

CHESTERFIELD REGIONAL TAX INCREMENT FINANCING COMMISSION
6:00 P.M., THURSDAY, OCTOBER 30, 2025
CHESTERFIELD CITY HALL, 690 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017

NOTICE OF MEETING

Public notice is hereby given that a meeting of the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri, will be held at the above time and place to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

TENTATIVE AGENDA

1. Call to order
2. Roll call
3. Approval of November 21, 2022 Meeting Minutes
4. Public Hearing – Amendment to the Chesterfield Regional TIF Redevelopment Plan
5. Consideration of Resolution Recommending Approval of the Amendment to the Chesterfield Regional Tax Increment Financing (TIF) Redevelopment Plan & Project
6. Other matters
7. Adjourn

The public and representatives of all taxing districts affected by this proposed redevelopment plan and redevelopment projects are invited to submit comments to the attention of the TIF Commission prior to the date of the hearing at the address listed below. All interested persons will be given an opportunity to be heard at the public hearing.

Tax Increment Financing Commission of the City of Chesterfield, Missouri
c/o Justin Wyse, Director of Planning
City of Chesterfield, Missouri
690 Chesterfield Parkway W
Chesterfield, Missouri 63017



**Chesterfield Regional TIF Commission
Record of Proceeding
November 21, 2022**

The meeting was called to order at 3:00 p.m.

Chairperson Doug Beach led everyone in the Pledge of Allegiance.

A roll call was taken with the following results:

PRESENT

ABSENT

Paul Northington

Patricia Bedborough

Marion Gee [Remote Participation]

Chris Natsch

Robert Rodermund

Doug Beach

Paul Hampel

Jefonte Nelson

Kyle Klemp

Stephanie Leon-Streeter [Remote Participation]

Howard Hayes [Remote Participation]

Jacob Trimble

Approval of Minutes

Paul Hampel made a motion, seconded by Jacob Trimble, to approve the November 15, 2022 meeting minutes. A voice vote was taken with a unanimous affirmative result (12-0) and the motion was declared passed.

Public Hearing

City of Chesterfield Director of Planning Justin Wyse introduced the following items into the record:

- Notice of Public Hearing mailed on October 10, 2022 to the person or persons in whose name the general taxes for the preceding year were paid within the redevelopment area
- Emails submitted to TIF Commission Chair Doug Beach between the dates of November 14-18, 2022 (all in opposition):
 - Dated November 14, 2022 from Jennifer Homa
 - Dated November 14, 2022 from Kristin Snyder
 - Dated November 14, 2022 from Amy R
 - Dated November 14, 2022 from Rachael Trulove
 - Dated November 14, 2022 from Peter VanLinn
 - Dated November 15, 2022 from Jennifer Biermann
 - Dated November 15, 2022 from Alejandra Bergstrom
 - Dated November 16, 2022 from Karen Pinkard
 - Dated November 16, 2022 from Lynne (Melter) Gronefeld
 - Dated November 16, 2022 from Laura Otto
 - Dated November 17, 2022 from Stephanie and Paul Pericich
 - Dated November 17, 2022 from Scott Iverson
 - Dated November 18, 2022 from Marie (Kozel) Bosch
 - Dated November 18, 2022 from Kevin Grogan

The following individuals, in attendance, spoke in favor of the TIF District:

- Mr. Ralph Pfremer, 16573 Wildhorse Creek Road #2415
- Mr. Ken Kott, 16869 Chesterfield Bluffs Circle
- Mr. John Nations (former Mayor), 8 Baxter Lane
- Mr. Richard Rice, 17747 Greystone Terrace
- Mayor Bob Nation, 17669 Bridgeway Drive

The following individuals, in attendance, spoke in opposition to the TIF District:

- Mr. Matt Schindler, 2557 Hidden Meadow Lane
- Mr. Brian Whittle, 455 N. Woods Mill Road

Robert Rodermund made a motion, seconded by Jefonte Nelson, to close the public hearing. A voice vote was taken with a unanimous affirmative result (12-0) and the motion was declared passed.

Consideration of Resolution

Robert Rodermund made a motion, seconded by Chris Natsch, to recommend approval of the Chesterfield Regional Tax Increment Financing Plan, the redevelopment area, and designation of blight within the redevelopment area. A roll call vote was taken with the following results: Ayes – Natsch, Rodermund, Gee, Hampel, Klemp, Hayes, Trimble, Leon-Streeter and Beach. Nays – Northington, Bedborough and Nelson. The motion was declared passed.

Adjournment

Paul Hampel made a motion, seconded by Jefonte Nelson, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result (12-0) and the motion was declared passed. The meeting was adjourned at 3:38 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

Vickie McGownd
City Clerk

APPROVED: _____

DRAFT

Memorandum

Department of Planning



To: TIF Commission – Chesterfield Regional
Tax Increment Finance Commission

From: Justin Wyse, Director of Planning

Date: October 30th, 2025

RE: **Amendment to the Chesterfield Regional TIF Redevelopment
Plan & Project**

Summary

The Chesterfield Regional Tax Increment Financing (TIF) Redevelopment Plan and Project were reviewed by the TIF Commission during four meetings in 2022. Ultimately, the TIF Commission recommended approval of the Redevelopment Plan and Project in November of 2022, and the City of Chesterfield City Council approved the Redevelopment Plan and Project in December of 2022.

On October 31, 2024, the Missouri State Auditor notified the City of Chesterfield that they had received a complaint from constituent, “with operational and fiscal concerns of the Regional Tax Increment Financing (TIF) plan the City of Chesterfield approved that included the Chesterfield Mall.” After nearly 10 months of coordination with the State Auditor’s Office, an Investigative Summary was issued by the State Auditor’s Office. The nearly 10-month investigate concluded:

- There was no indication of fraud or corruption found;
- The State Auditor’s Office does not question the blight designation factors documented in the redevelopment plan; and
- No issues that would prevent the TIF from proceeding were found.

While the overall investigation was positive, the State Auditor’s review did find several discrepancies and the report recommends that “the City of Chesterfield take action to correct several issues in the redevelopment plan and take action to improve transparency.” The proposed amendment seeks to correct these discrepancies. Modifications to the plans include:

- Correct Plates 1 – 6 to show a consistent boundary for the redevelopment area.
- Amend Table 2-1 to include 3 Park Circle Dr. (0.03-acre tract of land).
- Update text on page 19 of the existing plan to correct that there are six RPAs within the Redevelopment Area (not five).
- Revise technical issues within the legal description.
- Clarify RPAs on Plate 6.

These modifications do not impact the approved Redevelopment Plan and Project; however, the City has committed to the State Auditor's Office our intent to correct the minor discrepancies to increase transparency in the project.

Recommendation

As required by State and local ordinances, a public hearing will be held before the TIF Commission on October 30th to give all interested parties an opportunity to address the Commission. A resolution recommending that the City of Chesterfield City Council adopt the amendment is later on the agenda.

A RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF CHESTERFIELD, MISSOURI APPROVING THE AMENDMENT TO 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 October 30,

2025 and received comments from all interested persons and taxing districts relative to the amendment to the Redevelopment Plan;

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

1. The Amendment to the Redevelopment Plan, attached as Exhibit A hereto and incorporated herein by reference, the Redevelopment Area described therein are hereby adopted and approved.
2. The TIF Commission hereby finds that:
 - a. The proposed amendments, which result from an Investigative Summary issued from the Missouri State Auditor's office, are consistent with the original intent of the Redevelopment Plan and Project, correct technical errors in the legal description, and correct minor discrepancies in exhibits included in the plan relating to the boundary.
 - 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, was previously included in the Redevelopment Plan and Project and the proposed modifications have no impact on the approved cost-benefit analysis. 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 has previously found 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.
 - h. The TIF Commission recommends to the City Council that the City Council adopt ordinances in the form required by the Act to approve the amendment to the Redevelopment Plan.
3. The officers of the TIF Commission are hereby authorized and directed to execute all documents and take such steps as they deem necessary and advisable to carry out and perform the purpose of this Resolution.
 4. 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 30th day of October 2025.

CHAIRMAN

EXHIBIT A: AMENDMENT TO THE REDEVELOPMENT PLAN

Amendment to the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project

September 5, 2025



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SECTION ONE INTRODUCTION

In 2022, the City of Chesterfield, MO (the “City”) requested proposals for the redevelopment of the Chesterfield Regional Tax Increment Financing Redevelopment Area (hereinafter referred to as the “Redevelopment Area” or “Area”), which is located within the City.

On December 14, 2022, the City adopted ordinances (a) approving the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project (the “Plan”) for the Area and (b) approving tax increment financing for Redevelopment Project Area 2 (“RPA 2”), one of up to six redevelopment project areas described in the Plan.

Since the adoption of the Plan, the City has identified several sections of the Plan that it desires to amend. This document (the “Amendment”) identifies the sections in the Plan to be amended. The Plan is hereby amended as follows:

SECTION TWO

AMENDMENTS TO THE REDEVELOPMENT PLAN

Section 1 – Introduction: The portion captioned *The Redevelopment Area* (page 2) shall be amended to replace the depiction of the Redevelopment Area Boundary with the following image:



PLATE 1- REDEVELOPMENT AREA BOUNDARY

CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

0.3 Miles
PG&V PLANNERS

Section 2 – Basis for Designation of the Redevelopment Area and Summary of Redevelopment Project:

Table 2-1 (page 8) shall be amended to include the parcel located at 3 Park Circle Drive. Table 2-1 shall be replaced with the following table:

**Amendment to the Chesterfield Regional Tax Increment Financing
Redevelopment Plan & Project**

Chesterfield, Missouri

**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	148 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	May Stores 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 City Of	Vacant/Agriculture	0.43
18T340366	16344 Main Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.08
18S130201	16375 Main Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.94
18T340322	16350 Main Circle Dr	Chesterfield City Of	Vacant/Agriculture	4.90
18S110171	16301 Main Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.98
18S110160	2 Park Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.50
18S110182	4 Park Circle Dr	Central Park Square Inc	Vacant/Agriculture	0.03
18S130179	1 Park Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.43
18S130212	3 Park Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.03
18S130180	5 Park Circle Dr	Chesterfield City Of	Vacant/Agriculture	0.49
			Total	216.42

**Amendment to the Chesterfield Regional Tax Increment Financing
Redevelopment Plan & Project**

Chesterfield, Missouri

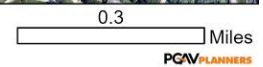
Section 4 – Redevelopment Plan Program and Objectives: The seventh paragraph in the portion captioned *Redevelopment Project* (page 19) shall be amended to read as follows:

This Redevelopment Plan provides for up to six RPAs within the Redevelopment Area. These RPAs are displayed on **Plate 6 - Proposed Redevelopment Project Areas** in **Appendix B**.

Appendix A – Redevelopment Area Boundary Map and Legal Description: Plate 1 be deleted and replaced with the following:



PLATE 1- REDEVELOPMENT AREA BOUNDARY
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA



**Amendment to the Chesterfield Regional Tax Increment Financing
Redevelopment Plan & Project**

Chesterfield, Missouri

Appendix A: The Legal Description set forth on pages A-3 through A-8 shall be deleted and replaced with the following:

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 342.58 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 805.90 feet and a chord which bears North 44 degrees 41 minutes 09 seconds West, 679.37 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.69 feet and a chord which bears North 13 degrees 54 minutes 04 seconds West, 816.55 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 Wild Horse 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 arc 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 Wild Horse 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,

North 44 degrees 11 minutes 10 seconds West, 279.36 feet; said point also being located on the southern line of Adjusted Lot A of Wildhorse as recorded in Plat Book 367, Page 100; thence along the southern and western lines of said Adjusted Lot A, the following courses and distances: North 44 degrees 11 minutes 10 seconds West, 279.36 feet; North 06 degrees 41 minutes 28 seconds East, 640.42 feet and North 47 degrees 58 minutes 33 seconds East, 36.14 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 2 minutes 8 seconds East, a distance of 197.77 feet to the beginning of a curve to the right having a radius of 1,1157.00 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 courses and distances: 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 1,959.86 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, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield, by instrument recorded in Book 5232, Page 199 of above said records; then along the western, southern and eastern lines of said tract the following courses and distances: South 34 degrees 10 minutes 02 seconds West, 180.51 feet; South 55 degrees 54 minutes 37 seconds East, 223.00 feet and North 34 degrees 5 minutes 45 seconds East, 186.34 feet to the above said southern right-of-way; thence along said right-of-way the following courses and distances: South 33 degrees 54 minutes 58 seconds East, 544.68 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 39 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 East 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 67 degrees 54 minutes 27 seconds East, 206.50 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 07 minutes 33 seconds West, 828.33 feet; South 85 degrees 40 minutes 34 seconds West, 26.57 feet and South 66 degrees 58 minutes 9 seconds West, 0.25 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 334.22 feet and a chord which bears North 73 degrees 50 minutes 02 seconds West, 334.27 feet; North 82 degrees 52 minutes 24 seconds West, 163.94 feet and South 86 degrees 44 minutes 25 seconds West, 35.95 feet to the southeastern corner of Lot C108 of above Chesterfield Village Area "A" Phase One Plat One as recorded in Plat Book 158, Page 98 of above said records; 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 courses and distances:

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 106.89 feet and a chord which bears South 60 degrees 41 minutes 27 seconds West, 106.62 feet; thence South 52 degrees 57 minutes 20 seconds West, 8.63 feet to the beginning of a curve to the right having a radius of 327.30 feet and an arc length of 245.99 feet and a chord which bears South 74 degrees 29 minutes 11 seconds West, 240.24 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 thence North 06 degrees 42 minutes 12 seconds East, 37.51 feet to the southwest corner of Lot 3A of Chesterfield Village Plat Two according to the plat thereof as recorded in Plat Book 371, Page 492 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 northern 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 71 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; 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 arc 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 10,264,991 square feet or 235.652 acres, more or less, according to calculations performed by Stock & Associates consulting Engineers, Inc on July 22, 2025

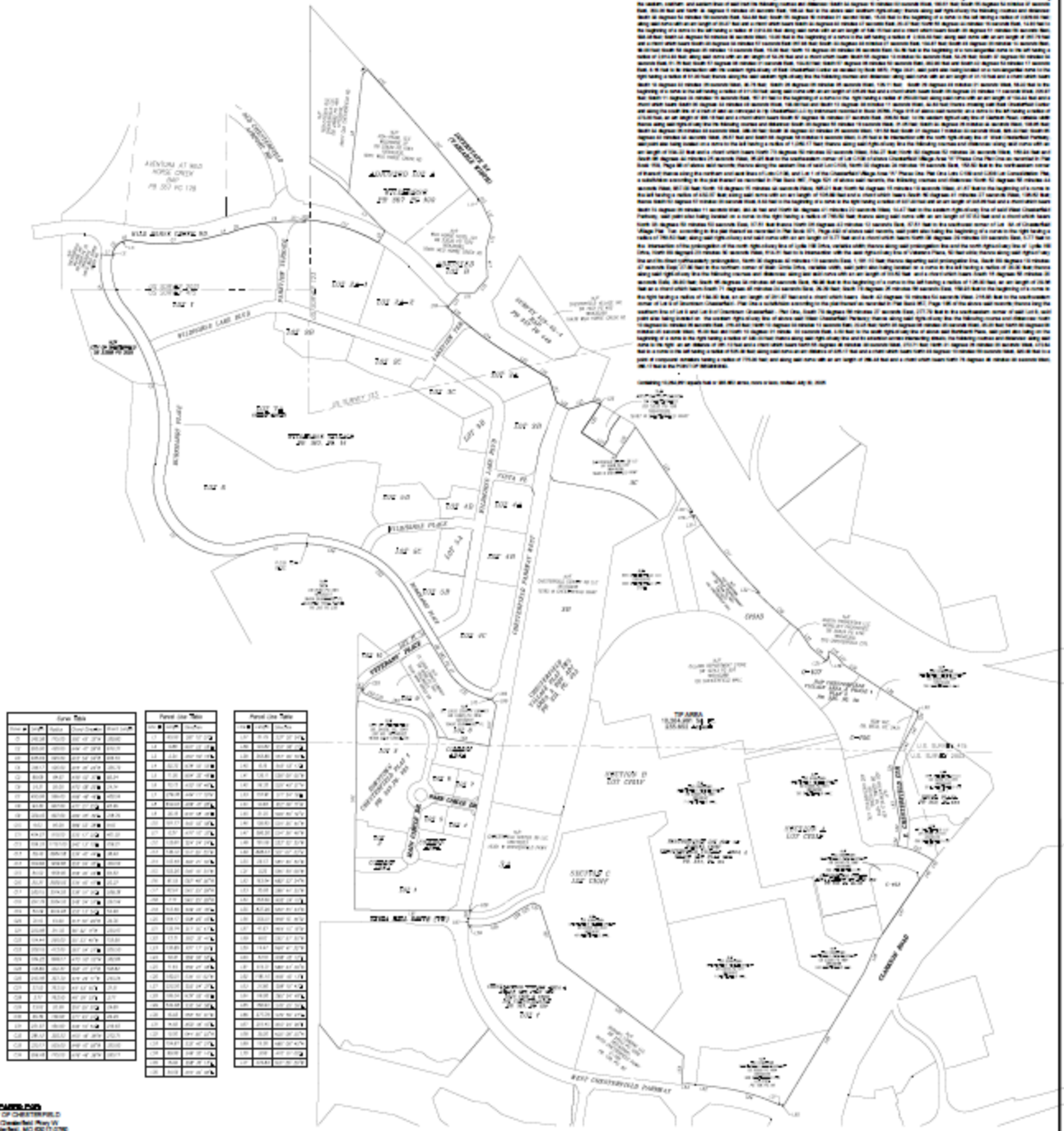
Amendment to the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project

Chesterfield, Missouri



TAX INCREMENT FINANCING DISTRICT

A TRACES OF LAND BEING LOCATED IN U.S. SURVEYS 804, 485, 4002, AND 4041
TOWNSHIP 46 NORTH RANGE 4 EAST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
APRIL 26, 2002 ACRES



Parcel No.	Area (Acres)	Assessed Value	Proposed Value	Incremental Value
1	0.15	150,000	180,000	30,000
2	0.20	200,000	240,000	40,000
3	0.10	100,000	120,000	20,000
4	0.25	250,000	300,000	50,000
5	0.18	180,000	216,000	36,000
6	0.12	120,000	144,000	24,000
7	0.30	300,000	360,000	60,000
8	0.14	140,000	168,000	28,000
9	0.22	220,000	264,000	44,000
10	0.16	160,000	192,000	32,000
11	0.28	280,000	336,000	56,000
12	0.11	110,000	132,000	22,000
13	0.19	190,000	228,000	38,000
14	0.13	130,000	156,000	26,000
15	0.24	240,000	288,000	48,000
16	0.17	170,000	204,000	34,000
17	0.21	210,000	252,000	42,000
18	0.15	150,000	180,000	30,000
19	0.23	230,000	276,000	46,000
20	0.18	180,000	216,000	36,000
21	0.12	120,000	144,000	24,000
22	0.26	260,000	312,000	52,000
23	0.14	140,000	168,000	28,000
24	0.20	200,000	240,000	40,000
25	0.16	160,000	192,000	32,000
26	0.22	220,000	264,000	44,000
27	0.18	180,000	216,000	36,000
28	0.11	110,000	132,000	22,000
29	0.19	190,000	228,000	38,000
30	0.13	130,000	156,000	26,000
31	0.24	240,000	288,000	48,000
32	0.17	170,000	204,000	34,000
33	0.21	210,000	252,000	42,000
34	0.15	150,000	180,000	30,000
35	0.23	230,000	276,000	46,000
36	0.18	180,000	216,000	36,000
37	0.12	120,000	144,000	24,000
38	0.26	260,000	312,000	52,000
39	0.14	140,000	168,000	28,000
40	0.20	200,000	240,000	40,000
41	0.16	160,000	192,000	32,000
42	0.22	220,000	264,000	44,000
43	0.18	180,000	216,000	36,000
44	0.11	110,000	132,000	22,000
45	0.19	190,000	228,000	38,000
46	0.13	130,000	156,000	26,000
47	0.24	240,000	288,000	48,000
48	0.17	170,000	204,000	34,000
49	0.21	210,000	252,000	42,000
50	0.15	150,000	180,000	30,000
51	0.23	230,000	276,000	46,000
52	0.18	180,000	216,000	36,000
53	0.12	120,000	144,000	24,000
54	0.26	260,000	312,000	52,000
55	0.14	140,000	168,000	28,000
56	0.20	200,000	240,000	40,000
57	0.16	160,000	192,000	32,000
58	0.22	220,000	264,000	44,000
59	0.18	180,000	216,000	36,000
60	0.11	110,000	132,000	22,000
61	0.19	190,000	228,000	38,000
62	0.13	130,000	156,000	26,000
63	0.24	240,000	288,000	48,000
64	0.17	170,000	204,000	34,000
65	0.21	210,000	252,000	42,000
66	0.15	150,000	180,000	30,000
67	0.23	230,000	276,000	46,000
68	0.18	180,000	216,000	36,000
69	0.12	120,000	144,000	24,000
70	0.26	260,000	312,000	52,000
71	0.14	140,000	168,000	28,000
72	0.20	200,000	240,000	40,000
73	0.16	160,000	192,000	32,000
74	0.22	220,000	264,000	44,000
75	0.18	180,000	216,000	36,000
76	0.11	110,000	132,000	22,000
77	0.19	190,000	228,000	38,000
78	0.13	130,000	156,000	26,000
79	0.24	240,000	288,000	48,000
80	0.17	170,000	204,000	34,000
81	0.21	210,000	252,000	42,000
82	0.15	150,000	180,000	30,000
83	0.23	230,000	276,000	46,000
84	0.18	180,000	216,000	36,000
85	0.12	120,000	144,000	24,000
86	0.26	260,000	312,000	52,000
87	0.14	140,000	168,000	28,000
88	0.20	200,000	240,000	40,000
89	0.16	160,000	192,000	32,000
90	0.22	220,000	264,000	44,000
91	0.18	180,000	216,000	36,000
92	0.11	110,000	132,000	22,000
93	0.19	190,000	228,000	38,000
94	0.13	130,000	156,000	26,000
95	0.24	240,000	288,000	48,000
96	0.17	170,000	204,000	34,000
97	0.21	210,000	252,000	42,000
98	0.15	150,000	180,000	30,000
99	0.23	230,000	276,000	46,000
100	0.18	180,000	216,000	36,000

CHESTERFIELD
CITY OF CHESTERFIELD
100 CHESTERFIELD WAY
CHESTERFIELD, MISSOURI 63015

TAX INCREMENT FINANCING DISTRICT

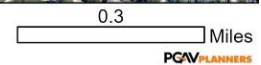
W.D. HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY,
BURKHARDT PLACE, E. CHESTERFIELD CENTER AND CLARSON ROAD
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:
STUDIOS & CREATIVES
Creative Engineers, Inc.
10101 Olive Blvd., Suite 100
St. Louis, MO 63143
314.963.1111
www.studiosandcreatives.com

Appendix B – Supporting Exhibits: Each plate shall be deleted and replaced with the following plates:



PLATE 1- REDEVELOPMENT AREA BOUNDARY
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA



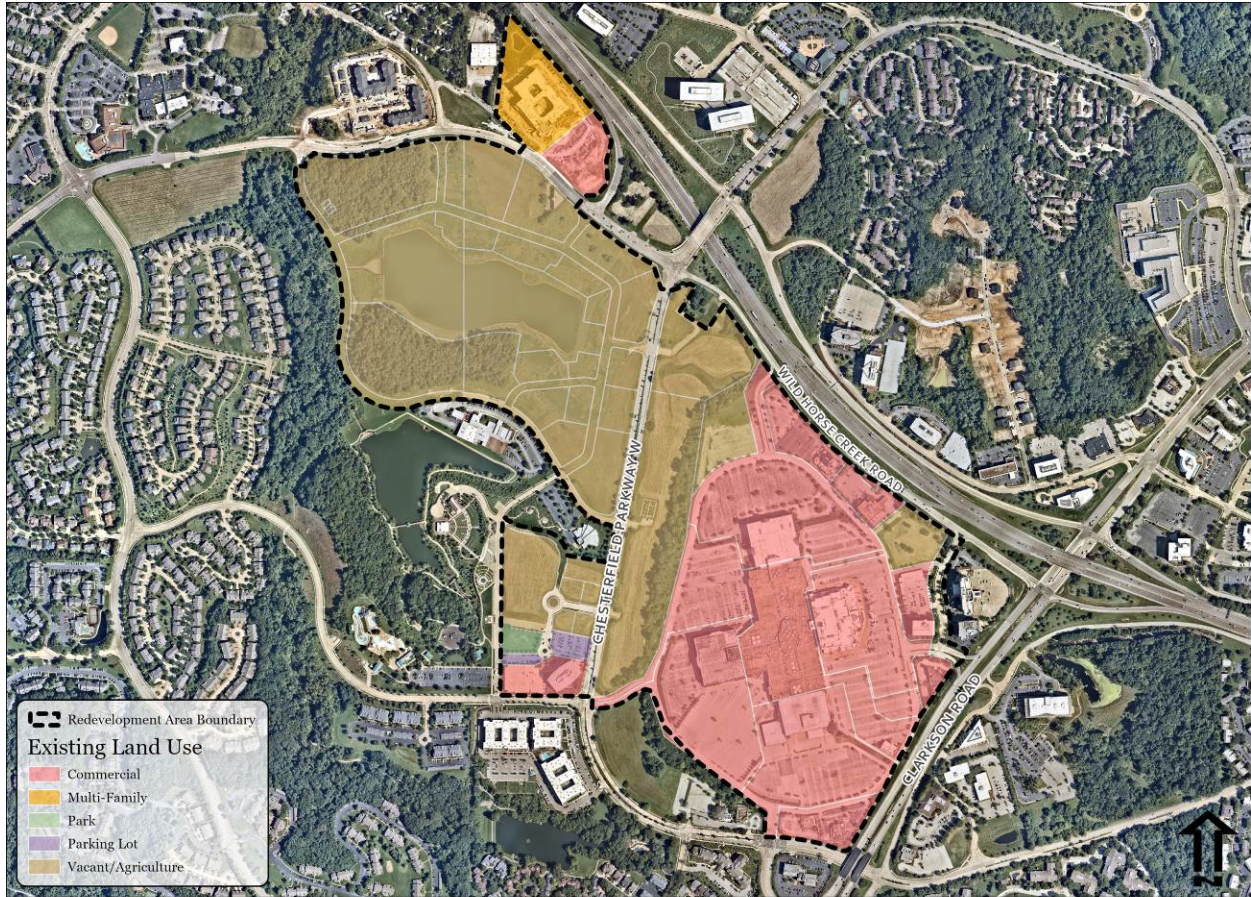


PLATE 2 - EXISTING LAND USE
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

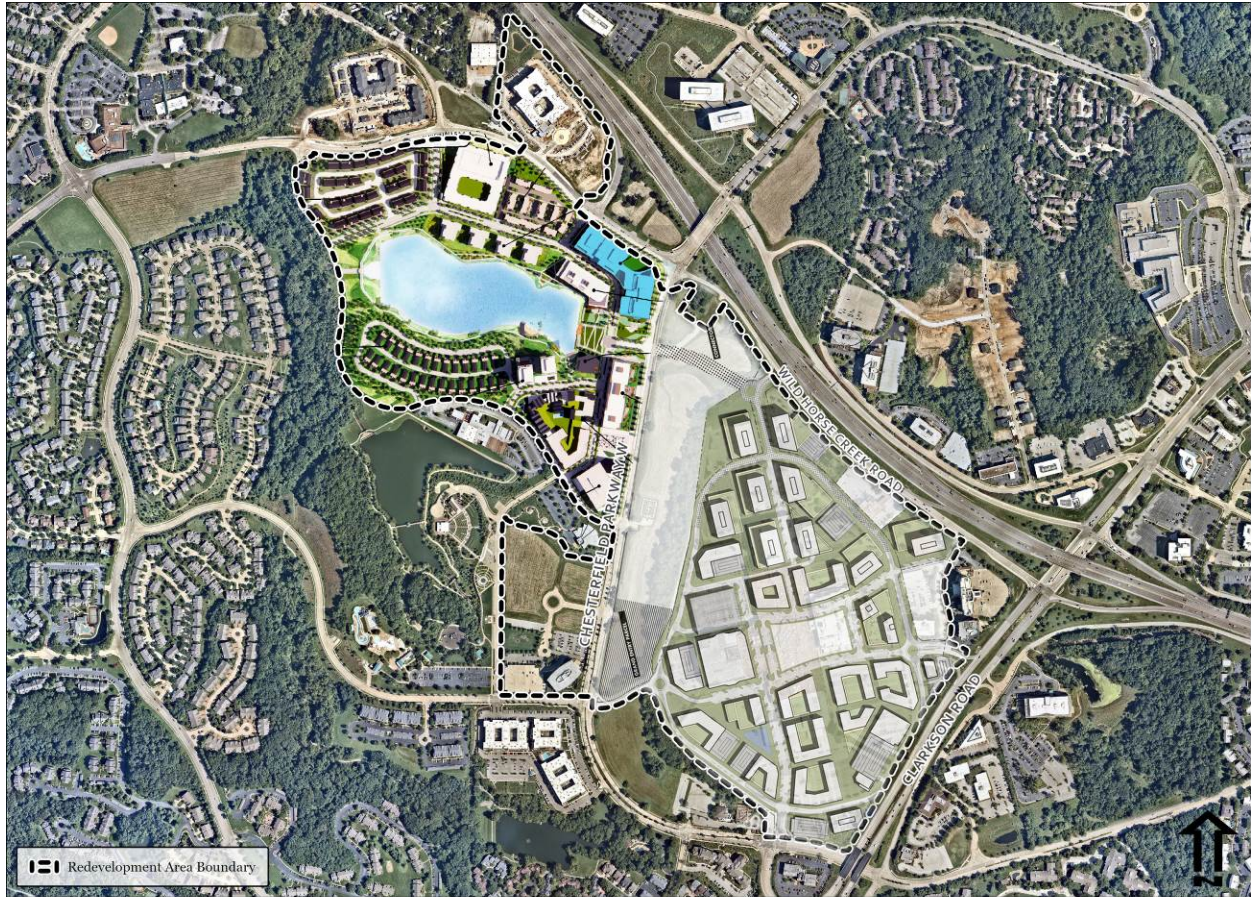


PLATE 3 - REDEVELOPMENT PROGRAM COMPONENTS
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

0.3 Miles
PG&V PLANNERS

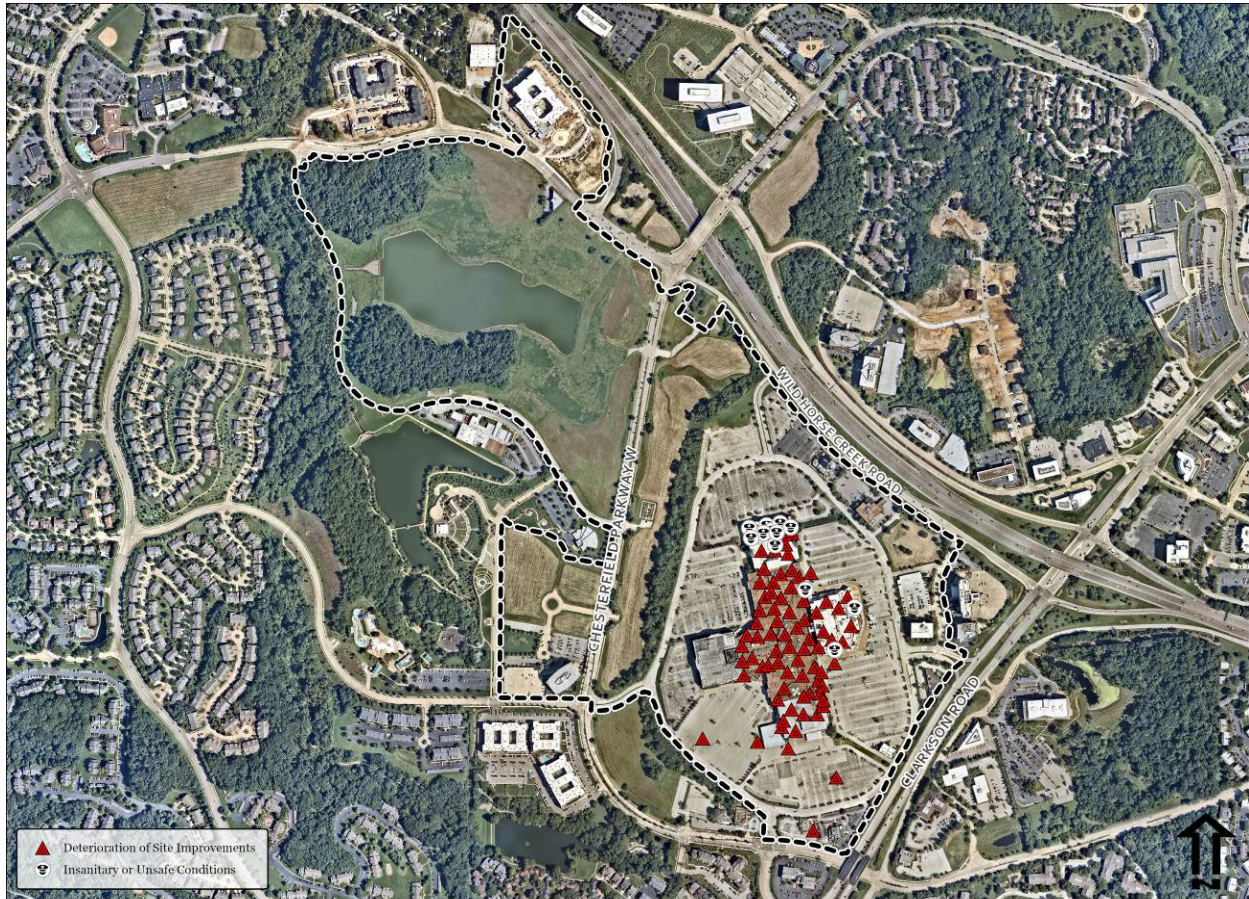


PLATE 4 - BLIGHTING FACTORS
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

0.3 Miles
PG&V PLANNERS

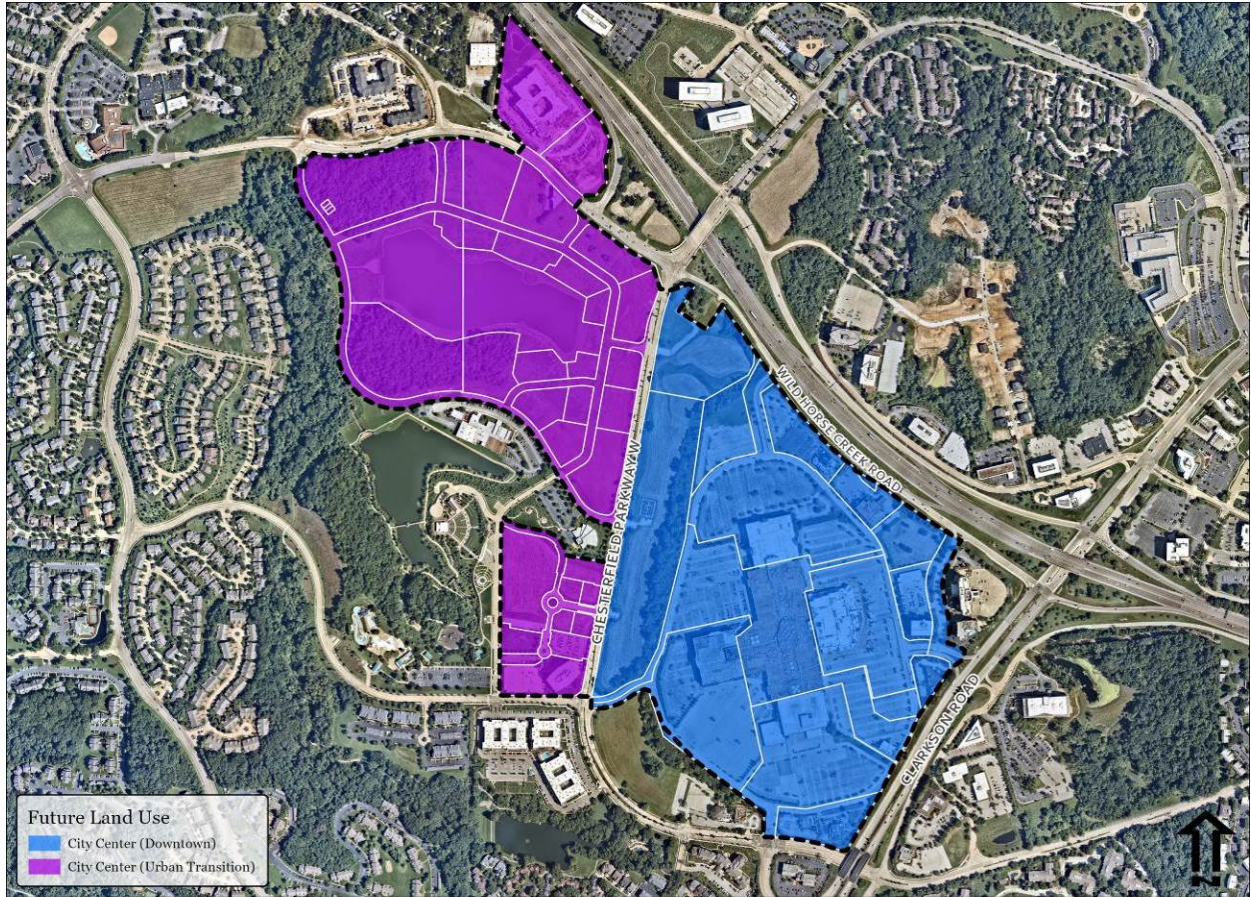


PLATE 5 - FUTURE LAND USE
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

0.3 Miles
PG&V PLANNERS

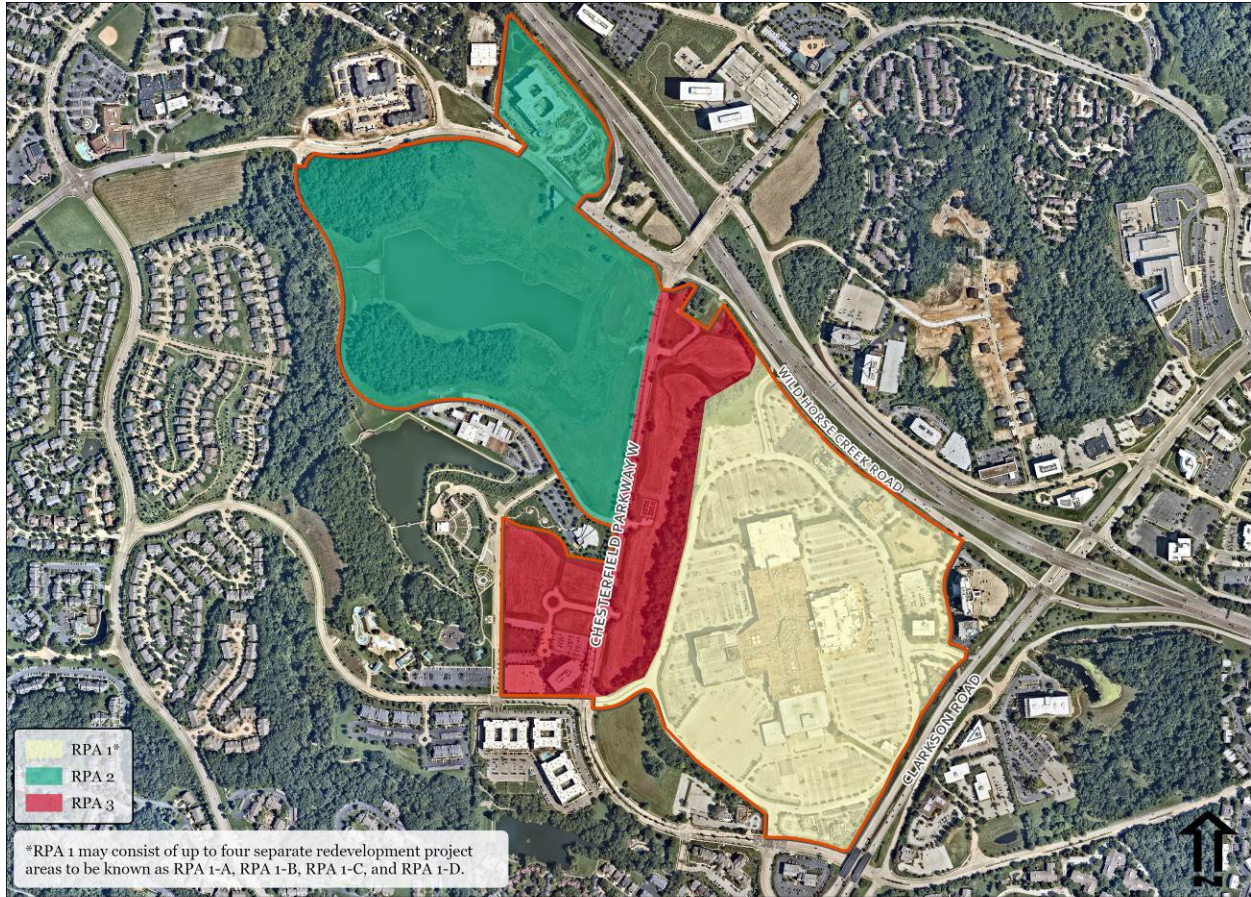


PLATE 6 - PROPOSED REDEVELOPMENT PROJECT AREAS
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

