



**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: October 30, 2025