

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning **JW**

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, March 6, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 6, 2025 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Michael Moore (Ward III)
Councilmember Merrell Hansen (Ward IV)
Councilmember Gary Budoor (Ward IV)
Justin Wyse, Director of Planning
Theresa Barnicle, Executive Assistant

Councilmember Mary Ann Mastorakos (Ward II) was absent.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 20, 2025 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of February 20, 2025. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS

There was no unfinished business at this time.

III. NEW BUSINESS

A. Chesterfield Regional TIF – Agreement with Library District

DISCUSSION

Mr. Justin Wyse, Director of Planning, detailed the plan on behalf of the St. Louis County Library

to solidify the working relationship and use of Tax Increment Financing (TIF) funds between the City and Library District. The agreement allows for reimbursable costs not to exceed \$6,000,000 as identified in the Redevelopment Plan. It was also explained that legal counsel has prepared and reviewed the agreement to ensure consistency with the Chesterfield Regional TIF Redevelopment Plan and Project.

Concerns were raised about the timeline and potentials risks if the TIF does not generate revenue. Mr. Wyse told the committee that he does not anticipate funding to be an issue. The key is to establish clear communication and coordination for the project and the TIF revenue generation to ensure the funding is available when the library is ready to proceed.

The council tasked Staff to provide a report on the funding timeline and horizon for the TIF to fund the library project.

Councilmember Monachella made a motion to approve Chesterfield Regional TIF – Agreement with Library District to City Council with a recommendation to approve, including the addition of a report on the funding that the committee can follow. The motion was seconded by Chair Hurt and passed by a voice vote of 3-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Chesterfield Regional TIF – Agreement with Library District.]

B. Downtown Chesterfield – Grand Staircase

DISCUSSION

Detailed in the memorandum from City Administrator Mike Geisel, the original concept plan for the Grand Staircase, part of the Downtown Chesterfield development, was considered too utilitarian. During the November 2024 P&PW meeting, Committee Members expressed a desire to acquire portions of the property across from Central Park and contemplated the City completing the project to ensure the vision within the Comprehensive Plan was achieved. City Administrator Geisel cites increased concerns about liability and maintenance issues due to the 48-foot vertical grade difference. He states that as depicted, the design “does not meet the grand expectations” of the City’s comprehensive plan, Envision Chesterfield.

As Mr. Wyse explained, the City would like direction from the committee on how they want to proceed regarding acquiring the property. Some discussion was held regarding the need for a clear design vision and budget before finalizing any agreements with the developer. The committee was in consensus about this, and agreed that next steps would involve further discussions and feasibility studies.

Councilmember Hansen made a motion to authorized Mr. Wyse to move forward in a discovery mode to set the stage for this project as recommended in the Staff Report. The motion was seconded by Chair Hurt and passed by a voice vote of 3-0.

C. Downtown Chesterfield Quarterly Updates – Discussion

DISCUSSION

Councilmember Hansen brought the suggestion before the committee to begin having a quarterly update presentation on the status of work with the Downtown Chesterfield project. These update presentations would not only provide status updates, but give councilmembers and residents who wish to attend the space to ask questions from representatives with The Staenberg Group.

Tentatively, the first update meeting could be held as early as June as the project transitions from demolition to construction. The goal of the updates is to be informative but concise and not repetitive.

No vote was necessary on this item, as the committee reached a general consensus to explore further possibilities.

IV. OTHER

There was no other business at this time.

V. ADJOURNMENT

The meeting adjourned at 6:25 p.m.