



**Chesterfield Regional TIF Commission  
Record of Proceeding  
September 13, 2022**

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Mr. Justin Wyse, Director of Planning for the City of Chesterfield, called the meeting to order at 3:00 p.m.

The City has received confirmation of the following TIF Commission representatives:

Doug Beach	(Municipal)
Robert Rodermund	(Municipal)
Chris Natsch	(Municipal)
Patty Bedborough – Parkway	(School Districts)
Paul Northington – Rockwood	(School Districts)
Paul Hampel	(St. Louis County)
Howard Hayes	(St. Louis County)
Kyle Klemp	(St. Louis County)
Stephanie Leon-Streeter	(St. Louis County)
Jefonte Nelson	(St. Louis County)
Jacob Trimble	(St. Louis County)
Marion Gee	(Other Taxing Agencies)

A roll call was taken with the following results:

PRESENT

Marion Gee  
Robert Rodermund  
Doug Beach  
Paul Hampel  
Jefonte Nelson  
Kyle Klemp  
Howard Hayes  
Jacob Trimble (via Zoom)

ABSENT

Paul Northington  
Patty Bedborough  
Chris Natsch  
Stephanie Leon-Streeter

[Curtis Cain attended in place of Paul Northington and Brian Whittle attended in place of Patty Bedborough]

## **Adoption of By-Laws**

Doug Beach made a motion, seconded by Howard Hayes, to accept the bylaws as presented for the Chesterfield Regional Tax Increment Financing (TIF) Commission. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

## **Election of Officers**

Justin Wyse nominated the following slate of officers:

- Chair – Doug Beach
- Vice-Chair – Robert Rodermund
- Secretary – Chris Natsch

Jefonte Nelson made a motion, seconded by Kyle Klemp, to approve the proposed slate of officers for the Chesterfield Regional TIF Commission. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

Mr. Wyse turned the meeting over to TIF Commission Chair Doug Beach.

Doug Beach recommended adoption of the City of Chesterfield's format with regard to following Robert's Rules of Order for public hearings and public matters. Robert Rodermund made a motion, seconded by Marion Gee, to adopt The City of Chesterfield's format with regard to following Robert's Rules of Order for public hearings and public matters. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

## **Explanation of TIF Process/ Discussion of Redevelopment Proposal**

Robert Klahr (Special Counsel to City of Chesterfield), Armstrong Teasdale LLP, gave a brief overview of tax increment financing in Missouri.

Justin Wyse summarized the TIF process by stating that the primary purpose of the TIF Commission is to review a redevelopment project and a redevelopment plan; and ultimately make a recommendation to the legislative body of the municipality (Chesterfield City Council). Any questions should be asked of City staff, legal counsel and consultants. The TIF Commission does not create the TIF District; that is the legislative act by Chesterfield City Council, but it is a critical role in providing the recommendation.

Mr. Wyse indicated that the redevelopment plan is in conformance with the City's Comprehensive Plan; and shared the following primary objectives:

- To eradicate the conditions within the area that constitute blight.
- To enhance the tax base for all taxing districts.
- To encourage the highest and best use.

- To encourage private investment in the surrounding area, thereby increasing property values.
- To stimulate employment opportunities.
- To retain and attract businesses.
- To create a land use environment that will be an economic and community benefit.

Mr. Wyse gave a brief presentation of the redevelopment proposal and explained that the proposal includes an area-wide set of improvements with pedestrian connections; to be integrated together rather than having multiple individual improvements. The proposal includes a mixture of residential, office and retail uses, all located throughout the redevelopment area. He continued by explaining that this is not a tax abatement and there will be no increase in consumer taxes. The allocation of the incremental tax dollars will be used only for designated redevelopment projects. This recommendation attempts to protect the existing taxpayer from incurring additional tax burden incurred caused by new development.

Mr. Wyse explained that the City of Chesterfield hired PGAV to look at the area and provide a recommendation for any potential action. PGAV's recommendation was to investigate a TIF District. Andy Struckhoff, PGAV, confirmed that the area as a whole qualifies as a blighted area as defined within the TIF Act; he also indicated that, but for the TIF, there is no reasonable expectation of development.

### **Schedule Public Hearing**

Robert Rodermund made a motion, seconded by Paul Hampel, to schedule the public hearing for November 1, 2022. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.


Doug Beach requested that commission members keep November 7, 2022 open in the event that an additional meeting is necessary after the public hearing.

### **Adjournment**

The meeting was adjourned at 3:54 p.m.

Respectfully submitted:

  
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 Justin Wyse  
 Director of Planning

  
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 Vickie McGownd  
 City Clerk

APPROVED: 11-01-2022