737
2032	\$ 2,489	\$ 2,137	\$ 6,523	\$ 50,590	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,597,101
2033	\$ 2,489	\$ 2,137	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,867,257
2034	\$ 2,489	\$ 2,137	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,885,401
2035	\$ 2,489	\$ 2,137	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,974,642
2036	\$ 2,489	\$ 2,137	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,983,753
2037	\$ 2,489	\$ 2,137	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,093,183
2038	\$ 2,489	\$ 2,137	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,096,568
2039	\$ 2,489	\$ 2,137	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,220,861
2040	\$ 2,489	\$ 2,137	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,224,430
2041	\$ 2,489	\$ 2,137	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,354,762
2042	\$ 2,489	\$ 2,137	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,358,526
2043	\$ 2,489	\$ 2,137	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,494,774
2044	\$ 2,489	\$ 2,137	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,498,743
2045	\$ 2,489	\$ 34,212	\$ 6,523	\$ 631,879	\$ 131,878	\$ 1,829,063	\$ 628,135	\$ 9,853,001
2046	\$ 2,489	\$ 72,633	\$ 6,523	\$ 631,879	\$ 131,878	\$ 3,883,174	\$ 628,135	\$ 17,921,952
2047	\$ 2,489	\$ 76,050	\$ 6,523	\$ 663,868	\$ 131,878	\$ 4,065,870	\$ 628,135	\$ 18,768,159
2048	\$ 2,489	\$ 104,792	\$ 6,523	\$ 663,868	\$ 131,878	\$ 5,602,526	\$ 628,135	\$ 25,030,095
2049	\$ 2,489	\$ 109,558	\$ 6,523	\$ 697,477	\$ 131,878	\$ 5,857,325	\$ 628,135	\$ 26,175,760
2050	\$ 2,489	\$ 131,647	\$ 6,523	\$ 697,477	\$ 131,878	\$ 7,038,282	\$ 628,135	\$ 31,136,623
2051	\$ 2,489	\$ 137,786	\$ 6,523	\$ 732,786	\$ 131,878	\$ 7,366,472	\$ 628,135	\$ 32,595,167
<b>Total</b>	<b>\$ 74,255</b>	<b>\$ 716,884</b>	<b>\$ 195,690</b>	<b>\$ 5,866,066</b>	<b>\$ 3,934,147</b>	<b>\$ 38,326,934</b>	<b>\$ 18,737,033</b>	<b>\$ 216,035,325</b>

**Table 5: Property Tax Payments Build/No-Build Scenarios (cont)**

**Real Estate Property Tax**

Year	St. Louis Community College		County Library		Monarch Fire District		Special Roads & Bridges Fun	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 33,850	\$ 33,850	\$ 28,412	\$ 28,414	\$ 113,304	\$ 113,309	\$ 11,311	\$ 11,293
2023	\$ 34,685	\$ 34,456	\$ 29,113	\$ 28,360	\$ 116,099	\$ 137,536	\$ 11,590	\$ 11,294
2024	\$ 35,139	\$ 34,747	\$ 29,494	\$ 27,138	\$ 117,619	\$ 532,819	\$ 11,741	\$ 10,868
2025	\$ 35,604	\$ 34,753	\$ 29,885	\$ 27,724	\$ 119,177	\$ 840,060	\$ 11,897	\$ 11,077
2026	\$ 35,805	\$ 32,940	\$ 30,054	\$ 26,396	\$ 119,850	\$ 1,586,514	\$ 11,964	\$ 10,541
2027	\$ 36,012	\$ 32,802	\$ 30,227	\$ 26,325	\$ 120,541	\$ 2,382,515	\$ 12,033	\$ 10,512
2028	\$ 36,096	\$ 32,028	\$ 30,298	\$ 25,702	\$ 120,824	\$ 2,764,246	\$ 12,061	\$ 10,263
2029	\$ 36,183	\$ 31,786	\$ 30,371	\$ 25,560	\$ 121,114	\$ 3,320,456	\$ 12,090	\$ 10,204
2030	\$ 36,183	\$ 30,785	\$ 30,371	\$ 24,777	\$ 121,114	\$ 3,712,291	\$ 12,090	\$ 9,891
2031	\$ 36,183	\$ 30,785	\$ 30,371	\$ 24,879	\$ 121,114	\$ 4,212,130	\$ 12,090	\$ 9,927
2032	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,382	\$ 121,114	\$ 4,447,718	\$ 12,090	\$ 10,125
2033	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,447	\$ 121,114	\$ 4,972,413	\$ 12,090	\$ 10,149
2034	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,453	\$ 121,114	\$ 5,006,497	\$ 12,090	\$ 10,151
2035	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,448	\$ 121,114	\$ 5,193,889	\$ 12,090	\$ 10,149
2036	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,211,014	\$ 12,090	\$ 10,150
2037	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,437,142	\$ 12,090	\$ 10,150
2038	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,452	\$ 121,114	\$ 5,443,509	\$ 12,090	\$ 10,151
2039	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,456	\$ 121,114	\$ 5,698,552	\$ 12,090	\$ 10,152
2040	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,457	\$ 121,114	\$ 5,705,269	\$ 12,090	\$ 10,152
2041	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,460	\$ 121,114	\$ 5,972,692	\$ 12,090	\$ 10,153
2042	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,461	\$ 121,114	\$ 5,979,779	\$ 12,090	\$ 10,154
2043	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,463	\$ 121,114	\$ 6,259,399	\$ 12,090	\$ 10,155
2044	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,465	\$ 121,114	\$ 6,266,877	\$ 12,090	\$ 10,155
2045	\$ 36,183	\$ 501,831	\$ 30,371	\$ 402,320	\$ 121,114	\$ 6,561,649	\$ 12,090	\$ 160,663
2046	\$ 36,183	\$ 1,065,407	\$ 30,371	\$ 854,496	\$ 121,114	\$ 6,569,540	\$ 12,090	\$ 341,221
2047	\$ 36,183	\$ 1,115,533	\$ 30,371	\$ 894,810	\$ 121,114	\$ 6,878,295	\$ 12,090	\$ 357,314
2048	\$ 36,183	\$ 1,537,137	\$ 30,371	\$ 1,238,619	\$ 121,114	\$ 6,886,624	\$ 12,090	\$ 494,366
2049	\$ 36,183	\$ 1,607,045	\$ 30,371	\$ 1,295,071	\$ 121,114	\$ 7,209,558	\$ 12,090	\$ 516,893
2050	\$ 36,183	\$ 1,931,058	\$ 30,371	\$ 1,562,930	\$ 121,114	\$ 7,218,349	\$ 12,090	\$ 623,518
2051	\$ 36,183	\$ 2,021,102	\$ 30,371	\$ 1,635,970	\$ 121,114	\$ 7,558,764	\$ 12,090	\$ 652,650
<b>Total</b>	<b>\$ 1,079,400</b>	<b>\$ 10,515,569</b>	<b>\$ 906,016</b>	<b>\$ 8,480,337</b>	<b>\$ 3,613,036</b>	<b>\$ 140,079,405</b>	<b>\$ 360,667</b>	<b>\$ 3,384,441</b>

**Table 5: Property Tax Payments Build/No-Build Scenarios (cont)**  
**Real Estate Property Tax**

Year	Metropolitan Sewer District		Metro Zoo Museum District		Dev. Disab. - Prod. Living Bd		Commercial Surcharge	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 165	\$ 165	\$ 29,818	\$ 29,818	\$ 10,199	\$ 10,199	\$ 206,059	\$ 206,036
2023	\$ 165	\$ 165	\$ 30,553	\$ 30,351	\$ 10,450	\$ 11,947	\$ 211,151	\$ 176,960
2024	\$ 165	\$ 165	\$ 30,953	\$ 30,608	\$ 10,587	\$ 43,880	\$ 213,921	\$ 280,131
2025	\$ 165	\$ 165	\$ 31,363	\$ 30,613	\$ 10,727	\$ 71,348	\$ 216,759	\$ 807,167
2026	\$ 165	\$ 165	\$ 31,540	\$ 29,016	\$ 10,788	\$ 136,098	\$ 217,987	\$ 1,752,897
2027	\$ 165	\$ 165	\$ 31,722	\$ 28,894	\$ 10,850	\$ 204,866	\$ 219,246	\$ 2,713,873
2028	\$ 165	\$ 165	\$ 31,796	\$ 28,213	\$ 10,876	\$ 237,906	\$ 219,761	\$ 3,185,191
2029	\$ 165	\$ 165	\$ 31,872	\$ 28,000	\$ 10,902	\$ 286,489	\$ 220,289	\$ 3,946,404
2030	\$ 165	\$ 165	\$ 31,872	\$ 27,118	\$ 10,902	\$ 320,744	\$ 220,289	\$ 4,487,756
2031	\$ 165	\$ 165	\$ 31,872	\$ 27,118	\$ 10,902	\$ 365,436	\$ 220,289	\$ 5,346,170
2032	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 386,611	\$ 220,289	\$ 5,769,482
2033	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 433,319	\$ 220,289	\$ 6,635,725
2034	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 436,389	\$ 220,289	\$ 6,698,172
2035	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 452,636	\$ 220,289	\$ 6,934,099
2036	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 454,179	\$ 220,289	\$ 6,965,469
2037	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 473,891	\$ 220,289	\$ 7,268,288
2038	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 474,464	\$ 220,289	\$ 7,279,946
2039	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 496,751	\$ 220,289	\$ 7,630,653
2040	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 497,356	\$ 220,289	\$ 7,642,950
2041	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 520,727	\$ 220,289	\$ 8,011,007
2042	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 521,365	\$ 220,289	\$ 8,023,979
2043	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 545,802	\$ 220,289	\$ 8,408,786
2044	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 546,475	\$ 220,289	\$ 8,422,471
2045	\$ 165	\$ 15,946	\$ 31,872	\$ 442,050	\$ 10,902	\$ 572,242	\$ 220,289	\$ 8,829,160
2046	\$ 165	\$ 15,946	\$ 31,872	\$ 938,491	\$ 10,902	\$ 572,953	\$ 220,289	\$ 8,843,599
2047	\$ 165	\$ 16,753	\$ 31,872	\$ 982,645	\$ 10,902	\$ 599,943	\$ 220,289	\$ 9,269,739
2048	\$ 165	\$ 16,753	\$ 31,872	\$ 1,354,026	\$ 10,902	\$ 600,693	\$ 220,289	\$ 9,284,974
2049	\$ 165	\$ 17,601	\$ 31,872	\$ 1,415,607	\$ 10,902	\$ 628,922	\$ 220,289	\$ 9,730,616
2050	\$ 165	\$ 17,601	\$ 31,872	\$ 1,701,022	\$ 10,902	\$ 629,713	\$ 220,289	\$ 9,746,693
2051	\$ 165	\$ 18,492	\$ 31,872	\$ 1,780,339	\$ 10,902	\$ 659,477	\$ 220,289	\$ 10,217,551
<b>Total</b>	<b>\$ 4,950</b>	<b>\$ 122,887</b>	<b>\$ 950,801</b>	<b>\$ 9,262,911</b>	<b>\$ 325,223</b>	<b>\$ 12,192,821</b>	<b>\$ 6,571,531</b>	<b>\$ 184,515,944</b>

**Table 5: Property Tax Payments Build/No-Build Scenarios  
Real Estate Property Tax**

Year	SBD 0.85% Property Tax	
	No-Build	Build
2022	\$ -	\$ 103,238
2023	\$ -	\$ 126,821
2024	\$ -	\$ 499,681
2025	\$ -	\$ 780,266
2026	\$ -	\$ 1,468,871
2027	\$ -	\$ 2,204,164
2028	\$ -	\$ 2,556,566
2029	\$ -	\$ 3,068,503
2030	\$ -	\$ 3,429,044
2031	\$ -	\$ 3,885,498
2032	\$ -	\$ 4,100,251
2033	\$ -	\$ 4,580,123
2034	\$ -	\$ 4,611,168
2035	\$ -	\$ 4,784,068
2036	\$ -	\$ 4,799,666
2037	\$ -	\$ 5,007,933
2038	\$ -	\$ 5,013,731
2039	\$ -	\$ 5,248,440
2040	\$ -	\$ 5,254,558
2041	\$ -	\$ 5,500,653
2042	\$ -	\$ 5,507,108
2043	\$ -	\$ 5,764,427
2044	\$ -	\$ 5,771,239
2045	\$ -	\$ 6,042,480
2046	\$ -	\$ 6,049,668
2047	\$ -	\$ 6,333,773
2048	\$ -	\$ 6,341,360
2049	\$ -	\$ 6,638,513
2050	\$ -	\$ 6,646,521
2051	\$ -	\$ 6,959,737
<b>Total</b>	<b>\$ -</b>	<b>\$ 129,078,069</b>

**Table 6: Sales Tax Receipts Build/No-Build Scenarios**

**Sales Tax**

Year	Sales Tax Pool		State of Missouri		City of Chesterfield		St. Louis County	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 208,013	\$ 104,006	\$ 817,538	\$ 817,538	\$ 178,988	\$ 89,494	\$ 244,391	\$ 186,341
2023	\$ 208,013	\$ 213,213	\$ 817,538	\$ 837,976	\$ 178,988	\$ 183,462	\$ 244,391	\$ 250,500
2024	\$ 208,013	\$ 201,361	\$ 817,538	\$ 1,427,586	\$ 178,988	\$ 173,264	\$ 244,391	\$ 345,864
2025	\$ 208,013	\$ 259,340	\$ 817,538	\$ 1,645,952	\$ 178,988	\$ 223,153	\$ 244,391	\$ 426,953
2026	\$ 208,013	\$ 746,086	\$ 817,538	\$ 5,145,374	\$ 178,988	\$ 641,981	\$ 244,391	\$ 1,267,665
2027	\$ 208,013	\$ 1,350,721	\$ 817,538	\$ 9,521,522	\$ 178,988	\$ 1,162,248	\$ 244,391	\$ 2,314,795
2028	\$ 208,013	\$ 1,602,546	\$ 817,538	\$ 11,214,393	\$ 178,988	\$ 1,378,935	\$ 244,391	\$ 2,728,266
2029	\$ 208,013	\$ 1,771,952	\$ 817,538	\$ 12,271,021	\$ 178,988	\$ 1,524,703	\$ 244,391	\$ 2,991,933
2030	\$ 208,013	\$ 1,840,868	\$ 817,538	\$ 12,742,813	\$ 178,988	\$ 1,584,003	\$ 244,391	\$ 3,106,719
2031	\$ 208,013	\$ 1,893,194	\$ 817,538	\$ 13,106,177	\$ 178,988	\$ 1,629,027	\$ 244,391	\$ 3,195,054
2032	\$ 208,013	\$ 1,944,609	\$ 817,538	\$ 13,465,155	\$ 178,988	\$ 1,673,268	\$ 244,391	\$ 3,282,126
2033	\$ 208,013	\$ 1,998,195	\$ 817,538	\$ 13,840,248	\$ 178,988	\$ 1,719,377	\$ 244,391	\$ 3,372,989
2034	\$ 208,013	\$ 2,049,485	\$ 817,538	\$ 14,196,149	\$ 178,988	\$ 1,763,511	\$ 244,391	\$ 3,459,612
2035	\$ 208,013	\$ 2,101,186	\$ 817,538	\$ 14,554,066	\$ 178,988	\$ 1,807,997	\$ 244,391	\$ 3,546,834
2036	\$ 208,013	\$ 2,153,961	\$ 817,538	\$ 14,919,187	\$ 178,988	\$ 1,853,409	\$ 244,391	\$ 3,635,841
2037	\$ 208,013	\$ 2,208,012	\$ 817,538	\$ 15,293,064	\$ 178,988	\$ 1,899,917	\$ 244,391	\$ 3,726,991
2038	\$ 208,013	\$ 2,263,395	\$ 817,538	\$ 15,676,109	\$ 178,988	\$ 1,947,573	\$ 244,391	\$ 3,820,380
2039	\$ 208,013	\$ 2,320,170	\$ 817,538	\$ 16,068,760	\$ 178,988	\$ 1,996,426	\$ 244,391	\$ 3,916,113
2040	\$ 208,013	\$ 2,378,373	\$ 817,538	\$ 16,471,259	\$ 178,988	\$ 2,046,507	\$ 244,391	\$ 4,014,249
2041	\$ 208,013	\$ 2,438,040	\$ 817,538	\$ 16,883,854	\$ 178,988	\$ 2,097,848	\$ 244,391	\$ 4,114,849
2042	\$ 208,013	\$ 2,499,206	\$ 817,538	\$ 17,306,798	\$ 178,988	\$ 2,150,480	\$ 244,391	\$ 4,217,973
2043	\$ 208,013	\$ 2,561,911	\$ 817,538	\$ 17,740,350	\$ 178,988	\$ 2,204,435	\$ 244,391	\$ 4,323,686
2044	\$ 208,013	\$ 2,626,192	\$ 817,538	\$ 18,184,778	\$ 178,988	\$ 2,259,747	\$ 244,391	\$ 4,432,053
2045	\$ 208,013	\$ 3,280,456	\$ 817,538	\$ 18,640,354	\$ 178,988	\$ 2,822,718	\$ 244,391	\$ 4,871,531
2046	\$ 208,013	\$ 5,231,237	\$ 817,538	\$ 19,107,359	\$ 178,988	\$ 4,501,297	\$ 244,391	\$ 6,036,509
2047	\$ 208,013	\$ 5,362,281	\$ 817,538	\$ 19,586,080	\$ 178,988	\$ 4,614,056	\$ 244,391	\$ 6,187,732
2048	\$ 208,013	\$ 5,613,873	\$ 817,538	\$ 20,076,810	\$ 178,988	\$ 4,830,542	\$ 244,391	\$ 6,408,195
2049	\$ 208,013	\$ 5,754,505	\$ 817,538	\$ 20,579,853	\$ 178,988	\$ 4,951,551	\$ 244,391	\$ 6,568,735
2050	\$ 208,013	\$ 5,898,664	\$ 817,538	\$ 21,095,516	\$ 178,988	\$ 5,075,595	\$ 244,391	\$ 6,733,302
2051	\$ 208,013	\$ 6,046,440	\$ 817,538	\$ 21,624,117	\$ 178,988	\$ 5,202,751	\$ 244,391	\$ 6,901,998
<b>Total</b>	<b>\$ 6,240,390</b>	<b>\$ 76,713,478</b>	<b>\$ 24,526,140</b>	<b>\$ 414,040,218</b>	<b>\$ 5,369,640</b>	<b>\$ 66,009,275</b>	<b>\$ 7,331,730</b>	<b>\$ 110,385,788</b>

**Table 6: Sales Tax Receipts Build/No-Build Scenarios**  
**Sales Tax**

Year	Metro Transit	
	No-Build	Build
2022	\$ 145,125	\$ 145,125
2023	\$ 145,125	\$ 148,753
2024	\$ 145,125	\$ 280,969
2025	\$ 145,125	\$ 361,870
2026	\$ 145,125	\$ 1,041,050
2027	\$ 145,125	\$ 1,884,727
2028	\$ 145,125	\$ 2,206,410
2029	\$ 145,125	\$ 2,403,608
2030	\$ 145,125	\$ 2,494,021
2031	\$ 145,125	\$ 2,564,669
2032	\$ 145,125	\$ 2,634,347
2033	\$ 145,125	\$ 2,707,033
2034	\$ 145,125	\$ 2,776,466
2035	\$ 145,125	\$ 2,846,412
2036	\$ 145,125	\$ 2,917,798
2037	\$ 145,125	\$ 2,990,902
2038	\$ 145,125	\$ 3,065,802
2039	\$ 145,125	\$ 3,142,580
2040	\$ 145,125	\$ 3,221,283
2041	\$ 145,125	\$ 3,301,959
2042	\$ 145,125	\$ 3,384,659
2043	\$ 145,125	\$ 3,469,432
2044	\$ 145,125	\$ 3,556,331
2045	\$ 145,125	\$ 3,645,409
2046	\$ 145,125	\$ 3,736,721
2047	\$ 145,125	\$ 3,830,323
2048	\$ 145,125	\$ 3,926,273
2049	\$ 145,125	\$ 4,024,629
2050	\$ 145,125	\$ 4,125,451
2051	\$ 145,125	\$ 4,228,803
<b>Total</b>	<b>\$ 4,353,750</b>	<b>\$ 81,063,815</b>

**Table 7: Utility Tax Receipts Build/No-Build Scenarios**

Year	State of Missouri		City of Chesterfield	
	No-Build	Build	No-Build	Build
2022	\$ 69,636	\$ 69,636	\$ 87,044	\$ 87,044
2023	\$ 71,376	\$ 71,376	\$ 89,221	\$ 92,613
2024	\$ 73,161	\$ 77,405	\$ 91,451	\$ 114,843
2025	\$ 74,990	\$ 54,292	\$ 93,737	\$ 88,786
2026	\$ 76,865	\$ 76,154	\$ 96,081	\$ 154,965
2027	\$ 78,786	\$ 71,203	\$ 98,483	\$ 183,061
2028	\$ 80,756	\$ 98,354	\$ 100,945	\$ 242,656
2029	\$ 82,775	\$ 123,241	\$ 103,469	\$ 293,199
2030	\$ 84,844	\$ 139,978	\$ 106,055	\$ 319,648
2031	\$ 86,965	\$ 145,404	\$ 108,707	\$ 329,892
2032	\$ 89,139	\$ 161,609	\$ 111,424	\$ 353,344
2033	\$ 91,368	\$ 179,976	\$ 114,210	\$ 379,522
2034	\$ 93,652	\$ 188,173	\$ 117,065	\$ 393,050
2035	\$ 95,993	\$ 193,887	\$ 119,992	\$ 403,546
2036	\$ 98,393	\$ 199,016	\$ 122,992	\$ 413,387
2037	\$ 100,853	\$ 204,129	\$ 126,066	\$ 423,284
2038	\$ 103,374	\$ 209,295	\$ 129,218	\$ 433,327
2039	\$ 105,959	\$ 214,594	\$ 132,448	\$ 443,615
2040	\$ 108,608	\$ 220,027	\$ 135,760	\$ 454,155
2041	\$ 111,323	\$ 225,599	\$ 139,154	\$ 464,953
2042	\$ 114,106	\$ 231,314	\$ 142,633	\$ 476,016
2043	\$ 116,959	\$ 237,175	\$ 146,198	\$ 487,349
2044	\$ 119,883	\$ 243,185	\$ 149,853	\$ 498,961
2045	\$ 122,880	\$ 249,349	\$ 153,600	\$ 510,858
2046	\$ 125,952	\$ 255,670	\$ 157,440	\$ 523,048
2047	\$ 129,101	\$ 262,153	\$ 161,376	\$ 535,537
2048	\$ 132,328	\$ 268,802	\$ 165,410	\$ 548,334
2049	\$ 135,636	\$ 275,621	\$ 169,545	\$ 561,447
2050	\$ 139,027	\$ 282,614	\$ 173,784	\$ 574,882
2051	\$ 142,503	\$ 289,787	\$ 178,128	\$ 588,650
<b>Total</b>	<b>\$ 3,057,191</b>	<b>\$ 5,519,018</b>	<b>\$ 3,821,489</b>	<b>\$ 11,373,972</b>

**Table 8: Total Tax Summary Build/No-Build Scenarios**

**Total Tax Summary**

Year	Sales Tax Pool		State of Missouri		St. Louis County		City of Chesterfield	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 208,013	\$ 104,006	\$ 890,817	\$ 890,817	\$ 507,249	\$ 449,084	\$ 266,032	\$ 176,538
2023	\$ 208,013	\$ 213,213	\$ 892,648	\$ 913,828	\$ 513,740	\$ 484,199	\$ 268,208	\$ 276,075
2024	\$ 208,013	\$ 201,361	\$ 894,481	\$ 1,522,627	\$ 517,270	\$ 680,655	\$ 270,439	\$ 288,108
2025	\$ 208,013	\$ 259,340	\$ 896,360	\$ 1,727,783	\$ 520,888	\$ 1,289,807	\$ 272,725	\$ 311,939
2026	\$ 208,013	\$ 746,086	\$ 898,256	\$ 5,273,370	\$ 522,453	\$ 3,073,550	\$ 275,068	\$ 796,946
2027	\$ 208,013	\$ 1,350,721	\$ 900,200	\$ 9,670,520	\$ 524,057	\$ 5,081,505	\$ 277,470	\$ 1,345,309
2028	\$ 208,013	\$ 1,602,546	\$ 902,179	\$ 11,402,979	\$ 524,714	\$ 5,965,044	\$ 279,932	\$ 1,621,591
2029	\$ 208,013	\$ 1,771,952	\$ 904,207	\$ 12,502,562	\$ 525,387	\$ 6,989,625	\$ 282,456	\$ 1,817,902
2030	\$ 208,013	\$ 1,840,868	\$ 906,277	\$ 13,003,816	\$ 525,387	\$ 7,644,187	\$ 285,043	\$ 1,903,651
2031	\$ 208,013	\$ 1,893,194	\$ 908,398	\$ 13,388,716	\$ 525,387	\$ 8,591,114	\$ 287,694	\$ 1,958,919
2032	\$ 208,013	\$ 1,944,609	\$ 910,572	\$ 13,771,479	\$ 525,387	\$ 9,102,493	\$ 290,412	\$ 2,026,612
2033	\$ 208,013	\$ 1,998,195	\$ 912,800	\$ 14,181,875	\$ 525,387	\$ 10,059,714	\$ 293,197	\$ 2,098,899
2034	\$ 208,013	\$ 2,049,485	\$ 915,084	\$ 14,547,070	\$ 525,387	\$ 10,208,795	\$ 296,053	\$ 2,156,561
2035	\$ 208,013	\$ 2,101,186	\$ 917,426	\$ 14,916,802	\$ 525,387	\$ 10,531,935	\$ 298,979	\$ 2,211,544
2036	\$ 208,013	\$ 2,153,961	\$ 919,826	\$ 15,287,604	\$ 525,387	\$ 10,652,317	\$ 301,979	\$ 2,266,796
2037	\$ 208,013	\$ 2,208,012	\$ 922,285	\$ 15,673,943	\$ 525,387	\$ 11,046,286	\$ 305,054	\$ 2,323,202
2038	\$ 208,013	\$ 2,263,395	\$ 924,807	\$ 16,062,359	\$ 525,387	\$ 11,151,335	\$ 308,206	\$ 2,380,900
2039	\$ 208,013	\$ 2,320,170	\$ 927,391	\$ 16,468,593	\$ 525,387	\$ 11,597,781	\$ 311,436	\$ 2,440,041
2040	\$ 208,013	\$ 2,378,373	\$ 930,040	\$ 16,876,742	\$ 525,387	\$ 11,708,216	\$ 314,747	\$ 2,500,663
2041	\$ 208,013	\$ 2,438,040	\$ 932,755	\$ 17,303,594	\$ 525,387	\$ 12,176,878	\$ 318,141	\$ 2,562,801
2042	\$ 208,013	\$ 2,499,206	\$ 935,538	\$ 17,732,480	\$ 525,387	\$ 12,292,976	\$ 321,620	\$ 2,626,495
2043	\$ 208,013	\$ 2,561,911	\$ 938,391	\$ 18,180,975	\$ 525,387	\$ 12,783,501	\$ 325,186	\$ 2,691,784
2044	\$ 208,013	\$ 2,626,192	\$ 941,315	\$ 18,631,654	\$ 525,387	\$ 12,905,555	\$ 328,841	\$ 2,758,708
2045	\$ 208,013	\$ 3,280,456	\$ 944,312	\$ 19,102,967	\$ 525,387	\$ 14,508,285	\$ 332,587	\$ 3,333,576
2046	\$ 208,013	\$ 5,231,237	\$ 947,384	\$ 19,576,547	\$ 525,387	\$ 16,595,286	\$ 336,427	\$ 5,024,344
2047	\$ 208,013	\$ 5,362,281	\$ 950,533	\$ 20,071,778	\$ 525,387	\$ 17,253,540	\$ 340,363	\$ 5,149,593
2048	\$ 208,013	\$ 5,613,873	\$ 953,760	\$ 20,569,425	\$ 525,387	\$ 18,177,887	\$ 344,398	\$ 5,378,876
2049	\$ 208,013	\$ 5,754,505	\$ 957,069	\$ 21,089,774	\$ 525,387	\$ 18,897,283	\$ 348,533	\$ 5,512,997
2050	\$ 208,013	\$ 5,898,664	\$ 960,459	\$ 21,612,713	\$ 525,387	\$ 19,613,530	\$ 352,771	\$ 5,650,477
2051	\$ 208,013	\$ 6,046,440	\$ 963,935	\$ 22,159,542	\$ 525,387	\$ 20,399,480	\$ 357,116	\$ 5,791,401
<b>Total</b>	<b>\$ 6,240,390</b>	<b>\$ 76,713,478</b>	<b>\$ 27,699,505</b>	<b>\$ 424,114,934</b>	<b>\$ 15,714,272</b>	<b>\$ 311,911,843</b>	<b>\$ 9,191,113</b>	<b>\$ 77,383,248</b>



Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary

Year	Parkway School District		Rockwood School District		Special School District		St. Louis Community College	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 587,131	\$ 587,163	\$ 6,523	\$ 6,523	\$ 123,375	\$ 123,375	\$ 33,850	\$ 33,850
2023	\$ 601,804	\$ 581,922	\$ 6,523	\$ 6,523	\$ 126,418	\$ 125,584	\$ 34,685	\$ 34,456
2024	\$ 609,785	\$ 673,871	\$ 6,523	\$ 43,492	\$ 128,073	\$ 126,644	\$ 35,139	\$ 34,747
2025	\$ 617,964	\$ 854,169	\$ 6,523	\$ 44,432	\$ 129,769	\$ 126,666	\$ 35,604	\$ 34,753
2026	\$ 621,502	\$ 1,193,406	\$ 6,523	\$ 44,432	\$ 130,502	\$ 120,059	\$ 35,805	\$ 32,940
2027	\$ 625,129	\$ 1,575,814	\$ 6,523	\$ 46,384	\$ 131,254	\$ 119,555	\$ 36,012	\$ 32,802
2028	\$ 626,613	\$ 1,749,901	\$ 6,523	\$ 46,384	\$ 131,562	\$ 116,736	\$ 36,096	\$ 32,028
2029	\$ 628,135	\$ 2,021,968	\$ 6,523	\$ 48,435	\$ 131,878	\$ 115,854	\$ 36,183	\$ 31,786
2030	\$ 628,135	\$ 2,202,616	\$ 6,523	\$ 48,435	\$ 131,878	\$ 112,204	\$ 36,183	\$ 30,785
2031	\$ 628,135	\$ 2,463,737	\$ 6,523	\$ 50,590	\$ 131,878	\$ 112,204	\$ 36,183	\$ 30,785
2032	\$ 628,135	\$ 2,597,101	\$ 6,523	\$ 50,590	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2033	\$ 628,135	\$ 2,867,257	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2034	\$ 628,135	\$ 2,885,401	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2035	\$ 628,135	\$ 2,974,642	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2036	\$ 628,135	\$ 2,983,753	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2037	\$ 628,135	\$ 3,093,183	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2038	\$ 628,135	\$ 3,096,568	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2039	\$ 628,135	\$ 3,220,861	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2040	\$ 628,135	\$ 3,224,430	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2041	\$ 628,135	\$ 3,354,762	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2042	\$ 628,135	\$ 3,358,526	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2043	\$ 628,135	\$ 3,494,774	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2044	\$ 628,135	\$ 3,498,743	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2045	\$ 628,135	\$ 9,853,001	\$ 6,523	\$ 631,879	\$ 131,878	\$ 1,829,063	\$ 36,183	\$ 501,831
2046	\$ 628,135	\$ 17,921,952	\$ 6,523	\$ 631,879	\$ 131,878	\$ 3,883,174	\$ 36,183	\$ 1,065,407
2047	\$ 628,135	\$ 18,768,159	\$ 6,523	\$ 663,868	\$ 131,878	\$ 4,065,870	\$ 36,183	\$ 1,115,533
2048	\$ 628,135	\$ 25,030,095	\$ 6,523	\$ 663,868	\$ 131,878	\$ 5,602,526	\$ 36,183	\$ 1,537,137
2049	\$ 628,135	\$ 26,175,760	\$ 6,523	\$ 697,477	\$ 131,878	\$ 5,857,325	\$ 36,183	\$ 1,607,045
2050	\$ 628,135	\$ 31,136,623	\$ 6,523	\$ 697,477	\$ 131,878	\$ 7,038,282	\$ 36,183	\$ 1,931,058
2051	\$ 628,135	\$ 32,595,167	\$ 6,523	\$ 732,786	\$ 131,878	\$ 7,366,472	\$ 36,183	\$ 2,021,102
<b>Total</b>	<b>\$ 18,737,033</b>	<b>\$ 216,035,325</b>	<b>\$ 195,690</b>	<b>\$ 5,866,066</b>	<b>\$ 3,934,147</b>	<b>\$ 38,326,934</b>	<b>\$ 1,079,400</b>	<b>\$ 10,515,569</b>

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary

Year	County Library		Monarch Fire District		Metro Transit		Metropolitan Sewer District	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 28,412	\$ 28,414	\$ 113,304	\$ 113,309	\$ 145,125	\$ 145,125	\$ 165	\$ 165
2023	\$ 29,113	\$ 28,360	\$ 116,099	\$ 137,536	\$ 145,125	\$ 148,753	\$ 165	\$ 165
2024	\$ 29,494	\$ 27,138	\$ 117,619	\$ 532,819	\$ 145,125	\$ 280,969	\$ 165	\$ 165
2025	\$ 29,885	\$ 27,724	\$ 119,177	\$ 840,060	\$ 145,125	\$ 361,870	\$ 165	\$ 165
2026	\$ 30,054	\$ 26,396	\$ 119,850	\$ 1,586,514	\$ 145,125	\$ 1,041,050	\$ 165	\$ 165
2027	\$ 30,227	\$ 26,325	\$ 120,541	\$ 2,382,515	\$ 145,125	\$ 1,884,727	\$ 165	\$ 165
2028	\$ 30,298	\$ 25,702	\$ 120,824	\$ 2,764,246	\$ 145,125	\$ 2,206,410	\$ 165	\$ 165
2029	\$ 30,371	\$ 25,560	\$ 121,114	\$ 3,320,456	\$ 145,125	\$ 2,403,608	\$ 165	\$ 165
2030	\$ 30,371	\$ 24,777	\$ 121,114	\$ 3,712,291	\$ 145,125	\$ 2,494,021	\$ 165	\$ 165
2031	\$ 30,371	\$ 24,879	\$ 121,114	\$ 4,212,130	\$ 145,125	\$ 2,564,669	\$ 165	\$ 165
2032	\$ 30,371	\$ 25,382	\$ 121,114	\$ 4,447,718	\$ 145,125	\$ 2,634,347	\$ 165	\$ 165
2033	\$ 30,371	\$ 25,447	\$ 121,114	\$ 4,972,413	\$ 145,125	\$ 2,707,033	\$ 165	\$ 165
2034	\$ 30,371	\$ 25,453	\$ 121,114	\$ 5,006,497	\$ 145,125	\$ 2,776,466	\$ 165	\$ 165
2035	\$ 30,371	\$ 25,448	\$ 121,114	\$ 5,193,889	\$ 145,125	\$ 2,846,412	\$ 165	\$ 165
2036	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,211,014	\$ 145,125	\$ 2,917,798	\$ 165	\$ 165
2037	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,437,142	\$ 145,125	\$ 2,990,902	\$ 165	\$ 165
2038	\$ 30,371	\$ 25,452	\$ 121,114	\$ 5,443,509	\$ 145,125	\$ 3,065,802	\$ 165	\$ 165
2039	\$ 30,371	\$ 25,456	\$ 121,114	\$ 5,698,552	\$ 145,125	\$ 3,142,580	\$ 165	\$ 165
2040	\$ 30,371	\$ 25,457	\$ 121,114	\$ 5,705,269	\$ 145,125	\$ 3,221,283	\$ 165	\$ 165
2041	\$ 30,371	\$ 25,460	\$ 121,114	\$ 5,972,692	\$ 145,125	\$ 3,301,959	\$ 165	\$ 165
2042	\$ 30,371	\$ 25,461	\$ 121,114	\$ 5,979,779	\$ 145,125	\$ 3,384,659	\$ 165	\$ 165
2043	\$ 30,371	\$ 25,463	\$ 121,114	\$ 6,259,399	\$ 145,125	\$ 3,469,432	\$ 165	\$ 165
2044	\$ 30,371	\$ 25,465	\$ 121,114	\$ 6,266,877	\$ 145,125	\$ 3,556,331	\$ 165	\$ 165
2045	\$ 30,371	\$ 402,320	\$ 121,114	\$ 6,561,649	\$ 145,125	\$ 3,645,409	\$ 165	\$ 15,946
2046	\$ 30,371	\$ 854,496	\$ 121,114	\$ 6,569,540	\$ 145,125	\$ 3,736,721	\$ 165	\$ 15,946
2047	\$ 30,371	\$ 894,810	\$ 121,114	\$ 6,878,295	\$ 145,125	\$ 3,830,323	\$ 165	\$ 16,753
2048	\$ 30,371	\$ 1,238,619	\$ 121,114	\$ 6,886,624	\$ 145,125	\$ 3,926,273	\$ 165	\$ 16,753
2049	\$ 30,371	\$ 1,295,071	\$ 121,114	\$ 7,209,558	\$ 145,125	\$ 4,024,629	\$ 165	\$ 17,601
2050	\$ 30,371	\$ 1,562,930	\$ 121,114	\$ 7,218,349	\$ 145,125	\$ 4,125,451	\$ 165	\$ 17,601
2051	\$ 30,371	\$ 1,635,970	\$ 121,114	\$ 7,558,764	\$ 145,125	\$ 4,228,803	\$ 165	\$ 18,492
<b>Total</b>	<b>\$ 906,016</b>	<b>\$ 8,480,337</b>	<b>\$ 3,613,036</b>	<b>\$ 140,079,405</b>	<b>\$ 4,353,750</b>	<b>\$ 81,063,815</b>	<b>\$ 4,950</b>	<b>\$ 122,887</b>

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary

Year	Metro Zoo Museum District		Dev. Disab. - Prod. Living Bd		SBD 0.85% Property Tax	
	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 29,818	\$ 29,818	\$ 10,199	\$ 10,199	\$ -	\$ 103,238
2023	\$ 30,553	\$ 30,351	\$ 10,450	\$ 11,947	\$ -	\$ 126,821
2024	\$ 30,953	\$ 30,608	\$ 10,587	\$ 43,880	\$ -	\$ 499,681
2025	\$ 31,363	\$ 30,613	\$ 10,727	\$ 71,348	\$ -	\$ 780,266
2026	\$ 31,540	\$ 29,016	\$ 10,788	\$ 136,098	\$ -	\$ 1,468,871
2027	\$ 31,722	\$ 28,894	\$ 10,850	\$ 204,866	\$ -	\$ 2,204,164
2028	\$ 31,796	\$ 28,213	\$ 10,876	\$ 237,906	\$ -	\$ 2,556,566
2029	\$ 31,872	\$ 28,000	\$ 10,902	\$ 286,489	\$ -	\$ 3,068,503
2030	\$ 31,872	\$ 27,118	\$ 10,902	\$ 320,744	\$ -	\$ 3,429,044
2031	\$ 31,872	\$ 27,118	\$ 10,902	\$ 365,436	\$ -	\$ 3,885,498
2032	\$ 31,872	\$ 27,614	\$ 10,902	\$ 386,611	\$ -	\$ 4,100,251
2033	\$ 31,872	\$ 27,614	\$ 10,902	\$ 433,319	\$ -	\$ 4,580,123
2034	\$ 31,872	\$ 27,614	\$ 10,902	\$ 436,389	\$ -	\$ 4,611,168
2035	\$ 31,872	\$ 27,614	\$ 10,902	\$ 452,636	\$ -	\$ 4,784,068
2036	\$ 31,872	\$ 27,614	\$ 10,902	\$ 454,179	\$ -	\$ 4,799,666
2037	\$ 31,872	\$ 27,614	\$ 10,902	\$ 473,891	\$ -	\$ 5,007,933
2038	\$ 31,872	\$ 27,614	\$ 10,902	\$ 474,464	\$ -	\$ 5,013,731
2039	\$ 31,872	\$ 27,614	\$ 10,902	\$ 496,751	\$ -	\$ 5,248,440
2040	\$ 31,872	\$ 27,614	\$ 10,902	\$ 497,356	\$ -	\$ 5,254,558
2041	\$ 31,872	\$ 27,614	\$ 10,902	\$ 520,727	\$ -	\$ 5,500,653
2042	\$ 31,872	\$ 27,614	\$ 10,902	\$ 521,365	\$ -	\$ 5,507,108
2043	\$ 31,872	\$ 27,614	\$ 10,902	\$ 545,802	\$ -	\$ 5,764,427
2044	\$ 31,872	\$ 27,614	\$ 10,902	\$ 546,475	\$ -	\$ 5,771,239
2045	\$ 31,872	\$ 442,050	\$ 10,902	\$ 572,242	\$ -	\$ 6,042,480
2046	\$ 31,872	\$ 938,491	\$ 10,902	\$ 572,953	\$ -	\$ 6,049,668
2047	\$ 31,872	\$ 982,645	\$ 10,902	\$ 599,943	\$ -	\$ 6,333,773
2048	\$ 31,872	\$ 1,354,026	\$ 10,902	\$ 600,693	\$ -	\$ 6,341,360
2049	\$ 31,872	\$ 1,415,607	\$ 10,902	\$ 628,922	\$ -	\$ 6,638,513
2050	\$ 31,872	\$ 1,701,022	\$ 10,902	\$ 629,713	\$ -	\$ 6,646,521
2051	\$ 31,872	\$ 1,780,339	\$ 10,902	\$ 659,477	\$ -	\$ 6,959,737
<b>Total</b>	<b>\$ 950,801</b>	<b>\$ 9,262,911</b>	<b>\$ 325,223</b>	<b>\$ 12,192,821</b>	<b>\$ -</b>	<b>\$ 129,078,069</b>

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary

Year	All Pre-Existing Taxing Districts		All PETD w/ Coverage		All PETD NPV w/ Coverage	
	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 2,950,013	\$ 2,698,386	\$ 2,106,640	\$ 1,926,929	\$ 2,106,640	\$ 1,926,929
2023	\$ 2,983,544	\$ 2,992,912	\$ 2,130,581	\$ 2,160,847	\$ 2,000,546	\$ 2,028,964
2024	\$ 3,003,666	\$ 4,487,084	\$ 2,144,948	\$ 3,236,114	\$ 1,891,113	\$ 2,853,150
2025	\$ 3,024,288	\$ 5,980,669	\$ 2,159,673	\$ 4,004,100	\$ 1,787,883	\$ 3,314,790
2026	\$ 3,035,644	\$ 14,100,028	\$ 2,167,782	\$ 9,297,307	\$ 1,685,067	\$ 7,227,011
2027	\$ 3,047,288	\$ 23,750,102	\$ 2,176,095	\$ 15,689,626	\$ 1,588,290	\$ 11,451,557
2028	\$ 3,054,716	\$ 27,799,851	\$ 2,181,400	\$ 18,332,397	\$ 1,494,988	\$ 12,563,817
2029	\$ 3,062,331	\$ 31,364,362	\$ 2,186,839	\$ 20,465,223	\$ 1,407,244	\$ 13,169,498
2030	\$ 3,066,988	\$ 33,365,678	\$ 2,190,164	\$ 21,597,137	\$ 1,323,365	\$ 13,049,664
2031	\$ 3,071,760	\$ 35,683,656	\$ 2,193,573	\$ 22,759,579	\$ 1,244,531	\$ 12,912,720
2032	\$ 3,076,652	\$ 37,160,326	\$ 2,197,066	\$ 23,570,470	\$ 1,170,434	\$ 12,556,603
2033	\$ 3,081,665	\$ 39,570,390	\$ 2,200,649	\$ 24,798,430	\$ 1,100,791	\$ 12,404,478
2034	\$ 3,086,805	\$ 40,318,355	\$ 2,204,319	\$ 25,296,281	\$ 1,035,331	\$ 11,881,230
2035	\$ 3,092,073	\$ 41,483,111	\$ 2,208,082	\$ 26,003,667	\$ 973,801	\$ 11,468,053
2036	\$ 3,097,473	\$ 42,181,490	\$ 2,211,939	\$ 26,484,218	\$ 915,965	\$ 10,967,121
2037	\$ 3,103,007	\$ 43,503,128	\$ 2,215,892	\$ 27,265,156	\$ 861,598	\$ 10,601,416
2038	\$ 3,108,681	\$ 44,194,900	\$ 2,219,944	\$ 27,752,480	\$ 810,491	\$ 10,132,301
2039	\$ 3,114,495	\$ 45,644,526	\$ 2,224,098	\$ 28,597,527	\$ 762,449	\$ 9,803,590
2040	\$ 3,120,455	\$ 46,371,530	\$ 2,228,356	\$ 29,109,643	\$ 717,285	\$ 9,370,094
2041	\$ 3,126,564	\$ 47,893,413	\$ 2,232,719	\$ 29,996,828	\$ 674,826	\$ 9,066,356
2042	\$ 3,132,826	\$ 48,657,447	\$ 2,237,192	\$ 30,535,005	\$ 634,908	\$ 8,665,744
2043	\$ 3,139,245	\$ 50,252,439	\$ 2,241,776	\$ 31,465,314	\$ 597,380	\$ 8,384,754
2044	\$ 3,145,824	\$ 51,055,398	\$ 2,246,476	\$ 32,030,876	\$ 562,096	\$ 8,014,519
2045	\$ 3,152,567	\$ 64,680,674	\$ 2,251,293	\$ 43,064,063	\$ 528,921	\$ 10,117,519
2046	\$ 3,159,479	\$ 82,617,973	\$ 2,256,230	\$ 57,695,141	\$ 497,729	\$ 12,727,663
2047	\$ 3,166,564	\$ 85,653,391	\$ 2,261,291	\$ 59,795,031	\$ 468,399	\$ 12,385,824
2048	\$ 3,173,826	\$ 96,596,675	\$ 2,266,477	\$ 69,014,519	\$ 440,820	\$ 13,423,033
2049	\$ 3,181,270	\$ 100,183,554	\$ 2,271,794	\$ 71,564,012	\$ 414,887	\$ 13,069,389
2050	\$ 3,188,898	\$ 108,833,890	\$ 2,277,244	\$ 78,847,839	\$ 390,499	\$ 13,520,750
2051	\$ 3,196,719	\$ 112,994,235	\$ 2,282,829	\$ 81,861,852	\$ 367,566	\$ 13,180,836
<b>Total</b>	<b>\$ 92,945,326</b>	<b>\$ 1,412,069,573</b>	<b>\$ 66,373,359</b>	<b>\$ 944,217,610</b>	<b>\$ 30,455,842</b>	<b>\$ 302,239,372</b>

Table 9: TIF Revenue Summary (10% Pass-Through to School Districts - Fire Districts Excluded)

TOTAL TIF TAX INCREMENT													
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
RPA #1A	\$ 8,640	\$ 10,338	\$ -	\$ 4,260,436	\$ 10,890,079	\$ 11,518,132	\$ 11,712,498	\$ 11,964,591	\$ 12,257,700	\$ 12,336,315	\$ 12,841,705	\$ 12,924,292	
RPA #1B	\$ 344	\$ 697	\$ 39,320	\$ 20,218	\$ 5,014	\$ 2,403,900	\$ 6,099,912	\$ 6,610,385	\$ 6,749,285	\$ 6,887,111	\$ 7,064,772	\$ 7,111,784	
RPA #1C	\$ 88	\$ 178	\$ 270	\$ 364	\$ 45,907	\$ 14,643	\$ 10,572	\$ 2,034,888	\$ 4,932,921	\$ 5,062,816	\$ 5,095,405	\$ 5,177,143	
RPA #1D	\$ 157	\$ 318	\$ 482	\$ 651	\$ 824	\$ 1,002	\$ 59,523	\$ 14,811	\$ 7,167	\$ 1,423,460	\$ 4,121,265	\$ 4,247,957	
RPA #2	\$ 134,951	\$ 2,687,158	\$ 5,448,731	\$ 7,468,488	\$ 7,684,257	\$ 7,782,190	\$ 7,999,342	\$ 8,073,232	\$ 8,401,757	\$ 8,427,475	\$ 8,832,801	\$ 8,859,825	
TOTAL TIF TAX INCREMENT													
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	RPA Total	NPV	
RPA #1A	\$ 13,450,353	\$ 13,537,112	\$ 14,078,536	\$ 14,169,678	\$ 14,745,333	\$ 14,841,079	\$ 15,443,470	\$ 15,544,054	\$ 16,164,456	\$ 16,270,121	\$ 265,898,334	\$ 113,409,765	
RPA #1B	\$ 7,413,790	\$ 7,463,318	\$ 7,777,925	\$ 7,830,147	\$ 8,159,658	\$ 8,214,725	\$ 8,559,861	\$ 8,617,931	\$ 8,979,447	\$ 9,040,688	\$ 153,293,079	\$ 57,600,818	
RPA #1C	\$ 5,316,321	\$ 5,316,791	\$ 5,583,481	\$ 5,583,975	\$ 5,866,585	\$ 5,867,104	\$ 6,160,564	\$ 6,161,109	\$ 6,472,663	\$ 6,473,235	\$ 116,563,357	\$ 38,703,791	
RPA #1D	\$ 4,249,756	\$ 4,330,137	\$ 4,432,680	\$ 4,433,767	\$ 4,657,050	\$ 4,658,192	\$ 4,895,236	\$ 4,896,436	\$ 5,145,481	\$ 5,146,741	\$ 96,941,984	\$ 28,339,227	
RPA #2	\$ 9,286,446	\$ 9,314,841	\$ 9,763,911	\$ 9,793,749	\$ 10,266,489	\$ 10,297,842	\$ 10,795,543	\$ 10,828,489	\$ 11,352,513	\$ 11,387,132	\$ 184,887,162	\$ 85,985,106	
<b>Total</b>	<b>\$ 39,716,665</b>	<b>\$ 39,962,199</b>	<b>\$ 41,636,534</b>	<b>\$ 41,811,316</b>	<b>\$ 43,695,116</b>	<b>\$ 43,878,943</b>	<b>\$ 45,854,675</b>	<b>\$ 46,048,019</b>	<b>\$ 48,114,559</b>	<b>\$ 48,317,918</b>	<b>\$ 817,583,916</b>	<b>\$ 324,038,706</b>	
TOTAL TIF TAX INCREMENT AFTER COVERAGE													
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
RPA #1A	\$ 7,855	\$ 9,206	\$ -	\$ 3,683,671	\$ 9,436,549	\$ 9,927,187	\$ 10,072,684	\$ 10,282,938	\$ 10,532,964	\$ 10,589,118	\$ 11,032,867	\$ 11,091,857	
RPA #1B	\$ 246	\$ 498	\$ 35,746	\$ 18,101	\$ 3,306	\$ 2,171,949	\$ 5,510,064	\$ 5,968,197	\$ 6,092,165	\$ 6,216,014	\$ 6,376,242	\$ 6,417,770	
RPA #1C	\$ 63	\$ 127	\$ 193	\$ 260	\$ 41,733	\$ 13,202	\$ 9,291	\$ 1,849,489	\$ 4,482,389	\$ 4,599,985	\$ 4,629,421	\$ 4,703,614	
RPA #1D	\$ 112	\$ 227	\$ 345	\$ 465	\$ 589	\$ 716	\$ 54,112	\$ 13,197	\$ 5,945	\$ 1,292,677	\$ 3,741,405	\$ 3,855,456	
RPA #2	\$ 122,355	\$ 2,440,615	\$ 4,828,804	\$ 6,624,906	\$ 6,807,483	\$ 6,889,631	\$ 7,081,683	\$ 7,143,988	\$ 7,437,760	\$ 7,456,130	\$ 7,819,473	\$ 7,838,775	
TOTAL TIF TAX INCREMENT AFTER COVERAGE													
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	RPA Total	NPV	
RPA #1A	\$ 11,553,605	\$ 11,615,576	\$ 12,090,457	\$ 12,155,558	\$ 12,660,682	\$ 12,729,073	\$ 13,257,584	\$ 13,329,429	\$ 13,873,348	\$ 13,948,823	\$ 228,408,111	\$ 97,482,375	
RPA #1B	\$ 6,691,079	\$ 6,734,834	\$ 7,019,536	\$ 7,065,675	\$ 7,363,861	\$ 7,412,518	\$ 7,724,840	\$ 7,776,157	\$ 8,103,297	\$ 8,157,422	\$ 138,446,417	\$ 52,009,109	
RPA #1C	\$ 4,830,042	\$ 4,830,377	\$ 5,072,729	\$ 5,073,082	\$ 5,329,902	\$ 5,330,272	\$ 5,596,951	\$ 5,597,340	\$ 5,880,462	\$ 5,880,871	\$ 105,899,973	\$ 35,163,540	
RPA #1D	\$ 3,856,656	\$ 3,929,467	\$ 4,022,461	\$ 4,023,237	\$ 4,226,004	\$ 4,226,820	\$ 4,442,087	\$ 4,442,944	\$ 4,669,108	\$ 4,670,009	\$ 88,006,414	\$ 25,723,570	
RPA #2	\$ 8,221,216	\$ 8,241,499	\$ 8,644,074	\$ 8,665,387	\$ 9,089,192	\$ 9,111,587	\$ 9,557,781	\$ 9,581,314	\$ 10,051,121	\$ 10,075,849	\$ 163,730,625	\$ 76,182,483	
<b>Total</b>	<b>\$ 35,152,597</b>	<b>\$ 35,351,752</b>	<b>\$ 36,849,256</b>	<b>\$ 36,982,938</b>	<b>\$ 38,669,642</b>	<b>\$ 38,810,271</b>	<b>\$ 40,579,243</b>	<b>\$ 40,727,184</b>	<b>\$ 42,577,335</b>	<b>\$ 42,732,974</b>	<b>\$ 724,491,539</b>	<b>\$ 286,561,077</b>	

**A RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF CHESTERFIELD, MISSOURI, APPROVING THE CHESTERFIELD REGIONAL TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT; DESIGNATING THE CHESTERFIELD REGIONAL REDEVELOPMENT AREA; APPROVING REDEVELOPMENT PROJECTS FOR REDEVELOPMENT PROJECT AREAS; AND EXPRESSING ITS RECOMMENDATIONS TO THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI.**

**WHEREAS**, the City Council of the City of Chesterfield, Missouri (the “City Council”), has created the Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”); and

**WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”) authorizes the TIF Commission to hold public hearings with respect to proposed redevelopment areas, redevelopment projects, and designations of redevelopment areas, and to make recommendations thereon to the City Council; and

**WHEREAS**, the TIF Commission has reviewed a plan for redevelopment known as the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project, attached as Exhibit A hereto and incorporated herein by this reference (the “Redevelopment Plan”), for the redevelopment of approximately 241 acres generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south, and the riparian corridor to the west, all within the City of Chesterfield, Missouri (as further described in the Redevelopment Plan, the “Redevelopment Area”); and

**WHEREAS**, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

**WHEREAS**, the Redevelopment Plan envisions that each RPA (RPA 1-A, RPA 1-B, RPA 1-C, RPA 1-D, RPA 2, and RPA 3) will be redeveloped for a mix of uses, including residential, retail, commercial and public gathering spaces (as further described in the Redevelopment Plan); and

**WHEREAS**, after all proper notice was given in accordance with the Act, the TIF Commission held a public hearing in conformance with the Act on November 1, 2022 and received comments from all interested persons and taxing districts relative to (1) the Redevelopment Plan, (2) the designation of the Redevelopment Area, and (3) the approval of the Redevelopment Projects (as defined in the Redevelopment Plan);

NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF CHESTERFIELD, MISSOURI, AS FOLLOWS:

1. The Redevelopment Plan, attached as Exhibit A hereto and incorporated herein by reference, the Redevelopment Area described therein and the Redevelopments Projects are hereby adopted and approved.

2. The TIF Commission hereby finds that:
  - a. The Redevelopment Area on the whole is a “blighted area,” as defined in Section 99.805.(1) of the Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. The Redevelopment Plan includes, and the TIF Commission hereby finds and adopts by reference, a study prepared by a land use planner, which includes (i) a detailed description of the factors that qualify the Redevelopment Area and the Redevelopment Projects pursuant to the provisions of Section 99.810.1(1) of the Act, and (ii) an affidavit, signed on behalf of TSG Downtown Chesterfield, LLC and Wildhorse Village, LP (the “Developer”), attesting that the provisions of Section 99.810.1(1) of the Act have been met.
  - b. The Redevelopment Plan conforms to the comprehensive plan for the development of the municipality as a whole.
  - c. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance redevelopment project costs have been stated in the Redevelopment Plan, and these dates are no more than 23 years from the adoption of the ordinances approving the Redevelopment Projects.
  - d. The municipality has adopted a plan for relocation assistance for businesses and residences.
  - e. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is attached as Exhibit B hereto and is incorporated herein as if fully set forth herein. The cost-benefit analysis shows the impact on the economy if the Redevelopment Projects are not built and if the Redevelopment Projects are built pursuant to the Redevelopment Plan. The cost-benefit analysis also includes a fiscal impact study on every affected political subdivision. The cost-benefit analysis also includes sufficient information from the Developer for the TIF Commission to evaluate whether the Redevelopment Projects as proposed are financially feasible, and the TIF Commission hereby finds that the Redevelopment Projects as proposed are financially feasible.
  - f. The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.
  - g. The Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefited by the proposed Redevelopment Projects.
3. The TIF Commission recommends to the City Council that the City Council adopt ordinances in the form required by the Act to:

- a. Approve the Redevelopment Plan.
  - b. Approve and designate the Redevelopment Area as a “redevelopment area” as provided in the Act.
  - c. Approve the Redevelopment Projects.
  - d. Adopt tax increment financing within each RPA by passage of ordinances complying with the terms of Section 99.845 of the Act.
4. The officers of the TIF Commission are hereby authorized and directed to execute all documents and take such necessary steps as they deem necessary and advisable to carry out and perform the purpose of this Resolution.
  5. The sections of this Resolution shall be severable. If any section of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the TIF Commission has or would have enacted the valid sections without the void ones, unless the court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**ADOPTED** by the Tax Increment Financing Commission of the City of Chesterfield, Missouri, this 21 day of November 21, 2022.

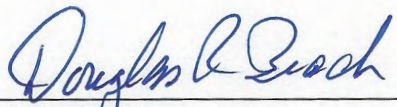
  
\_\_\_\_\_  
CHAIRMAN



EXHIBIT A REDEVELOPMENT PLAN [On file in the office of the City Clerk]

EXHIBIT B COST-BENEFIT ANALYSIS [On file in the office of the City Clerk]

# Memorandum

## Department of Planning

**TO:** Michael O. Geisel, City Administrator  
**FROM:** Justin Wyse, Director of Planning  
**DATE:** December 5, 2022  
**RE:** Chesterfield Regional TIF – RPA-2



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### Summary

In conjunction with the Redevelopment Plan, the City of Chesterfield issued a Request for Proposals (RFP) for development of all or portions of the Redevelopment Area. Wildhorse Village LP submitted for RPA-2. This area is generally west of Chesterfield Parkway and includes the area generally referred to as Wildhorse Village. The attached ordinance adopts a redevelopment project for RPA-2 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopts Tax Increment Financing within RPA-2; and establishes a Special Allocation fund with respect to RPA-2.

As you may recall, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan. The plan and submittal by Wildhorse Village LP envisions RPA-2 to include retail, office, and various residential uses as well as parking facilities.

**BILL NO.** 3417

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, FOR THAT PORTION OF THE REDEVELOPMENT AREA DESIGNATED AS RPA-2 UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA-2; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA-2; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.**

**WHEREAS**, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

**WHEREAS**, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

**WHEREAS**, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated October 21, 2022, as revised and amended and on file with the City Clerk (the “Redevelopment Plan”), for an area including approximately 241.129 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

**WHEREAS**, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

**WHEREAS**, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

**WHEREAS**, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

**WHEREAS**, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

**WHEREAS**, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

**WHEREAS**, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

**WHEREAS**, the Redevelopment Plan describes RPA-2, in part, as the approximately 84 acres of area to the west of Chesterfield Mall (referred to in this Ordinance as “RPA-2”); and

**WHEREAS**, the Redevelopment Plan states that the Redevelopment Project components for RPA-2 consist of, among other things, the construction of building space, including parking spaces, retail space, a mixture of luxury condominiums, townhomes, and apartment units, and commercial office buildings (the “RPA-2 Redevelopment Project”); and

**WHEREAS**, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act; and

**WHEREAS**, the City Council of the City (the “City Council”) has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA-2 Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA-2 and to establish a special allocation fund for RPA-2 in order to provide for the promotion of the general welfare through the redevelopment of RPA-2 in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identity, safety, and civic pride, and redevelopment of key properties in the City.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City hereby adopts and approves the RPA-2 Redevelopment Project as described in the Redevelopment Plan.

**Section 2.** Pursuant to the TIF Act, the estimated dates of completion of the RPA-2 Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

**Section 3.** There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the “*Chesterfield Regional Special Allocation Fund – RPA-2.*” To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA-2 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

**Section 4.** Tax increment financing is hereby adopted within RPA-2. After the total equalized assessed valuation of the taxable real property in RPA-2 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA-2, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA-2 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA-2 Redevelopment Project costs have been paid shall be divided as follows:

- A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA-2 shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor (“City Official”) to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA-2 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA-2 shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA-2 for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA-2 real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

**Section 5.** In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA-2 over the amount of such taxes generated by economic activities within RPA-2 in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges

for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA-2.

**Section 6.** The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA-2 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

**Section 7.** The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA-2 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA-2, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA-2.

**Section 8.** The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

**Section 9.** The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved



and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

**Section 10.** It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other party, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 11.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 12/05/2022