MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning JW

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, July 10, 2025

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, July 10, 2025 in Conference Room 101.

Attendance:
Mayor Dan Hurt – arrived at 5:42 p.m.
Chair Merrell Hansen (Ward IV)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Lane Koch (Ward III)

Others in attendance:
Justin Wyse, Director of Planning
Theresa Barnicle, Executive Assistant
Tim Lowe, The Staenberg Group

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

I. APPROVAL OF MEETING SUMMARY

A. June 26, 2025 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of June 26, 2025. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

There was no unfinished business at this time.

III. NEW BUSINESS

A. Amended Redevelopment Agreement for RPA-1

STAFF PRESENTATION
Mr. Justin Wyse, Director of Planning, discussed The Staenberg Group's (TSG) amendment request for the redevelopment agreement, focusing on delaying the activation of RPA-1 to maximize TIF district revenue. Substantive changes to the agreement include specifically adding an initial infrastructure development to

include the connector roadway – which is the roadway that will connect from the intersection of Chesterfield Parkway and Vista Place – to the mall site and the construction of the ring road throughout RPA-1. It was explained that the agreement also includes notice requirements for each phase of the project.

There are several other areas where additional information has been included that was not known at the time of the initial agreement. Some of these items now contained in the agreement include references to the Grand Entry parcel, removal of references to litigation with Dillards, and offsite roadway improvements.

DISCUSSION

Mr. Wyse and Mr. Tim Lowe of The Staenberg Group emphasized the proposed amendment to the agreement offers mutual benefits for both the City and TSG by adjusting the timing of TIF activation without delaying infrastructure development. They went on to further explain that this change allows the City to collect more revenue at the end of the 23-year TIF period, which is vital for funding future City projects.

Councilmembers highlighted the importance of accountability and the same intent as the agreement moves forward, even with different committees and staff. Mr. Lowe explained that to ensure ongoing updates and accountability, the City will receive notices for each project phase.

Inquiries by councilmembers also touched on if any additional future amendments to the agreement would be anticipated, to which Mr. Wyse was certain would be likely.

Motion

Councilmember Koch made a motion to forward Amended Redevelopment Agreement for RPA-1 to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Amended Redevelopment Agreement for RPA-1.]

B. Chesterfield Regional TIF – Intergovernmental Agreement with Parkway School District

STAFF PRESENTATION

Mr. Wyse presented a proposal of a recently established TIF intergovernmental agreement with the Parkway School District. The agreement ensures that funds are allocated for qualifying expenses directly related to the TIF project's impact. He ensured the committee that the City and school district will work together to guarantee that funds are used effectively and efficiently for the benefits of the community.

DISCUSSION

Brief discussion was held regarding the TIF's impact on the community and the importance of ongoing communication, collaboration and accountability. Moving forward, the committee plans to reach out to the TIF commission for comprehensive updates.

Overall, councilmembers were in favor of the motion, and an invitation was extended to Chesterfield residents to participate in future discussions about TIF-related matters.

Motion

Councilmember Monachella made a motion to forward Chesterfield Regional TIF – Intergovernmental Agreement with Parkway School District to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

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

IV. OTHER

There were no other items at this time.

V. ADJOURNMENT

The meeting adjourned at 6:05 p.m.