CITY OF CHESTERFIELD MISSOURI

RECORD OF PROCEEDING

FINANCE AND ADMINISTRATION COMMITTEE OF THE WHOLE 690 CHESTERFIELD PARKWAY WEST

November 18, 2025

The Finance & Administration Committee of the Whole met on November 18, 2025. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barbara McGuinness, Ward I; Council Committee Member Patricia Tocco, Ward II; Council Committee Member Gary Budoor, Ward IV; City Administrator Mike Geisel and Director of Finance Julie O'Guinn. Those also in attendance included: Mayor Dan Hurt; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Merrell Hansen, Ward IV; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Director of Information Technology Matt Haug; Director of Parks, Recreation and Arts Wayne Dunker; Assistant Director of Finance Cathy Pagella; Assistant City Administrator Elliot Brown and City Clerk Vickie McGownd. Three members of the Police Department and two other attendees were also present. Councilmember Lane Koch, Ward III, was absent.

Chairperson Michael Moore called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

Chairperson Moore asked if there were any comments or changes to the October 28, 2025 Finance & Administration Committee of the Whole minutes. Hearing none, Councilmember Budoor made a motion, seconded by Councilmember Monachella, to approve the October 28, 2025 Finance & Administration Committee of the Whole minutes. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

BUDGET WORKSHOP #3 – BUDGET UPDATE

City Administrator Mike Geisel presented an overview of the proposed 2026 Budget and summarized changes since the initial draft was presented at the previous workshop (presentation attached). Questions were asked and addressed throughout the presentation.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to recommend approval of the 2026 Budget proposal for public hearing and Council adoption at the December 1, 2025 City Council meeting. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

STRATEGIC PRIORITIZATION

Mr. Geisel continued his presentation, explaining that the purpose of the discussion is to gather input on priorities, obtain direction on funding and identify where staff should focus their efforts. He noted that the presentation is not a comprehensive list of all current projects, but rather an overview of key, big-picture items.

Mr. Geisel emphasized that he is not seeking final decisions at this time; instead, staff needs broad guidance, recognizing that some projects are interdependent or may compete with one another. He also noted that priorities may shift as new opportunities arise, and maintaining flexibility to adjust as conditions change is essential.

[Chairperson Moore announced a brief recess at 7:15 p.m. The meeting re-convened at 7:25 p.m.]

Mr. Geisel concluded his presentation. Questions were asked and addressed, followed by a discussion regarding priorities for the coming year.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Respectfully submitted:

MGeisel

Mike Geisel
City Administrator

Vickie McGownd

Vickie McGownd
City Clerk

APPROVED: 12/1/2025

CITY OF CHESTERFIELD
FINANCE AND ADMINISTRATION
COMMITTEE OF THE WHOLE MEETING
BUDGET WORKSHOP #3
STRATEGIC PRIORITIZATION

TUESDAY, NOVEMBER 18, 2025
COUNCIL CHAMBERS
5:30 P.M

I. APPROVAL OF MINUTES

- **BUDGET WORKSHOP #2 – F&A COMMITTEE OF THE WHOLE MINUTES – OCTOBER 28, 2025**

II. BUDGET WORKSHOP #3

- **BUDGET UPDATE**
    - i. **Central Park Square**
    - ii. **Merit pool**
    - iii. **Recommendation for approval**

III. STRATEGIC PRIORITIZATION

IV. ADJOURNMENT

CITY OF CHESTERFIELD MISSOURI

RECORD OF PROCEEDING

FINANCE AND ADMINISTRATION
COMMITTEE OF THE WHOLE
690 CHESTERFIELD PARKWAY WEST

October 28, 2025

The Finance & Administration Committee of the Whole met on October 28, 2025. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barbara McGuinness, Ward I; Council Committee Member Patricia Tocco, Ward II; Council Committee Member Gary Budoor, Ward IV; and City Administrator Mike Geisel. Those also in attendance included: Mayor Dan Hurt; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Lane Koch, Ward III; Councilmember Merrell Hansen, Ward IV; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Director of Information Technology Matt Haug; Police Chief Cheryl Funkhouser; Director of Parks, Recreation and Arts Wayne Dunker; Assistant Director of Finance Cathy Pagella; Assistant City Administrator Elliot Brown and City Clerk Vickie McGownd. Four additional members of the Police Department and six other attendees were also present. Director of Finance Julie O'Guinn was absent.

Chairperson Michael Moore called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

City Administrator Mike Geisel requested a motion for approval of the September 30, 2025 Finance & Administration Committee of the Whole minutes. Chairperson Moore made a motion, seconded by Councilmember McGuinness, to approve the September 30, 2025 Finance & Administration Committee of the Whole minutes. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

NEXTREQUEST-ARCHIVESOCIAL REQUEST

Director of Information Technology Matt Haug briefly described NextRequest as a tool to manage public records requests more efficiently. He explained that the annual subscription cost is $21,000, and requested approval to include this amount in the 2026 budget. In addition, he requested approval to implement it immediately with a 2025 budget adjustment in the amount of $5,200. The MIS Citizens Advisory Committee (MISCAC) has unanimously recommended approval of both requests.

Councilmember Budoor made a motion, seconded by Councilmember Koch, to approve a 2025 pro-rated expenditure and budget transfer in the amount of $5,200 for NextRequest user interface, and a 2026 budget line item addition in the amount of $21,000 for NextRequest user interface. A roll call vote was taken with the following results: Ayes – Budoor, Mastorakos, Tocco, Monachella, Koch, Moore, McGuinness and Hansen. Nays – None. The motion was declared passed.

BUDGET WORKSHOP #2

City Administrator Mike Geisel reviewed the overall budget presentation and summarized changes to the budget since the initial draft was presented at the previous workshop (presentation attached).

Mr. Geisel suggested consideration of a 4% increase for the 2026 merit pool, as that amount would be consistent with the 4% step increase for the Fraternal Order of Police (FOP) as well as the 4% recommendation from CBIZ, Inc.

Chairperson Moore made a motion, seconded by Councilmember McGuinness, to set the merit pool at 4%. A roll call vote was taken with the following results: Ayes – Koch, Tocco, Budoor, Monachella, Moore, Mastorakos, Hansen and McGuinness. Nays – None. The motion was declared passed.

[Chairperson Moore announced a brief recess at 7:03 p.m. The meeting re-convened at 7:13 p.m.]

Mayor Hurt requested the addition of elementary school resource officers (ESROs) to the 2026 budget. He indicated that his desire is to ultimately have one ESRO for every two elementary schools. There are 12 public and private elementary schools in Chesterfield. Chief Funkhouser stated that there are currently only two ESROs to cover these schools because of the challenge in filling vacant positions.

For the purpose of discussion, Mr. Geisel stated that the total impact to the budget for each ESRO is approximately $182,000. This includes an estimated $112,000 for salary and benefits plus $70,000 for vehicles, uniforms/supplies, and annual training.

Chairperson Moore made a motion to direct City Administrator Geisel and Chief Funkhouser to talk with the Parkway superintendent and include four ESRO officers in the 2026 budget. The motion failed due to lack of a second.

Discussion continued regarding ESROs and Chairperson Moore stated that there will be no further changes to the budget at this time. City Administrator Geisel and Chief Funkhouser were directed to have a discussion with the Parkway School District superintendent and school board president to determine their level of commitment to funding ESROs. They do not currently fund ESROs at any level. Mayor Hurt advised that he would also participate in these meetings. Chairperson Moore stated that discussions with Rockwood School District will also need to be revisited.

Chairperson Moore indicated that the objective of the November 18 committee meeting of the whole will be to recommend approval of the budget with the Central Park Square facility budget incorporated, as well as strategic prioritization and planning.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted:

Mike Geisel City Administrator	Vickie McGownd City Clerk

APPROVED: __________________

TRANSMITTAL – 2026 FISCAL YEAR BUDGET

Mike Geisel

City Administrator

CITY OF
CHESTERFIELD
OFFICE OF THE CITY ADMINISTRATOR

690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

TO: **Mayor and City Council**

Date: **November 13, 2025**

RE: **2026 Budget Proposal**

A Finance and Administration Committee Meeting of the Whole is scheduled for Tuesday, November 18, 2025. The purpose of that meeting is two-fold. This meeting was originally scheduled as budget workshop #3 and I have attached hereto, the final draft of the 2026 fiscal budget, as directed by the Committee of the Whole. The final draft incorporates the 1/2% reduction in the merit pool, from 4.5% reduced to 4%. It also incorporates the new, sub-fund #147 Central Park Square, which is associated with the recently acquired real estate.

I have attached hereto, a copy of the 2026 budget with line-item detail of both the revenues and expenditures. I've also included two versions of a "budget Summary for your convenience.

I will request a recommendation to forward the proposed budget to the full Council on December 1st, 2025, at which time we will conduct the required public hearing and offer a resolution to formally approve the 2026 fiscal year budget. We will also be prepared to request a budget amendment, to fund the 2026 snow removal reimbursement program at the December 1st meeting.

However, the bulk of the meeting on Tuesday, November 18th, 2025 is intended to present, and receive Council direction as to the strategic priorities, funding and sequencing of multiple projects. I am currently creating a presentation for Tuesday evening that will guide us through the complicated malaise of potentially conflicting and competing objectives. It is simply not possible physically, or financially, to pursue the various efforts concurrently. It is essential that Council not only recognize the physical and fiscal competing conflicts, but to provide clear direction for staff to proceed.

General Budget Overview

The General Fund budget proposal is $1,259,232 revenues over expenditures (in the black). The General Fund transfer to the Public Safety Fund has not been amended and remains at ~$9.8 million. I anticipate that Council will subsequently fund the annual snow removal reimbursement program at ~$217,000.

The Parks Fund proposal is $575,116 ($284,641 + 290,475 of restricted CVAC Improvement designated funds) revenues over expenditures (in the black).

As you are aware, the Public Safety Fund and the Capital Project Fund are not intended to carry a fund balance. Much of the credit for this very positive position is due to Council's fiscal conservancy and decade long effort to set aside additional funds to pre-pay debt service. It is also the result of our specific efforts to effectively plan and set aside designated funds for specific improvements or categories.

We have also created the Central Park Square – Sub Fund, #147. The detailed expenditures and revenues are provided in the budget and are included in the summary presentations as well. These budgets have been coordinated with the City's Property Manager Gershman. The net 2026 budgeted activity is $459,415 revenue over expenditures (in the black). However, that includes a "contingency" line item of $100,000 given the fact that the fund is newly created and has not had the benefit of time to aggregate any fund balance for cash flow needs. However, we have internally prepared monthly cash flow analysis, with the first lease payment due to Simmons Bank in March of 2026, the fund is anticipated to remain cash positive throughout. As you are also aware, it was and remains Council's stated intent to keep this fund segregated for internal purposes and be able to provide a readily available analysis of the asset net position.

Not yet included:
$125,000 for 250th celebration activities
$22,000 for Next Request – Archive Social

12/1/2025 will request approval for 2026 snow removal reimbursement program.

	REVENUES	EXPENDITURES	NET
GENERAL	**$ 25,631,975**	**$14,573,975**	**$ 1,259,232**
GF xfr in/out		**$ 9,798,897**	
PARKS	**$ 10,769,150**	**$ 10,084,509**	**$575,116***
Pks restr. Cont.		**$ 400,000**	
Restricted funds	**$ 290,475**		
PUBLIC SAFETY	**$ 4,515,000**	**$14,308,095**	**$ 9,798,897**
PS xfr in/out	**$ 9,798,897**		
Restricted funds	**$ 3,901**		
CAPITAL	**$ 6,936,000**	**$10,346,832**	**$ 1,435,984****
Capital Grant rev.	**$ 1,976,720**		
Chest Valley Sp.	**$ 75,000**	**$ 3,625,000**	**$ 3,550,000**
Regional TIF	**$ 1,030,106**	**$ 35,000**	**$ 995,106**
WH V SBD	**$ 138,252**	**$ 260,890**	**$ 122,638**

* Includes $290,475 consumption of restricted funds ($284,641+$290,475 = $575,116)

** Includes $1,435,984 of Capital Fund - Fund Balance

FISCAL 2026 FUND SUMMARY

FUND SUMMARY

GENERAL FUND

Fund 001 - General Fund Totals	2024 ACTUAL Amount	2025 ADOPTED BUDGET		2026 PROPOSED
REVENUE TOTALS	$24,385,115	$24,033,657	CK	$25,631,975
EXPENSE TOTALS	$28,285,948	$22,623,093	CK	$24,372,743
GF EXPENDITURE TOTALS	($3,900,833)	$1,410,564		$1,259,232

PARKS SALES TAX

Fund 119 - Parks sales tax	2024 ACTUAL Amount	2025 ADOPTED BUDGET		2026 PROPOSED
REVENUE TOTALS	$11,025,626	$9,995,965	CK	$10,769,150
PARKS EXPENDITURE TOTALS	$9,302,033	$9,249,410	CK	$10,484,509
	$1,723,592	$746,555		$284,641

CAPITAL PROJECTS FUND

Fund 120 - Capital improvement sales tax	$0	$0		$0
REVENUES	$13,898,477	$7,454,950	CK	$8,912,720
EXPENDITURES	$8,837,010	$7,828,520	CK	$10,346,832
	$5,061,467	($373,570)		($1,434,112)

PUBLIC SAFETY FUND

Fund 121 - Public Safety/Prop P	2024 ACTUAL Amount	2025 ADOPTED BUDGET		2026 PROPOSED
REVENUES	$13,696,642	$13,629,328	CK	$14,314,297
EXPENDITURES	$13,604,746	$13,633,208	CK	$14,308,095
	$91,896	($3,880)		$6,202

FUND 110 SEWER LATERAL FUND

Fund 110 - Sewer lateral fund	2024 ACTUAL Amount	2025 ADOPTED BUDGET		2026 PROPOSED
REVENUE TOTALS	$439,536	$430,000	CK	$430,000
EXPENSE TOTALS	$362,414	$430,000	CK	$430,000
	$77,122	$0		$0

FUND 111 SPECIAL ALLOCATION FUND

Fund 111 - SPECIAL ALLOCATION Fund	2024 ACTUAL Amount	2025 ADOPTED BUDGET		2026 PROPOSED
REVENUE TOTALS	$843,005	$75,000	CK	$75,000
EXPENSE TOTALS	$26,415	$1,306,500	CK	$3,625,000
	$816,590	($1,231,500)		($3,550,000)

POLICE FORFEITURE FUND

Fund 114 - Police Forfeiture Fund Totals	2024 ACTUAL Amount	2025 ADOPTED BUDGET		2026 PROPOSED
REVENUE TOTALS	$0	$3,000	CK	$1,100
EXPENSE TOTALS	$189,016	$49,450	CK	$0
	($189,016)	($46,450)		$1,100

CENTRAL PARK SQUARE FUND

Fund 147 - Central Park Square	2024 ACTUAL Amount	2025 ADOPTED BUDGET	CK	2026 PROPOSED
REVENUE TOTALS	$0	$0		$2,638,467
EXPENSE TOTALS	$0	$378,708		$2,179,052
	$0	($378,708)		$459,415

ALL FUNDS

	2024 ACTUAL Amount	2025 ADOPTED BUDGET	2026 PROPOSED
REVENUE GRAND TOTALS - all funds	$65,128,765	$63,802,815	$63,802,815
EXPENSE GRAND TOTALS - all funds	$60,623,147	$55,652,739	$66,057,121
	$4,505,618	$1,017,688	($2,254,306)

Finance Director
636-537-4726

MEMO

DATE: November 17, 2025

TO: Mike Geisel, City Administrator

FROM: Julie O'Guinn, Finance Director

RE: Financial Update

Sales Tax All Funds

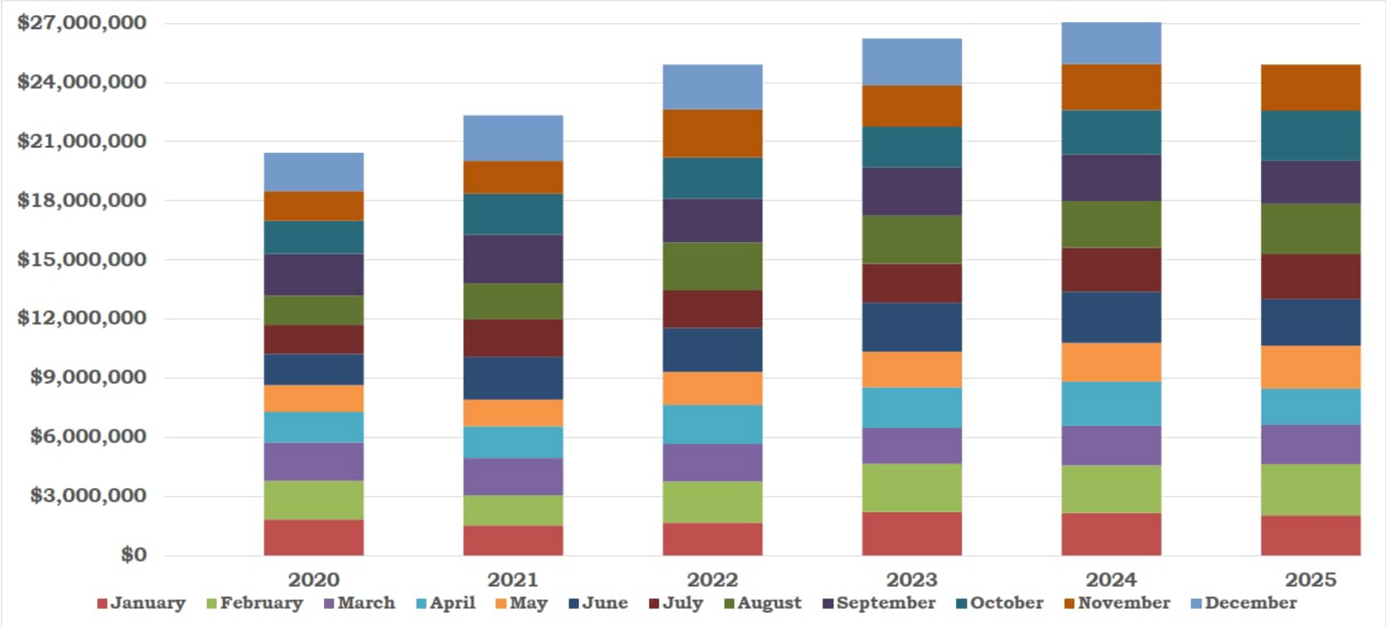
Compared to 2024 YTD

Reviewing sales tax, total sales tax combined, continues to have fluctuations from month to month however year to date, the sales tax total is comparable to prior year YTD with a difference of only $33,849 or 0.1357% less than the prior year.

Compared to Year-to-date Budget

Year to date compared to budget all sales tax combined are only $141,543 or 0.57% less than the year-to-date budget, so close to budget as well for the year-to-date result.

November 2022 includes a one-time correction ($350k) to Pooled Sales Tax due to a calculation error by St. Louis County



Sales Tax Revenues

REQUEST MOTION TO:

RECOMMEND APPROVAL OF THE 2026 FISCAL BUDGET PROPOSAL FOR PUBLIC HEARING AND COUNCIL ADOPTION AT THE 12/1/2025 MEETING OF CITY COUNCIL.

The BIG Picture LIVE

I don't expect full and complete resolution

I need General Direction, common understanding

while remaining flexible, nimble, & able to adjust to changing conditions

LABELS

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

PROJECT LIST AND PRESENTATION IS NOT COMPREHENSIVE

INTRODUCTION

(narrow our focus and attention)

- A SUBSTANTIAL LIST OF PROJECTS/INITIATIVES
- COMPETING PROJECTS/INITIATIVES
- CONFLICTING PROJECTS/INITIATIVES

The City has identified multiple projects and have desires to initiate these projects, without realizing that they may conflict, compete, and or even prevent projects from progressing!

STRATEGIC PRIORITIZATION

PURPOSE AND ACTIONS

1) RECEIVE FEEDBACK AND DIRECTION FOR STAFF PRIORITIZATION OF EFFORTS

2) RECEIVE FEEDBACK AND DIRECTION RELATIVE TO FUNDING, FINANCING AND USE OF FUND RESERVES IN EXCESS OF 40% POLICY THRESHOLD
(TEMPORARY?) EOY 2026 projected more than $8 million above the policy requirement.

3) WHERE DO YOU WANT US TO FOCUS OUR EFFORTS AND ATTENTION

CITY ISSUES (narrow our focus and attention) *not a comprehensive list*

- Aquatic Facility (where is this going?)
  - Pool house (incorporate community space?)
  - Filter Building
  - Maintenance & equipment building
  - Address alternatives to the Wildhorse Village TIF project?
- Chesterfield Valley TDD
  - Long Road Interchange ($50 Million)
  - Levee Trail loop connection (no funding source)
  - Levee Trail connection to Riparian Trail (method and cost yet to be determined)
- Chesterfield Regional TIF Improvements
  - North Outer 40 extension into Chesterfield Valley ($16 Million)
  - Grand Staircase/entry (~ WAG, $3 Million)
  - Wildhorse Village Parking or Alternative
  - Baxter Road @ Edison
  - Baxter & Clarkson
- Valley Public Safety: (PD and Park Rangers – Special Revenue District?)
- Chesterfield Valley Road improvements
  - Eatherton Road, Road and Traffic improvements
  - Olive Boulevard Extension to Spirit of St. Louis Interchange
  - Blue Valley Boulevard and Interstate access improvements
  - Blue Valley Boulevard western connection to Eatherton Road
- Central Park Master Plan improvements

CVAC
Beale Center
Maryville Ice Center
Car Shield Ice and Soccer

CITY ISSUES (narrow our focus and attention) *not a comprehensive list*

- Pickleball
- Law Enforcement staffing and facilities, ESRO's, Park Rangers
- Operation and Administration
  - LONG TERM, Staffing recruitment, retention, policies and practices
  - LONG TERM, Parks Administration
  - LONG TERM, do you desire a Community Center?
- FUNDING AND REVENUE ISSUES
  - TIF
    - DEVELOPMENT AGREEMENTS
      - RPA 1 - $105,000,000 DOWNTOWN CHESTERFIELD
      - RPA 2 - $25,000,000 WILDHORSE VILLAGE
      - RPA 3 - TRI-STAR DEVELOPMENT PROPOSAL/GRAND ENTRY/PARK IMPROVEMENTS
  - SPECIAL BUSINESS DISTRICTS
  - NORTH OUTER 40 TRANSPORTATION DEVELOPMENT DISTRICT
- HOG HOLLOW CLOSURE
  - Cost estimated for physical closure ~$600,000, without property owner compensation (undetermined)
- POTENTIAL BALLOT ISSUES *(IS THERE A DESIRE TO PURSUE)*
  - AQUATIC CENTER FUNDING ~$20 MILLION
  - SPECIAL BUSINESS DISTRICT – CHESTERFIELD VALLEY
  - HOTEL-TOURISM TAX
  - RECREATIONAL MARIJUANA
  - USE TAX
  - EXISTING SPECIAL BUSINESS DISTRICT TAXING

IN PROCESS

AQUATIC FACILITY – No existing funding mechanism, POTENTIAL BALLOT PROPOSAL late 2026 or early 2027, *POOL CLOSURE CURRENTLY PLANNED 2027*

Found another leak this week as we were winterizing the Lazy River

LONG ROAD INTERCHANGE – Assume the Chesterfield Valley TDD will re-finance and supplement funding from outside sources. 2029 construction?

NORTH OUTER FORTY CONNECTION TO SWINGLEY RIDGE – Primarily a TIF funded project, potentially supplemented by others. HOWEVER, TIF FUNDS ARE CURRENTLY OBLIGATED AND UNAVAILABLE. 2029 construction?

GRAND ENTRY - TIF funded project, HOWEVER, TIF FUNDS ARE CURRENTLY OBLIGATED AND UNAVAILABLE. Redevelopment agreement provides $300k to begin design, survey and investigations.

HOG HOLLOW CLOSURE- $600,0000 not including any property owner compensation

AQUATIC FACILITY ~$20 Million

CONTRACT RECOMMENDATION APPROVED AUGUST 2025
concept and public engagement

$600,000 TRANSFERRED FROM PARKS FUND – FUND RESERVES

SCHEDULED TO CLOSE 2027 (after 2026 swim season)
POTENTIALLY RE-OPEN 2028 (no pool 2027)

ANTICIPATE:
BALLOT PROPOSAL FOR MUNICIPAL BOND, APRIL 2027

LONG ROAD INTERCHANGE

CHESTERFIELD VALLEY TDD

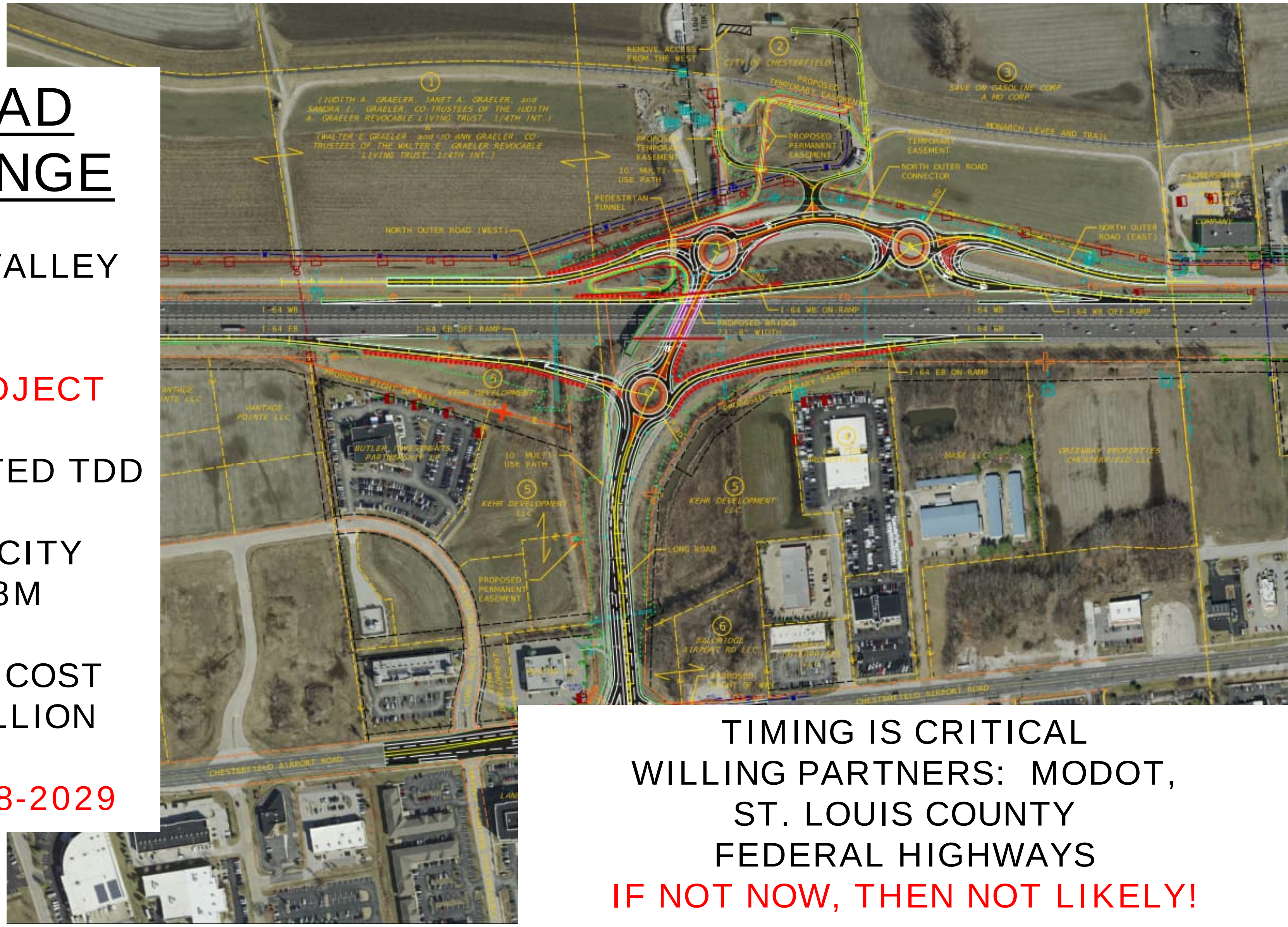
$48,000,000 PROJECT

$5.625 M ALLOCATED TDD

BONDING CAPACITY EXCEEDS $38M

SEEKING STATE COST SHARE ~$10 MILLION

SCHEDULE: ~2028-2029



TIMING IS CRITICAL

WILLING PARTNERS: MODOT, ST. LOUIS COUNTY FEDERAL HIGHWAYS

IF NOT NOW, THEN NOT LIKELY!

NORTH OUTER ROAD EXTENSION

NORTH OUTER 40 TDD

$18,600,000 PROJECT

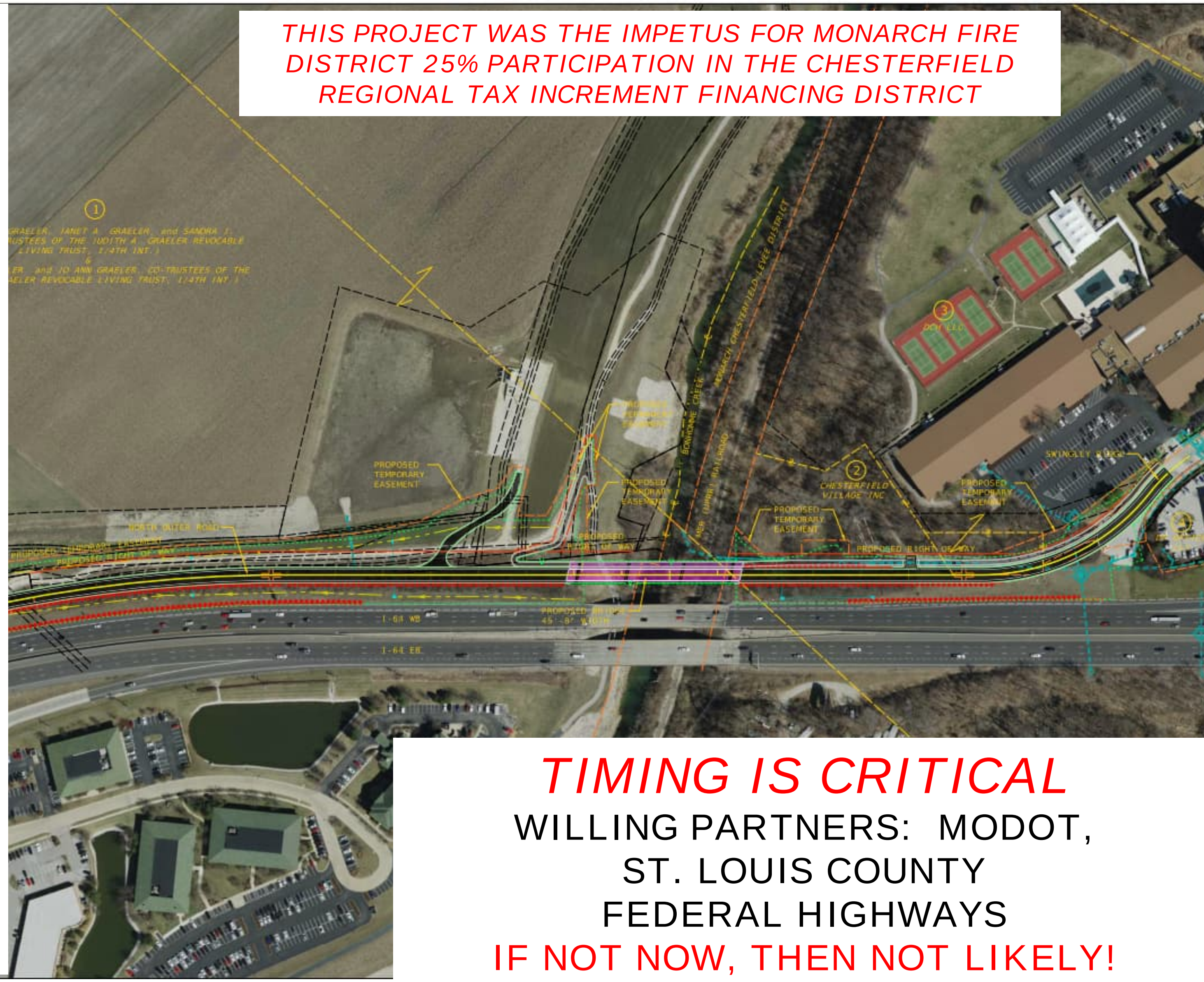
TIF identified project

SEEKING PARTICIPATION FROM OTHER PARTNERS AS WELL AS GRANT FUNDS

$1 M FROM CVTDD

SCHEDULE: ~2028-2029

THIS PROJECT WAS THE IMPETUS FOR MONARCH FIRE DISTRICT 25% PARTICIPATION IN THE CHESTERFIELD REGIONAL TAX INCREMENT FINANCING DISTRICT



TIMING IS CRITICAL

WILLING PARTNERS: MODOT, ST. LOUIS COUNTY FEDERAL HIGHWAYS

IF NOT NOW, THEN NOT LIKELY!

LONG ROAD INTERCHANGE

CHESTERFIELD VALLEY TDD
ORIGINAL TDD ALLOCATION $5,625,000
CURRENT SCOPE ESTIMATE $48,000,000
SEEKING $10 MILLION COST SHARE FROM STATE
ANTICIPATE THAT TDD RE-FINANCES EXISTING DEBT
ANTICIPATE REFINANCING COULD FUND PROJECT
TIMELINE ~2029
CITY FUNDING NOT ANTICIPATED

NORTH OUTER 40 EXTENSION

CHESTERFIELD REGIONAL TIF PROJECT
$25,000,000 TIF IDENTIFIED
CITY WILL HAVE TO ASSUME OWNERSHIP AND MAINTENANCE LIABILITY
CURRENT SCOPE ESTIMATE $18,700,000
SEEKING PARTNERS AND FUNDING
TIMELINE ~2029
INTEND TO SUBMIT $10 M STP GRANT REQUEST
POTENTIAL USE OF CITY RESERVES – REIMBURSED BY TIF?

CHESTERFIELD FORWARD FUNDED $2.1 MILLION FOR PRELIMINARY DESIGN
OTHER SUPPLEMENTAL FUNDING IS BEING SOUGHT

CHESTERFIELD REGIONAL TAX INCREMENT FINANCING
approved December 2022

Chesterfield Regional

Tax Increment Financing Redevelopment Plan & Project

TAX INCREMENT FINANCING

LACK OF UNDERSTANDING

CHESTERFIELD

PGAV PLANNERS

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

TIF Project list

BASED UPON DEVELOPMENT SCENARIO & PROJECTIONS

NOT DEPOSITS

TIMING OF REVENUES AND DEBT ISSUANCES

Non-Development oriented local projects $168,360,000

- North Outer 40 connection to Chesterfield Valley
- Sachs Public Library expansion
- Clarkson Road – Baxter Interchange
- Future Reconstruction of Chesterfield Parkway West
- Central Park\Aquatic Facility\Amphitheater
- Integrated Pedestrian and Multi-modal connections
- YMCA shared Parking Structure
- Central Park Parking and Administration facilities

This project list is an internal document/summary.

It is not part of the approved TIF plan or cost/benefit analysis.

Wildhorse Village $25,000,000

- Parking Garage (NW Corner Chesterfield Pkwy W and Burkhardt Place)

Chesterfield Mall Public Infrastructure $105,000,000

- Utilities
- Parking Garages – Public Use
- Public Roads
- Demolition
- Off-site Road improvements/connections

The TIF also includes $54 million of TIF revenues to the School Districts.

OLD SLIDE

FOR REFERENCE
PURPOSES ONLY

BASED UPON DEVELOPMENT SCENARIO & PROJECTIONS
NOT DEPOSITS
TIMING OF REVENUES AND DEBT ISSUANCES

RPA 3 - Public	$25,000,000	North Outer Forty connection to Chesterfield Parkway West
RPA 3 - Public	$10,000,000	Aquatic Center/Amphitheater/Central Park
RPA 3 - Public	$6,000,000	Pedestrian and multi-modal connections
RPA 3 - Public	$12,000,000	YMCA Parking Structure
RPA 3 - Public	$24,000,000	Central Park Parking\Administration
RPA 3 - Public	$40,000,000	Clarkson\Baxter interchange improvements
RPA 3 - Public	$6,000,000	Baxter Road Bridge replacement (at creek)
RPA 3 - Public	$6,000,000	Re-construct Chesterfield Parkway
RPA 3 - Public	$6,000,000	Samuel S. Sachs Library expansion
RPA 3 - Public	$10,010,000	Local Projects Escalation
RPA 3 - Public	$23,350,000	Legal and Administration
	$168,360,000	Local sub-total
RPA 2 WH Village	$25,000,000	Wildhorse Village Parking Garage
RPA 1 - TSG	$105,000,000	Chesterfield Mall - Public Improvements
	$298,360,000	
RPA - Parkway	$53,571,307	Sum of incremental capital contributions
RPA - Rockwood	$986,842	Sum of incremental capital contributions
	$352,918,149	

$54,558,149

ECONOMIC MODELING, PROJECTIONS, NOT PROJECT BUDGETS

This project list is an internal document/summary.

It is not part of the approved TIF plan or cost/benefit analysis.

RPA 1-A – Chesterfield Mall

The construction of more than four million square feet of building space, including nearly 5,000 parking spaces, 79,000 square feet of restaurant space, 37,500 square feet of grocery space, 363,500 square feet of retail space, 1,468 apartment units, and 272,000 square feet of commercial office buildings.

RPA 1-B – Chesterfield Mall

The construction of more than three million square feet of building space, including nearly 3,500 parking spaces, 31,500 square feet of retail space, 314,000 square feet of hotel space, 895 apartment or condominium units, and 464,000 square feet of commercial office buildings.

RPA 1-C – Chesterfield Mall

The construction of more than two million square feet of building space, including nearly 3,000 parking spaces, 362 apartment units, and 747,000 square feet of commercial office buildings.

RPA 1-D – Chesterfield Mall

The construction of more than one million square feet of building space, including nearly 2,000 parking spaces, 5,000 square feet of retail space, and 688,000 square feet of commercial office buildings.

RPA 2 – Wildhorse Village

The construction of more than three million square feet of building space, including nearly 3,100 parking spaces; 147,500 square feet of retail space; a mixture of 641 luxury condominiums, townhomes, and apartment units; and 610,000 square feet of commercial office buildings.

RPA 3 – City Infrastructure

The improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for the following projects: The North Outer Forty connection to Chesterfield Parkway West and Swingley Ridge; Chesterfield Parkway West, SW quadrant; Shared parking structure, Central Park and Y; Clarkson-Baxter Road interchange improvements; Baxter Road-Edison Bridge & intersection; Multi-modal connections and extensions; Central Park, Amphitheater, and Aquatic improvements; Park Administration facilities and parking; and Public Library Expansion.

Property within the Redevelopment Area is subject to acquisition by negotiation. In the event that the City and the Developer(s) cannot agree with one or more owners regarding the proper compensation to be paid, property may be acquired by use of the City's power of eminent domain as provided for in the TIF Act.

Page 19 Redevelopment Plan

TABLE 4-1
ESTIMATED REDEVELOPMENT PROJECT COSTS
CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA
Chesterfield, MISSOURI

Redevelopment Project Cost Items	Cost	
TIF Eligible Expenses:		
RPA 1A, RPA 1B, RPA 1C, and RPA 1D - Chesterfield Mall *Includes funding: Parking Garage A; Parking Garage B; Public Utilities; On-site public road improvements; Demolition of the existing structures; Offsite road improvements; Construction of over 3.6 miles of roadways, sidewalks, pedestrian paths, and bicycle lanes.*	$	105,000,000
RPA 2 - Wildhorse Village *Includes the construction of surface parking and structured parking for shared public use, and improvements and infrastructure related thereto.*	$	25,000,000
RPA 3 City Infrastructure *Roadways & traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for the following projects: North Outer Forty connection to Chesterfield Parkway West and Swingley Ridge; Chesterfield Parkway West, SW quadrant; Shared parking structures, Central Park and Y; Clarkson-Baxter Road interchange improvements; Baxter Road-Edison Bridge & intersection; Multi-modal connections and extensions; Central Park, Amphitheater, and Aquatic improvements; Park Administration facilities and parking, and Public Library Expansion.*	$	168,360,000
All RPAs *All, or a portion of, the capital costs of the affected school districts resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the City by written agreement, accepts and approves such costs.*	$	54,588,149

Page 22 Redevelopment Plan

OLD SLIDE - FOR REFERENCE PURPOSES ONLY

PROJECT FUNDING FROM TIF PLAN:

1)	WILDHORSE VILLAGE PARKING RPA -2 OBLIGATED	$ 25,000,000
2)	DOWNTOWN CHESTERFIELD RPA – 1 OBLIGATED	$105,000,000
3)	NORTH OUTER 40 CONNECTION	$ 25,000,000
4)	PARKS ADMINISTRATION FACILITIES AND PARKING	$ 24,000,000
5)	CENTRAL PARK AND AMPHITHEATER	$ 10,000,000
6)	YMCA PARKING GARAGE PROVIDE ALTERNATIVE DELIVERY	$ 12,000,000
7)	MULTI-MODAL CONNECTIONS GRAND ENTRY (PARTIAL)	$ 6,000,000
8)	BAXTER-CLARKSON IMPROVEMENTS	$40,000,000
		$247,000,000

$136,000,000 currently obligated

VALUES ARE FOR DISCUSSION ONLY. THEY ARE NOT PROJECT BUDGETS, DO NOT REFLECT ESCALATION, LEGAL, OR ADMINISTRATION EXPENSES ($33,360,000).

OLD SLIDE - FOR REFERENCE PURPOSES ONLY

THUMB NAIL ESTIMATES Get you in the “ballpark”

ASSUME:

Debt Service ~ $85k/$1 million debt issuance

For estimating purposes only

Issuance	Est. annual D/S
$25,000,000	$2,125,000
$50,000,000	$4,250,000
$75,000,000	$6,375,000
$100,000,000	$8,500,000
$194,310,950	$16,516,431

ASSUMPTIONS:

20 yr amortization.
TIF Window closes
Annual debt service increases
Bonding capacity decreases

At some undefined future time, at the sole discretion of the City and with the advice of the City’s financial advisor, the City will issue TIF Bonds:

BAXTER @ EDISON

$6 MILLION (supplemen

five lane section

complicated by

- levee
- rolling gate closur
- flood wall
- railroad
- floodplain

CLARKSON @ BAXTER
$40,000,000

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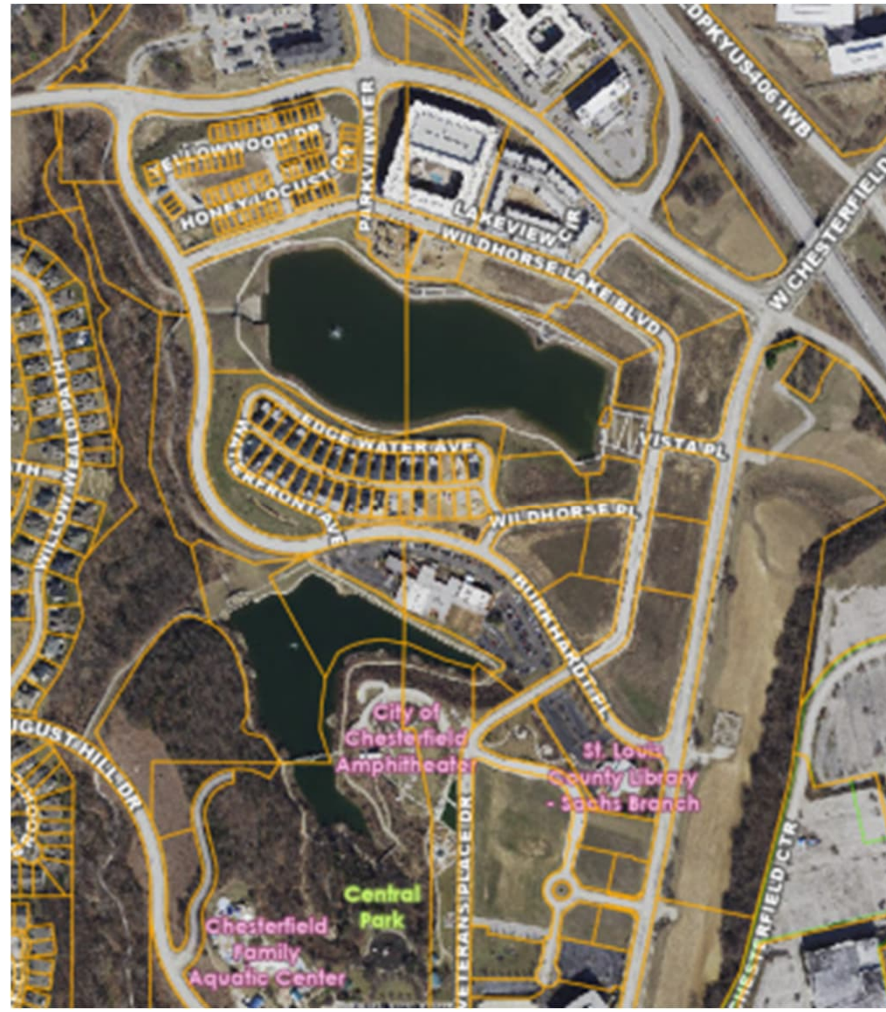
Wildhorse Village



SPECIAL BUSINESS DISTRICT
- Acceptance of public improvements
- Advisory Board
- Annual Budget

TAX INCREMENT FINANCING PROJECT
- $25 MILLION
- PROVIDE 300 PARKING SPACES, STRUCTURED AND SURFACE
- TIME EXTENSION
- *currently being considered at PPW*

TIF PROJECT DEFINITION:

"Phase II" means the construction of surface and structured parking containing approximately 500 parking spaces, of which at least 300 parking spaces thereof shall be designated for shared public use, and improvements and infrastructure related thereto.


OLD SLIDE
FOR REFERENCE PURPOSES ONLY
CENTRAL PARK
ALTERNATIVES TO YMCA AND/OR WILDHORSE VILLAGE PARKING


OLD SLIDE
FOR REFERENCE
PURPOSES ONLY
North of Aquatic Center
5

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

City Administrator

CITY OF CHESTERFIELD

OFFICE OF THE CITY ADMINISTRATOR

690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

TO: **Mayor and City Council**

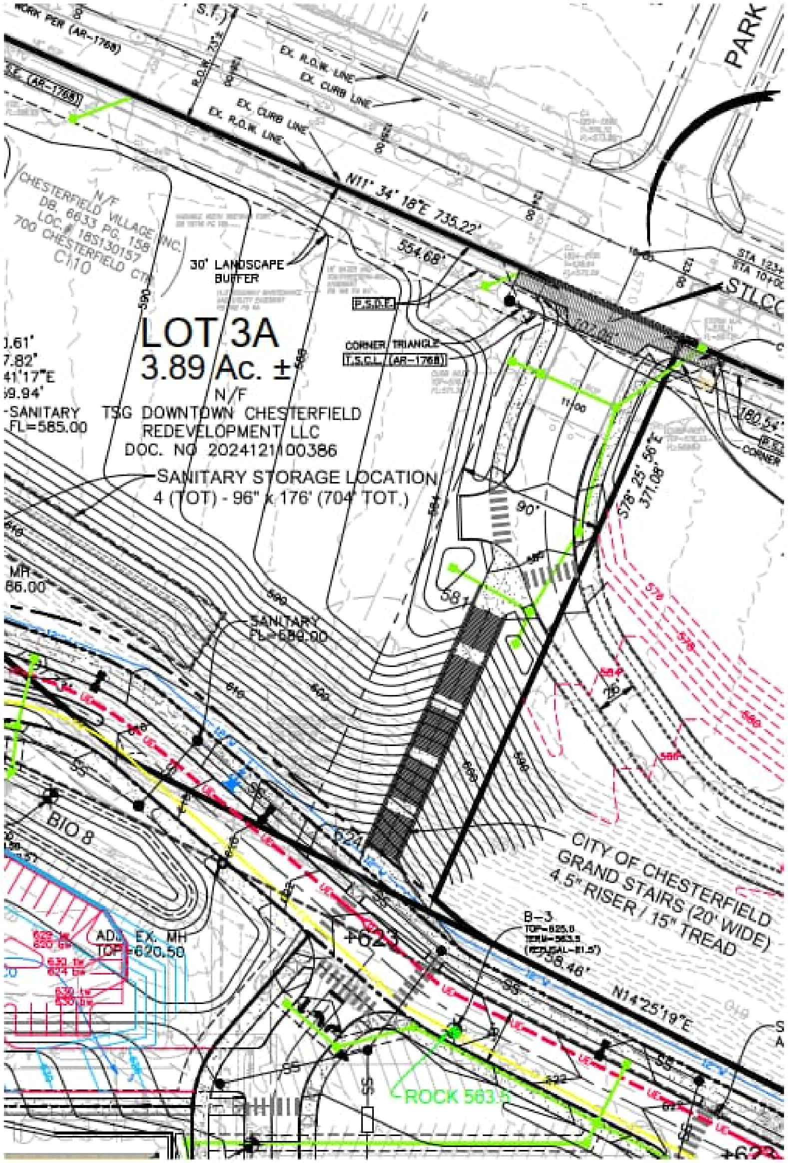
Date: **February 14, 2025**

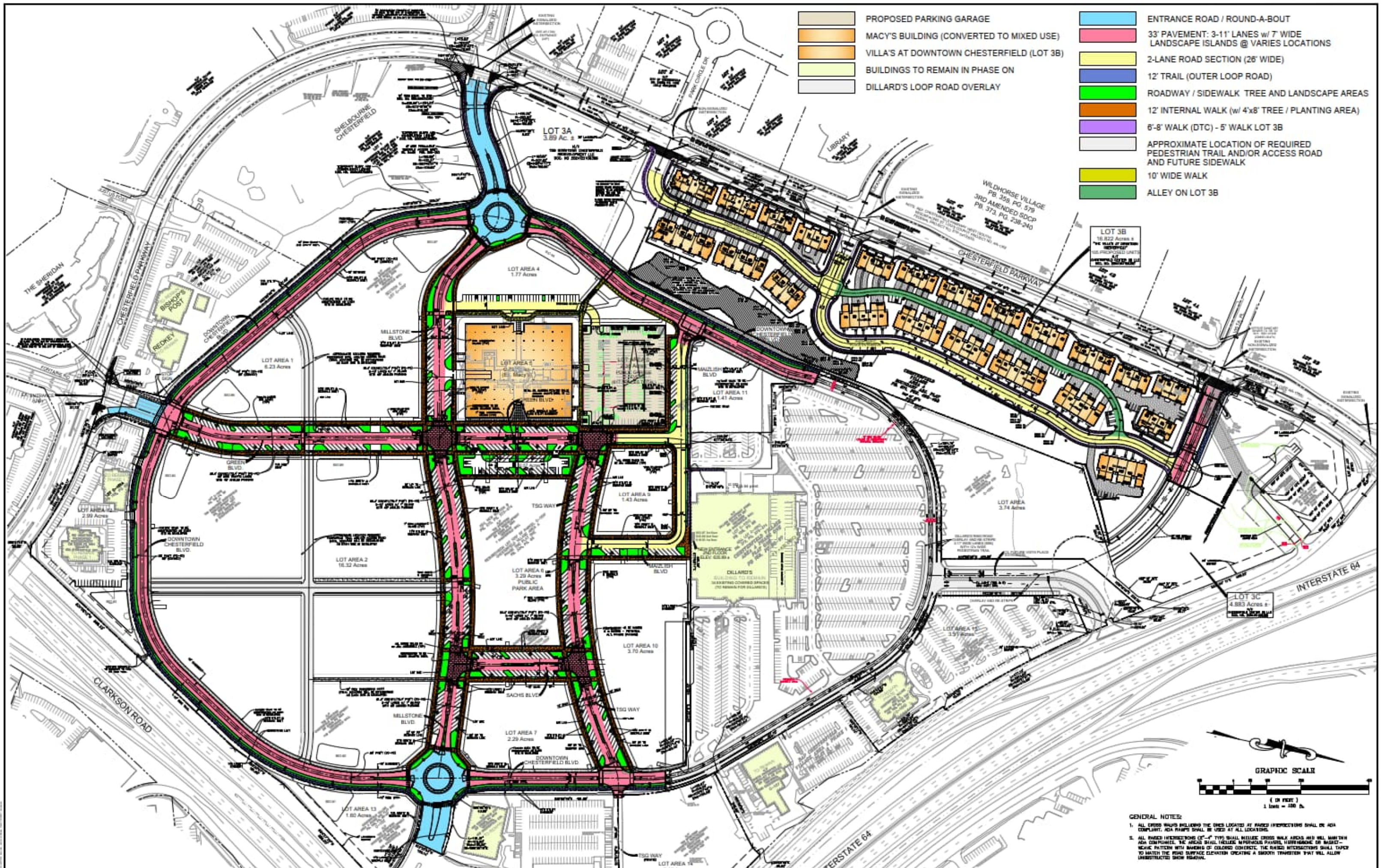
RE: **Grand Staircase, Downtown Chesterfield**

During the November 21st, 2024 meeting of the Public Works and Planning Committee, the concept plan for Downtown Chesterfield was recommended for approval with the caveat that no building permits for vertical construction would be issued until such time as the issues relative to the "Grand Staircase" had been resolved. In addition to the disposition of the staircase feature itself, there was extensive discussion regarding the conveyance of the three plus acre parcel at the southwest entry into Downtown Chesterfield and the potential assumption of the duty to construct the "Grand Staircase" by the City. These issues remain un-resolved.

The "Grand Staircase" became a signature feature of Downtown Chesterfield during the latest revision of the City's comprehensive plan, Envision Chesterfield. The "Grand Staircase" is frequently cited and is the subject of ongoing interest for residents who participated in the planning process. Unfortunately, Envision Chesterfield was a planning process and incorporated concepts and themes, not specifics. There was little or no ability to address physical limitations or practical design concerns.

The concept plan submitted by TSG for Downtown Chesterfield depicted a linear, utilitarian stairway. It is fair to say that "Grand" applies only to the extent that the stairway provides for a 48-foot vertical grade difference. As depicted, it would not meet the grand expectations of Envision Chesterfield. It would, in my opinion, create both substantial future legal liabilities and maintenance concerns. I am equally concerned as to the viability of the use of the staircase as proposed. A stair feature that requires users to overcome the 48-foot grade difference is simply not a viable alternative and would likely only be used infrequently, but only then in conjunction with a cross-fit physical fitness program or parkour training. The constructed staircase at this steep grade, absent a significant foundation system, would tend to slide down the grade and separate requiring continual maintenance and replacement. More concerning, is the anticipated routine liability suits associated with slips and falls. Finally, it should be understood that if the stairway is the primary mode of access, a completely separate and equivalent means of





GENERAL NOTES:

1. ALL CROSS WALKS INCLUDING THE ONES LOCATED AT RAISED INTERSECTIONS SHALL BE ADA COMPLIANT. ADA RAMPS SHALL BE USED AT ALL LOCATIONS.
2. ALL RAISED INTERSECTIONS (3"-4" TYP) SHALL INCLUDE CROSS WALK AREAS AND WILL MAINTAIN ADA COMPLIANCE. THE AREAS SHALL INCLUDE IMPERVIOUS PAVERS, HERRINGBONE OR BASKET-WEAVE PATTERN WITH BANDING OF COLORED CONCRETE. THE RAISED INTERSECTIONS SHALL TAPER TO MATCH THE ROAD SURFACE ELEVATION CREATING A SMOOTH TRANSITION THAT WILL ALLOW UNOBSTRUCTED SNOW REMOVAL.

ST. LOUIS COUNTY DEPT. OF TRANSPORTATION & PUBLIC WORKS NOTES:

ALL PROPOSED IMPROVEMENTS WILL CONFORM TO RELATED ST. LOUIS COUNTY CAPITAL IMPROVEMENT PROJECT NO. AR-1788.

PRIOR TO IMPROVEMENT/CONSTRUCTION PLAN APPROVAL, THE ENGINEER SHALL PROVIDE A SIGNED AND SEALED NOTE ON THE PLANS FOR BOTH RESIDENTIAL AND COMMERCIAL PROJECTS, STATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

ALL DRIVEWAYS INTERSECTING ST. LOUIS COUNTY ARTERIAL AND CLASSIFIED ROADWAYS SHALL HAVE ON-SITE TURNAROUND CAPABILITY, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.

ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".

THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

BE ADVISED AND NOTE THAT TGA FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

SEE SHEET C6.0 FOR ROAD TYPICAL SECTIONS AND PLAN VIEW DIMENSIONS

PROJECT: AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

DOWNTOWN CHESTERFIELD

CHESTERFIELD, MISSOURI

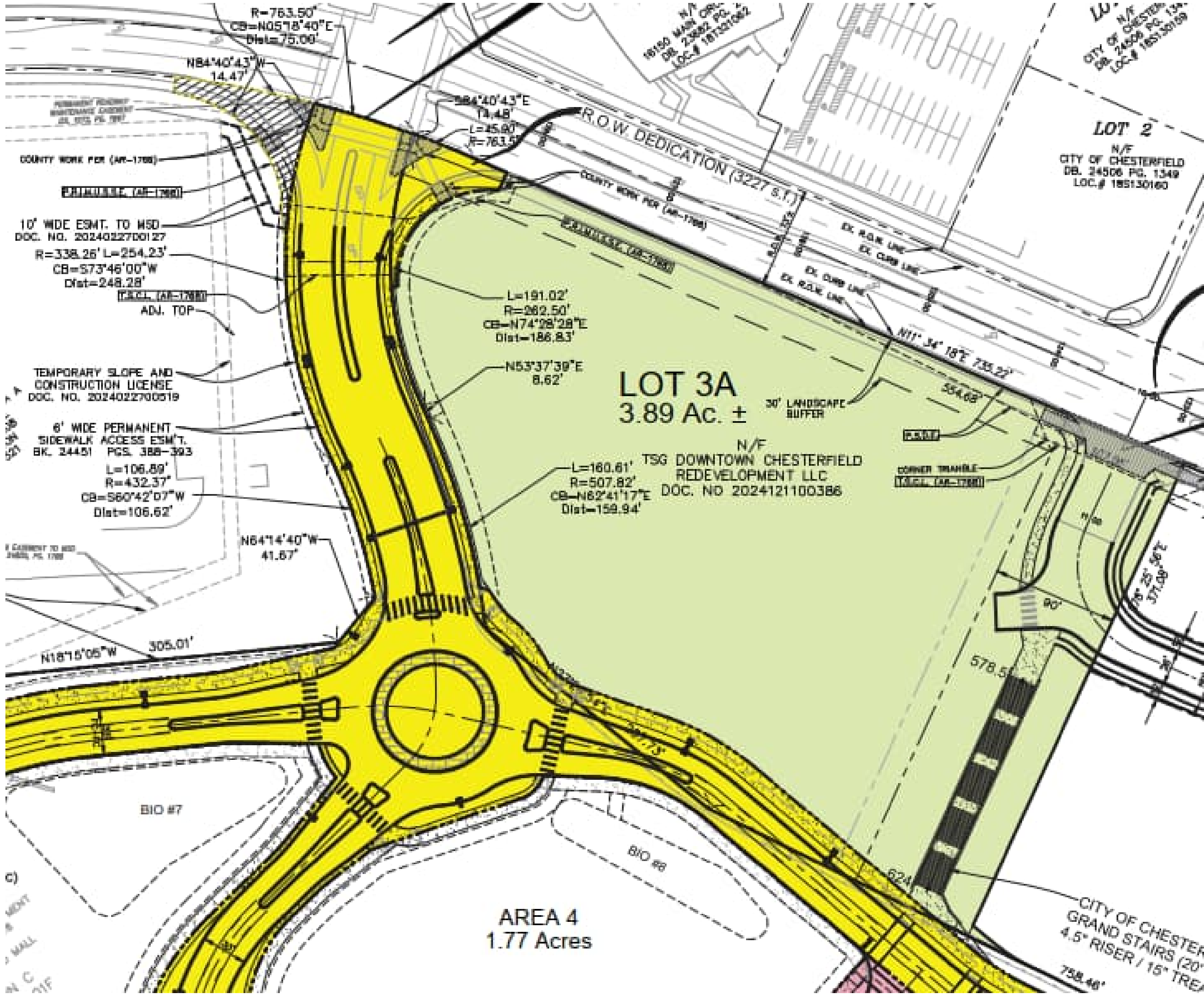
PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. [illegible]

PREPARED BY: Stock & Associates Consulting Engineers, Inc.

SHEET TITLE: SDCP-CONCEPT ROAD / PEDESTRIAN WALKWAY PLAN

T.S. | G.M.S. | 1" = 100' | 6255.5

SHEET NO. C3.1



R=763.50'
CB=N05°18'40"E
Dist=75.06'
N84°40'43"W
14.47'
S84°40'43"E
14.48'
L=45.90'
R=763.5'
R.O.W. DEDICATION (3227 S.F.)
COUNTY WORK PER (AR-1768)
10' WIDE ESMT. TO MSD
DOC. NO. 2024022700127
R=338.26' L=254.23'
CB=S73°46'00"W
Dist=248.28'
ADJ. TOP
L=191.02'
R=262.50'
CB=N74°28'28"E
Dist=186.83'
TEMPORARY SLOPE AND
CONSTRUCTION LICENSE
DOC. NO. 2024022700519
N53°37'39"E
8.62'
6' WIDE PERMANENT
SIDEWALK ACCESS ESM'T.
BK. 24451 PGS. 388-393
L=106.89'
R=432.37'
CB=S60°42'07"W
Dist=106.62'
LOT 3A
3.89 Ac. ±
N/F
TSG DOWNTOWN CHESTERFIELD
REDEVELOPMENT LLC
DOC. NO 2024121100386
L=160.61'
R=507.82'
CB=N62°41'17"E
Dist=159.94'
30' LANDSCAPE
BUFFER
CORNER TRIANGLE
N11° 34' 18"E 735.22'
554.68'
N64°14'40"W
41.67'
N18°15'05"W
305.01'
LOT 2
N/F
CITY OF CHESTERFIELD
DB. 24506 PG. 1349
LOC.# 18S130160
BIO #7
BIO #8
AREA 4
1.77 Acres
578.5
624
90'
758.46'
CITY OF CHESTER
GRAND STAIRS (20
4.5" RISER / 15" TREA

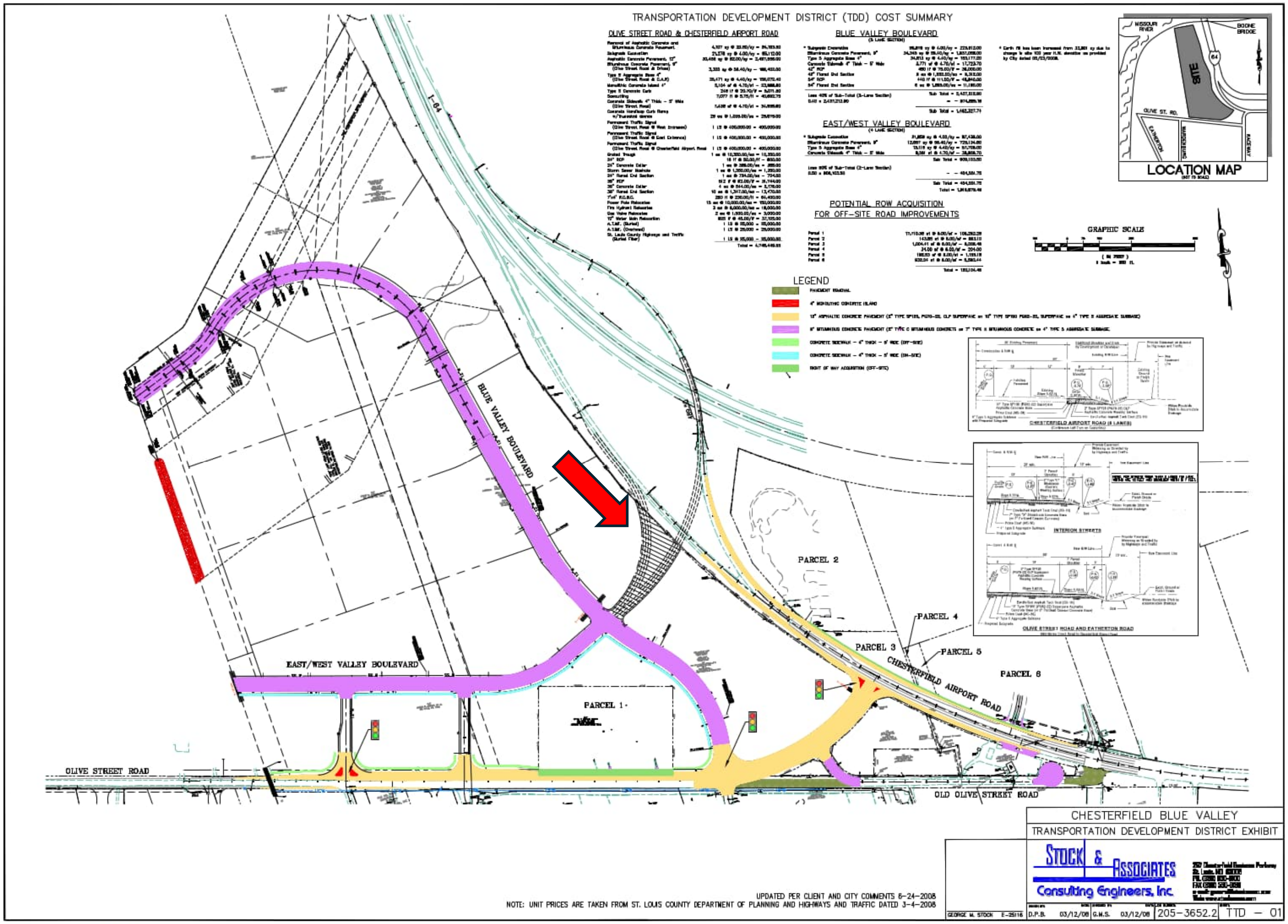
CHESTERFIELD BLUE VALLEY

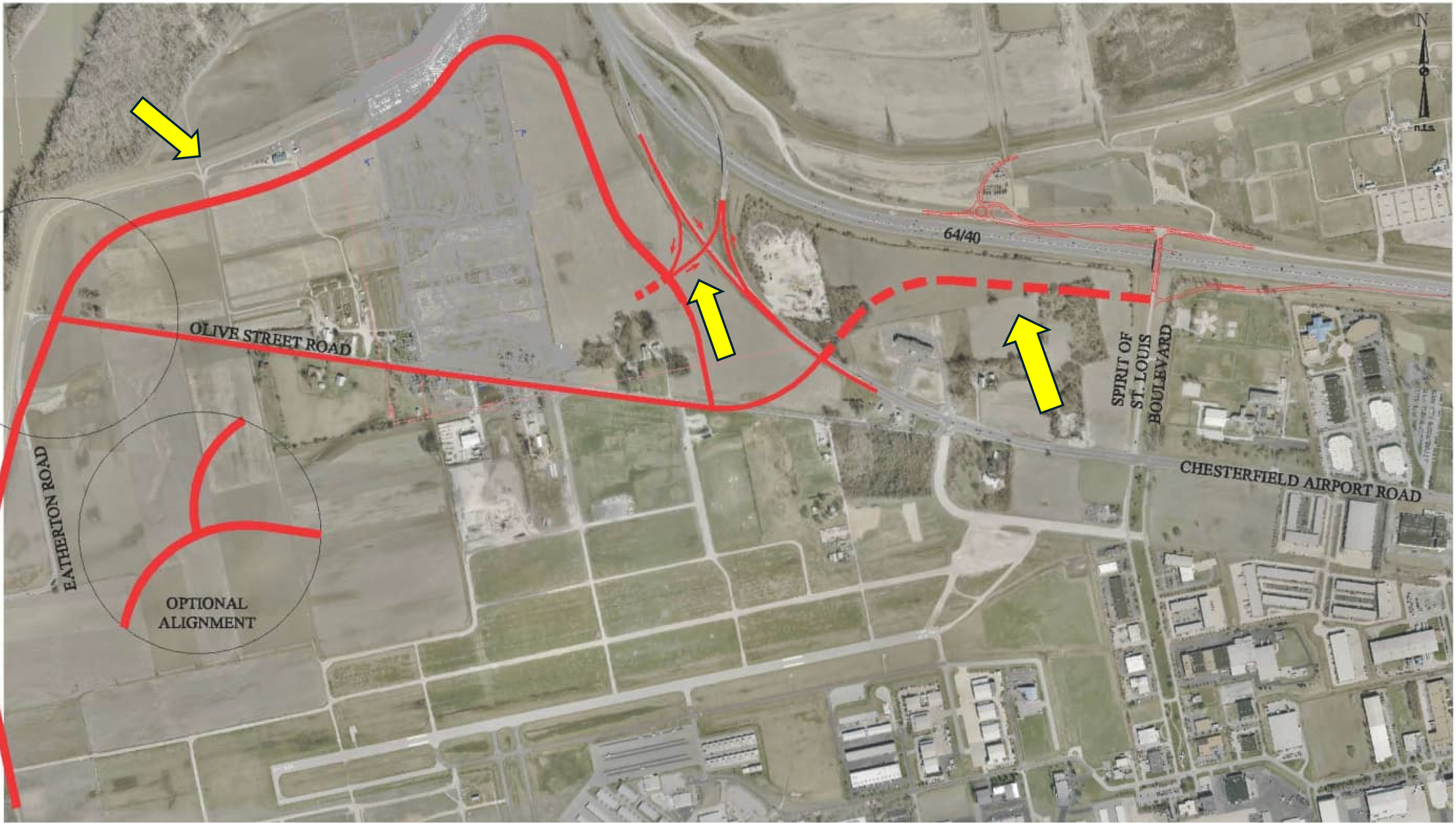
- CONCEPT PLANS
- NOT APPROVED
- NOT FUNDED

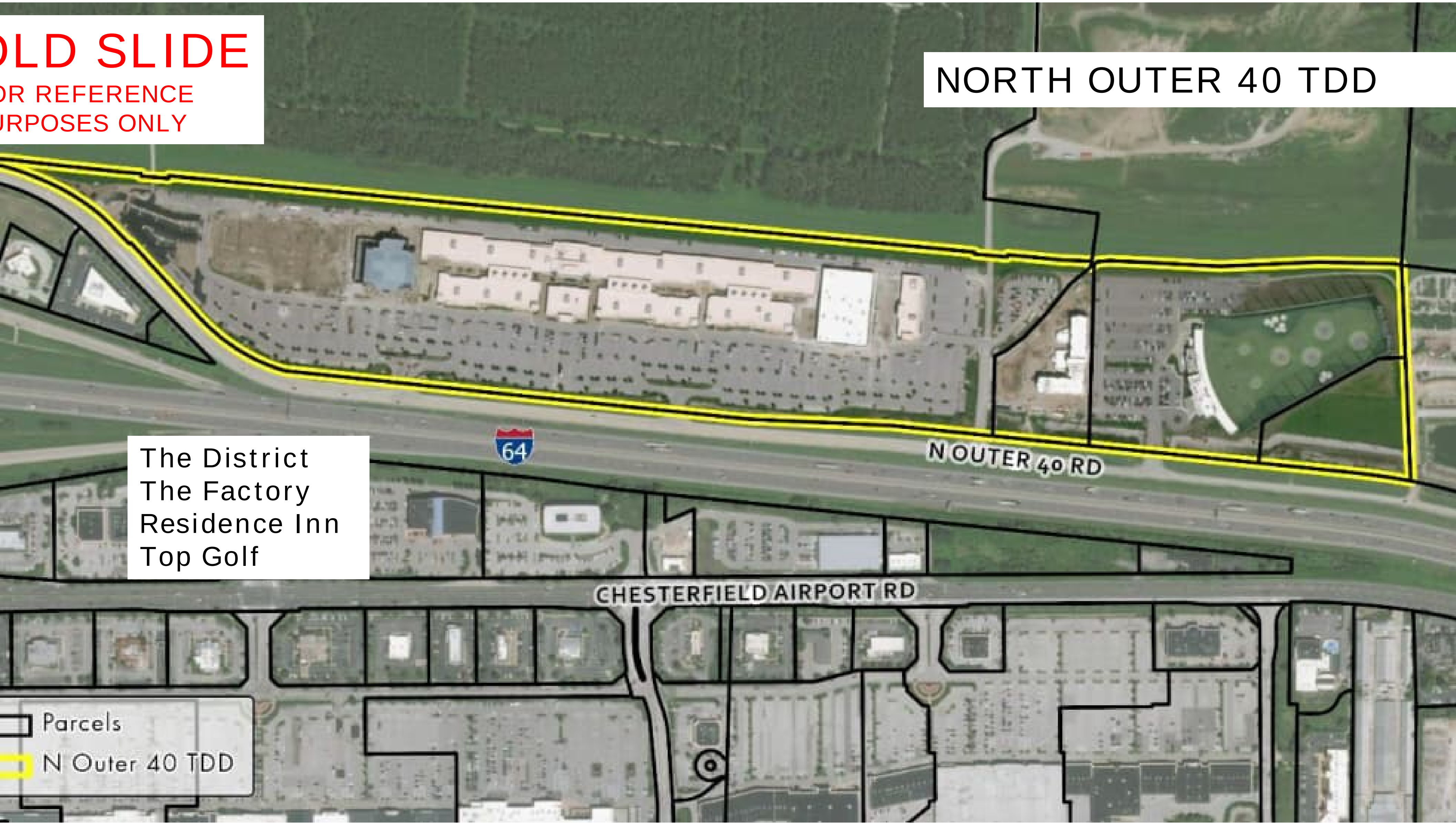
- WHY ARE THEY INCLUDED IN THIS DISCUSSION:

- BECAUSE THEY IMPACT THE FLOW OF TRAFFIC AND POTENTIALLY IMPROVE TRAFFIC ISSUES BEING EXPERIENCED ON EATHERTON ROAD

HIGHWAY 40/61 INTERSTATE 64 E
HIGHWAY 40/61 INTERSTATE 64
PRIVATE RD
NORTH OUTER 40
OLIVE STREET RD
CHESTERFIELD AIRPORT RD
PREMIUM WAY
OUTLET BLVD
BLUE VALLEY AVE
SPIRIT AIRPARK WEST DR
SPIRIT VALLEY CENTRAL DR
SPIRIT VALLEY EAST DR
WINGS OF HOPE BLVD
SPIRIT OF ST LOUIS BLVD
SPIRIT COMMERCE DR
SPIRIT 40 PARK DR
EDISON AVE


TRANSPORTATION DEVELOPMENT DISTRICT (TDD) COST SUMMARY
OLIVE STREET ROAD & CHESTERFIELD AIRPORT ROAD
BLUE VALLEY BOULEVARD
EAST/WEST VALLEY BOULEVARD
POTENTIAL ROW ACQUISITION FOR OFF-SITE ROAD IMPROVEMENTS
LOCATION MAP
MISSOURI RIVER
BOONE BRIDGE
SITE
OLIVE ST. RD.
GRAPHIC SCALE
LEGEND
CHESTERFIELD AIRPORT ROAD (4 LANES)
INTERIOR STREETS
OLIVE STREET ROAD AND EATHERTON ROAD
I-64
BLUE VALLEY BOULEVARD
EAST/WEST VALLEY BOULEVARD
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
CHESTERFIELD AIRPORT ROAD
OLIVE STREET ROAD
OLD OLIVE STREET ROAD
CHESTERFIELD BLUE VALLEY
TRANSPORTATION DEVELOPMENT DISTRICT EXHIBIT
STOCK & ASSOCIATES
Consulting Engineers, Inc.
UPDATED PER CLIENT AND CITY COMMENTS 6-24-2008
NOTE: UNIT PRICES ARE TAKEN FROM ST. LOUIS COUNTY DEPARTMENT OF PLANNING AND HIGHWAYS AND TRAFFIC DATED 3-4-2008
GEORGE M. STOCK E-25116
D.P.B. 03/12/08
G.M.S. 03/12/08
205-3652.2
TTD - 01


N
n.t.s.
64/40
OLIVE STREET ROAD
SPIRIT OF ST. LOUIS BOULEVARD
CHESTERFIELD AIRPORT ROAD
EATHERTON ROAD
OPTIONAL ALIGNMENT



OLD SLIDE
OR REFERENCE
URPOSES ONLY
NORTH OUTER 40 TDD
The District
The Factory
Residence Inn
Top Golf
64
N OUTER 40 RD
CHESTERFIELD AIRPORT RD
Parcels
N Outer 40 TDD

OLD SLIDE - FOR REFERENCE PURPOSES ONLY

North Outer-40 TDD

Taubmann	$12,232,000
Summit	$4,000,000
City	$34,475,000

ESTABLISHED IN 2012
IMPOSES 5/8THS OF ONE-PERCENT SALES TAX

Expire no later than 40 years from the date that such TDD Sales Tax is first imposed.

Taubman Transportation Project

1.	North Outer Forty and Boone's Crossing Improvements		$3,957,500
	a. Land acquisition	$ 300,000	
	b. Design, survey, construction observation	$ 512,500	
	c. Construction	$3,145,000	
2.	Stormwater Drainage Improvements		$2,579,500
	a. Land acquisition, easements, dedications	$ 650,000	
	b. Design, survey, construction observation	$ 512,500	
	c. Construction	$1,417,000	
3.	Levee Bike/Hiking Trail Parking and Access Area		$2,095,000
	a. Land acquisition, easements, dedications	$1,300,000	
	b. Design, survey, construction, observation	$ 512,500	
	c. Construction	$ 282,500	
12.	Other professional costs, soft costs and Interest Charges		$3,600,000

Summit Transportation Project

11.	Improvements to Summit property		$4,000,000
	a. Structured parking	$2,500,000	
	b. Design, survey, construction observation	$ 300,000	
	c. Construction	$1,200,000	

CURRENT DEBT STATUS

Series 2013 A – Taubman	$4,880,684
Series 2013A TSG	$4,632,053
TOTAL 2013A	$9,512,737 Total Balance

Series 2021A – Summit $15,234.32 in principal payment on 6/1/2025

$2,337,303 Balance after 6/1/2025

$11,850,040 total outstanding debt to Taubmann and Summit

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

Detail of Estimated Budgeted Expenditures

Taubman Transportation Project

1. North Outer Forty and Boone's Crossing Improvements $3,957,500
   a. Land acquisition $ 300,000
   b. Design, survey, construction observation $ 512,500
   c. Construction $3,145,000
2. Stormwater Drainage Improvements $2,579,500
   a. Land acquisition, easements, dedications $ 650,000
   b. Design, survey, construction observation $ 512,500
   c. Construction $1,417,000
3. Levee Bike/Hiking Trail Parking and Access Area $2,095,000
   a. Land acquisition, easements, dedications $1,300,000
   b. Design, survey, construction, observation $ 512,500
   c. Construction $ 282,500

City Transportation Project

4. North Outer Forty Road to future intersection with Baxter Road $4,100,000
   a. Land acquisition, easements, dedications $ 300,000
   b. Design, survey, construction, observation $ 675,000
   c. Construction $3,125,000
5. Extension of North Outer Forty Road to Chesterfield Parkway, with related Slip Ramp and reconfiguration of access and entrances $12,075,000
   a. Land acquisition $1,100,000
   b. Design, survey, construction observation $2,180,000
   c. Construction $8,795,000
6. Access Road and Parking Area with access to Public Wetlands $ 750,000
   a. Land acquisition $100,000
   b. Design, survey, construction observation $150,000
   c. Construction $500,000
7. Trailhead and related facilities $ 550,000
   a. Land acquisition $ 50,000
   b. Design, survey, construction observation $100,000
   c. Construction $400,000
8. Baxter Road overpass U.S. 40/I-64 $8,000,000
   a. Land acquisition $1,200,000
   b. Design, survey, construction observation $1,200,000
   c. Construction $5,600,000
9. Collector-Distributor System I-64 to Boones Crossing $4,000,000
   a. Land acquisition $1,000,000
   b. Design, survey, construction observation $ 750,000
   c. Construction $2,250,000
10. Long Road Interchange Contribution $5,000,000
    a. Land acquisition $2,000,000
    b. Design, survey, construction observation $1,200,000
    c. Construction $1,800,000

CITY PROJECTS
$34,475,000

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

CONSIDER EXTENDING BOUNDARIES OF TDD AND EXTEND TDD EXPIRATION DATE

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

CONCERNS/ISSUES:

REMAINS A “CONCEPT PLAN”

MAIN CIRCLE DRIVE COMPLETED

LACK OF CITY COUNCIL ACCEPTANCE/CONSENSUS
- multiple variants offered
- none approved

GREEN SPACE

PICKLEBALL

VETERANS PLACE DRIVE
- emergency access
- public water
- access to VHP

VETERANS HONOR PARK ACCESS

ADA PARKING

SOUTH DRIVE ACCESS

FUNDING?

OWNERSHIP

INTEGRATE WITH
- AQUATIC CENTER
- AMPHITHEATER
- GRAND STAIRCASE

OLD SLIDE

FOR REFERENCE PURPOSES ONLY

OPINION / CONCLUSION

Included on the next page is an opinion of probable construction costs for the implementation of the Central Park Expansion master plan. The costs are based on available information obtained by the design team during the master plan phase of work, and should be refined as design development continues and more detail is defined. Costs are based on 2021 construction costs and are subject to fluctuation in the market place. This information is to be used in conjunction with the master plan to establish a logical sequence of budgeted projects to be implemented by the city of Chesterfield.

CONCLUSION

The master plan is only the first step in the successful expansion of the Central Park property. Following the completion of this planning effort, The City will proceed with phasing the design and implementation of this master plan. It is anticipated to complete the design in multiple phases funded through a combination of sources including the Municipal Park Grant program, budgeted funds, and in-house construction services.

EXPENDITURES OUTDATED & SIGNIFICANTLY UNDERSTATED

$8,851,898

AUGUST 2021

1 **Demolition & Site Prep**

Item	Quantity	Unit	Unit Cost	Subtotal
Erosion Control	1	ls	$15,000.00	$15,000.00
Earthwork - Grading	1	ls	$25,000.00	$25,000.00
Earthwork - Haul Off	1	ls	$150,000.00	$150,000.00
Roadway Removal	1	ls	$185,000.00	$185,000.00
Misc. Site Removals (Lighting, Furnishings, Walkways, etc.)	1	ls	$40,000.00	$40,000.00
Sewer / Water Utility Modifications	1	ls	$100,000.00	$100,000.00
Electrical Utility Modifications	1	ls	$70,000.00	$70,000.00
			Subtotal	**$585,000.00**

2 **Hardscape**

Item	Quantity	Unit	Unit Cost	Subtotal
New Roadway - incl. base, curbs, and gutters	1	ls	$500,000.00	$500,000.00
New Comfort Station - Mens/Womens, Family Room, Storage, Mech	1	ls	$1,200,000.00	$1,200,000.00
Concrete Walkway - Standard Broom Finish	144,000	sf	$10.00	$1,440,000.00
Asphalt Parking Areas - Including paving, curbs, etc., striping	67,500	sf	$6.00	$405,000.00
Pickleball Courts - 6 courts	1	ls	$300,000.00	$300,000.00
Pergola Structure - approx. 120 LF - metal structure	1	ls	$200,000.00	$200,000.00
Iconic Pavilion Structure - Tensioned Fabric Structure	1	ls	$350,000.00	$350,000.00
Site Lighting (Gauged Street Lighting, Pedestrian Lighting, etc.)	1	ls	$300,000.00	$300,000.00
Pre-event Area Fencing - 6' Coated Chainlink	580	lf	$45.00	$26,100.00
Terraced Seatwalls - Snapped Natural Stone Slabs	125	ton	$550.00	$68,750.00
Entry Plaza Hardscape Improvements	1	ls	$100,000.00	$100,000.00
Pedestrian Guardrail	225	lf	$150.00	$33,750.00
Retaining Wall (avg. 3' ht.)	675	sf/f	$45.00	$30,375.00
			Subtotal	**$5,013,975.00**

3 **Landscape**

Item	Quantity	Unit	Unit Cost	Subtotal
Canopy Trees	85	3" Cal.	$600.00	$51,000.00
Flowering Trees	12	2" Cal.	$440.00	$5,280.00
Evergreen Trees	12	8' ht.	$480.00	$5,760.00
Planting Area (Shrubs, Perennials, Amended Topsoil, and Mulch)	35,000	sf	$4.50	$157,500.00
Turf (assumed some topsoil can be salvaged from site)	248,300	sf	$0.75	$186,225.00
			Subtotal	**$405,765.00**

4 **Storm Water Enhancement / Bio-swales**

Item	Quantity	Unit	Unit Cost	Subtotal
BMPs WQ Basins	13,500	sf	$4.00	$54,000.00
Bio-swales (Parking Lots)	400	lf	$75.00	$30,000.00
			Subtotal	**$84,000.00**

5 **Miscellaneous**

Item	Quantity	Unit	Unit Cost	Subtotal
Bollards	80	ea	$1,000.00	$80,000.00
Site Furnishings	1	ls	$50,000.00	$50,000.00
Sculpture / Public Artwork	1	ls	$15,000.00	$15,000.00
Entry Signage	1	ls	$50,000.00	$50,000.00
			Subtotal	**$195,000.00**

6 **Irrigation**

Item	Quantity	Unit	Unit Cost	Subtotal
Irrigation	142,000	sf	$1.25	$177,500.00
			Subtotal	**$177,500.00**

Sub total:	**$6,461,240.00**
8% Contractor's General Conditions & Mobilization	$516,899.20
7% Contractor Overhead and Profit	$452,286.80
12% Design and Engineering/Permitting Fees	$775,348.80
10% Construction Contingency	$646,124.00
Grand Total:	**$8,851,898.80**

City of Chesterfield

Nooning Tree Secondary Entrance

Calliope Place Extension

0 150 300 600
Feet

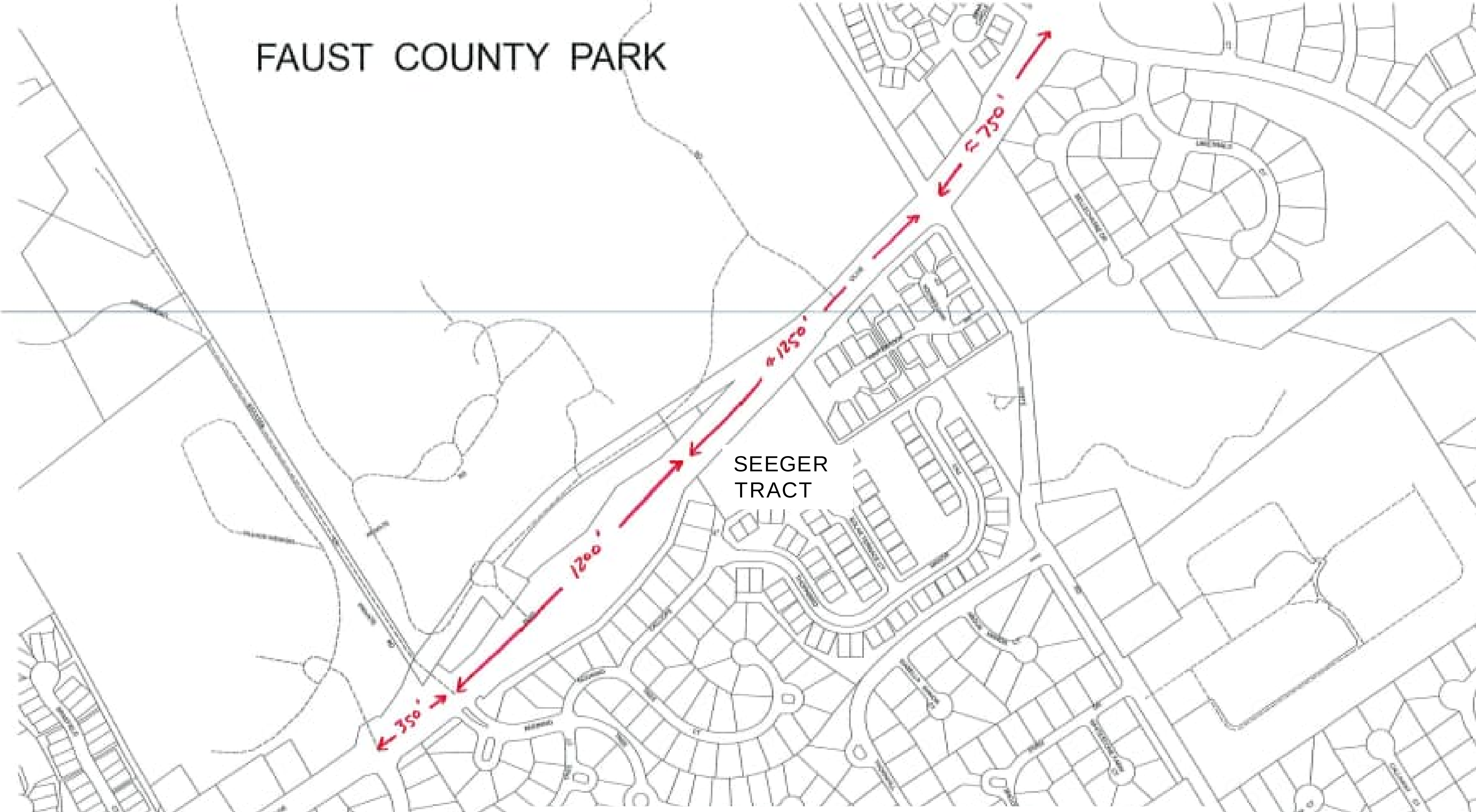
Legend

Subdivision

- Nooning Tree
- Nooning Tree Addition
- Shenandoah
- Proposed Road Extension

Prepared By:

The Mapping Section



FIBER OPTIC LINE CONFLICT

Missouri Department of Transportation

MoDOT

Ed Hassinger, District Engineer

St. Louis Metro District
1590 Woodlake Drive
Chesterfield, MO 63017-5712
(314) 340-4100
Fax (314) 340-4119
www.modot.org
Toll free 1-888 ASK MoDOT

October 28, 2005

WORKING COPY

RECEIVED
NOV 0 1 2005
BY VOLZ, INC.

Mr. Brandon Boleyjack
Volz Engineering, Inc.
10849 Indian Head Industrial Boulevard
St. Louis, MO 63132

Dear Mr. Boleyjack:

We have received your plan proposal, submitted on October 10, 2005, regarding the city of Chesterfield's Calliope Place road extension on Route 340 near White Road. MoDOT will not approve this additional access point unless the existing Nooning Tree entrance is modified to eliminate left turn egress. We offer the following comments:

- Provide the contact name with the city's information.
- MoDOT is not on the DIGRITE One-Call system. Provide the DIGRITE and the MoDOT phone number (314-340-4100) for underground facility locates within the right of way.
- Propose grading to eliminate the ditch between the proposed entrance and existing private driveway. Provide a grate inlet for roadway drainage.
- The entrance must be shown to reflect MoDOT Type III standards (Std. DWG. 203.63) by proposing concrete tapers to the edge line. This entrance material thickness must be shown as 8" PCCP on a 4" aggregate base. Provide an entrance profile reflecting the standard drawing.
- Reduce the inbound lane width to 15 feet. No part of the raised median should be constructed within the right of way.
- It appears that AI5 is not necessary. Consider removing this structure from within the right of way.
- Retaining wall is not allowed within the right of way. All consideration must be given to proposing the sidewalk near the shoulder to reduce the need for the wall. Additional grading within the existing ditch, with a beveled grate inlet may be necessary.
- Provide a traffic control plan for any proposed lane closures on Route 340.
- Show any existing entrances on the north side of Route 340. Furthermore, we recommend you assure there are no turning conflicts with existing raised medians on Route 340.

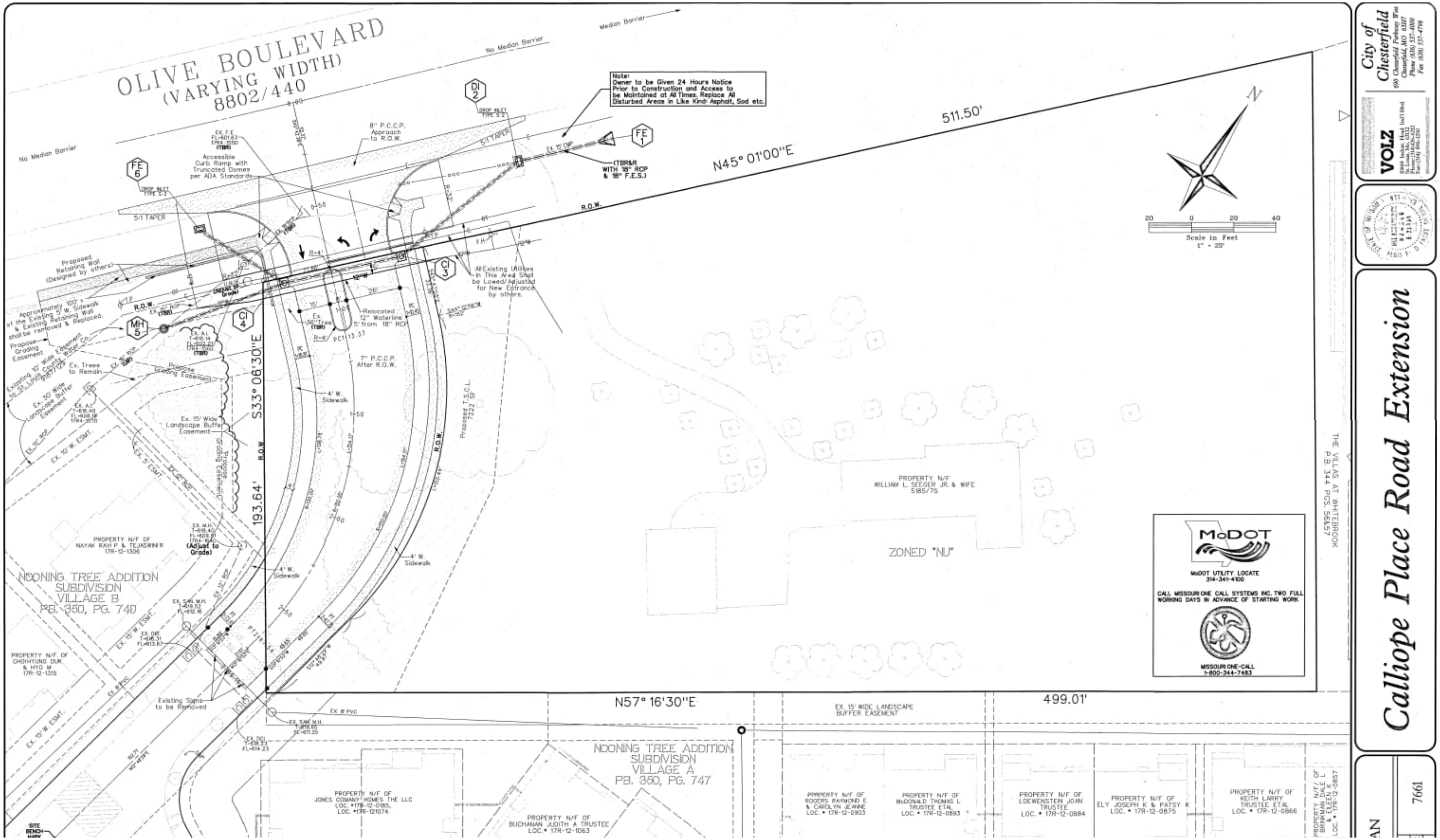
I am including a markup plan for guidance. You may submit two sets of your revisions for further review. We will, also, require an electronic .pdf file of the final plan for our permit records. Should you have any questions or comments, you may call me at 314-340-4318.

Sincerely,

Jim Bodart

Jim Bodart
Senior Traffic Specialist

Enclosure



OLIVE BOULEVARD
(VARYING WIDTH)
8802/440
No Median Barrier
Median Barrier
Note!
Owner to be Given 24 Hours Notice Prior to Construction and Access to be Maintained at All Times. Replace All Disturbed Areas in Like Kind! Asphalt, Sod etc.
511.50'
N45° 01'00"E
R.O.W.
8" P.C.C.P. Approach to R.O.W.
Accessible Curb Ramp with Truncated Domes per ADA Standards
5:1 TAPER
Proposed Retaining Wall (Designed by others)
All Existing Utilities In This Area Shall be Lowed/Adjusted for New Entrance by others.
Relocated 12" Waterline 5' from 18" RCP
7" P.C.C.P. After R.O.W.
4' W. Sidewalk
Ex. Trees to Remain
Proposed Grading Easement
Ex. 15' Wide Landscape Buffer Easement
Ex. 30' Wide Landscape Buffer Easement
S33° 06'30"E
193.64'
Proposed T.S.C.L. 7222 SF
Existing Signs to be Removed
N57° 16'30"E
499.01'
EX. 15' WIDE LANDSCAPE BUFFER EASEMENT
PROPERTY N/F WILLIAM L. SEEGER JR. & WIFE 5185/75
ZONED "NU"
THE VILLAS AT WHITEBROOK P.B. 344 PGS. 56&57
NOONING TREE ADDITION SUBDIVISION VILLAGE B PB. 350, PG. 740
NOONING TREE ADDITION SUBDIVISION VILLAGE A PB. 350, PG. 747
PROPERTY N/F OF NAYAK RAVI P & TEJASWINI R 17R-12-1306
PROPERTY N/F OF CHOIHYUNG DUK & HYO M 17R-12-1315
PROPERTY N/F OF JONES COMANY HOMES THE LLC LOC. 17R-12-0185, LOC. 17R-121074
PROPERTY N/F OF BUCHANAN JUDITH A TRUSTEE LOC. 17R-12-1063
PROPERTY N/F OF ROGERS RAYMOND E & CAROLYN JEANNE LOC. 17R-12-0903
PROPERTY N/F OF McDONALD THOMAS L TRUSTEE ETAL LOC. 17R-12-0893
PROPERTY N/F OF LOEWENSTEIN JOAN TRUSTEE LOC. 17R-12-0884
PROPERTY N/F OF ELY JOSEPH K & PATSY K LOC. 17R-12-0875
PROPERTY N/F OF KEITH LARRY TRUSTEE ETAL LOC. 17R-12-0866
Scale in Feet 1" = 20'
MoDOT
MoDOT UTILITY LOCATE 314-341-4100
CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK
MISSOURI ONE-CALL 1-800-344-7483
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO 63017
VOLZ
Calliope Place Road Extension
7661

OLD SLIDE

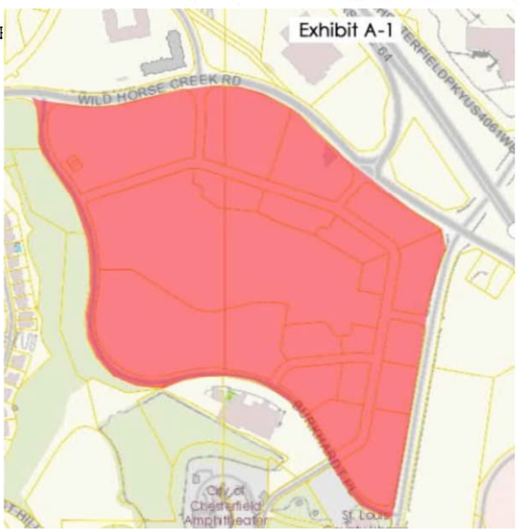
FOR REFERENCE PURPOSES ONLY

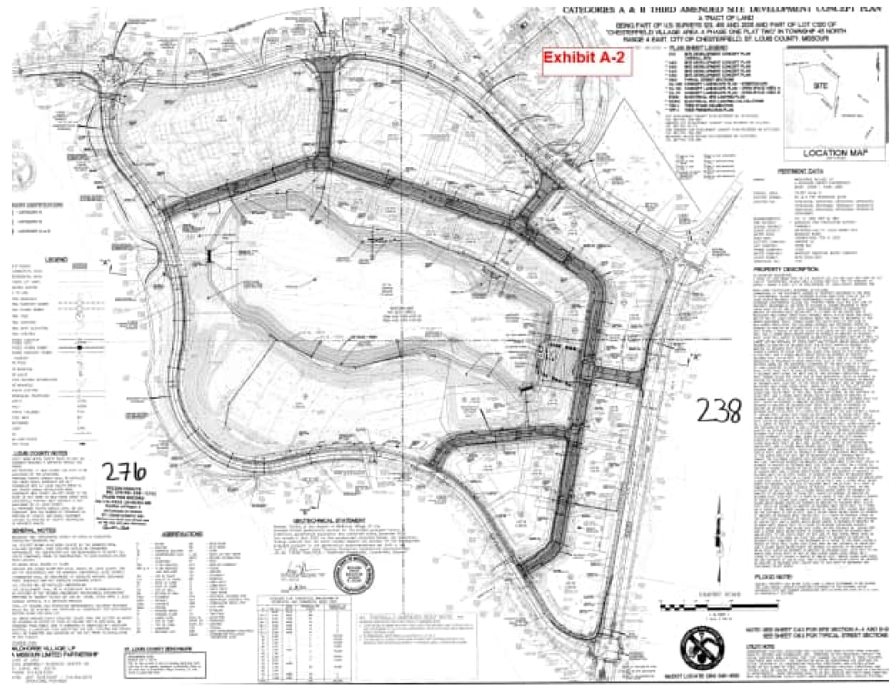
Wildhorse Village
Special Business District
Financial Summary

GET COMPILATION

	2024	2025	2026	2027	2028	
PERSONNEL*	$112,533	$422,638	$524,844	$633,879	$654,328	
CONTRACTUAL	$41,152	$156,924	$209,680	$262,604	$290,619	
COMMODITIES	$53,201	$94,499	$98,573	$102,865	$107,298	
CAPITAL	$0	$14,010	$12,875	$13,261	$13,659	
ANNUALIZED CAPITAL NEEDS	$0	$24,500	$26,675	$29,131	$31,910	
TOTAL	**$206,887**	**$712,571**	**$872,647**	**$1,041,741**	**$1,097,814**	
REVENUES AT $.85/$100 ASSESSED VALUATION	**$393,893**	**$673,057**	**$905,164**	**$925,888**	**$934,552**	**FIVE YEAR NET**
NET	$187,007	($39,514)	$32,517	($115,853)	($163,262)	($99,105)

* I





WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT

absorbing $1 million / annual expenditure

OLD SLIDE

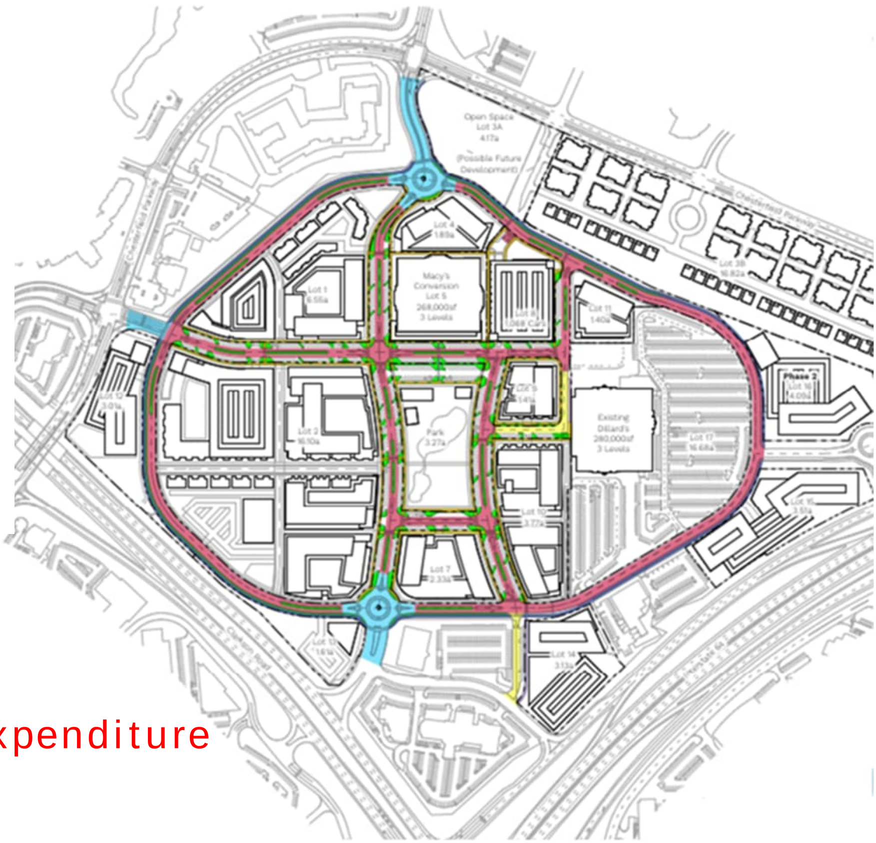
FOR REFERENCE PURPOSES ONLY

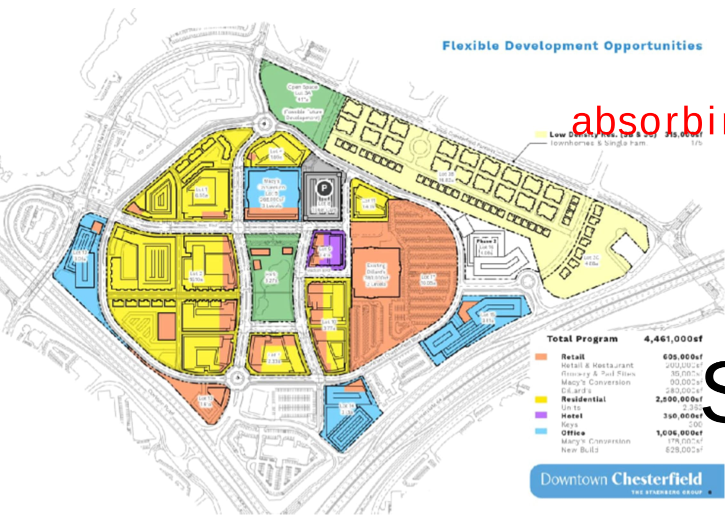
owntown Chesterfield Special Business District
expense forecast

	Law Enforcement	Public Works	Parks, Rec & Arts	Planning	Info Tech	Fin Admin
PERSONNEL	$1,015,664	$135,000	$175,000	$94,000	$0	$94,000
CONTRACTUAL	$25,000	$675,000	$3,600	$2,851	$25,000	$23,500
COMMODITIES	$30,000	$0	$75,000	$2,851	$15,000	$23,500
CAPITAL	$6,250	$18,000	$13,659	$0	$5,000	$0
ANNUALIZED CAPITAL REPL.	$131,250	$375,000	$15,000	$0	$0	$0
TOTAL	**$1,208,164**	**$1,203,000**	**$282,259**	**$99,703**	**$45,000**	**$141,000**

Total forecasted SBD Expenses **$2,979,126**

Concept plan for Special Business District





absorbing $3 million / annual expenditure

DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

OLD SLIDE

FOR REFERENCE
PURPOSES ONLY

WE NEED TO ADDRESS LAW ENFORCEMENT AND PARK PATROLS OVERALL. THE TWO SPECIAL BUSINESS DISTRICTS IN THE SOUTHWEST QUADRANT WILL HELP IN THE CORE OF THE CITY, BUT WILL NOT ADDRESS CHESTERFIELD VALLEY OR THE PARK SYSTEMS, AND DOES NOT ADDRESS THE SPORTS TOURISM ACTIVITIES.

WE SHOULD CONSIDER, IF SUPPORTED BY CHESTERFIELD VALLEY BUSINESSES, ESTABLISHING A CHESTERFIELD VALLEY SPECIAL BUSINESS DISTRICT FOR THE SOLE PURPOSE OF LAW ENFORCEMENT, INCLUDING PARK RANGERS.

BUDGET WORKSHOP #2 DIRECTION

- HEADCOUNT – EXPANSION WITH SPECIAL BUSINESS DISTRICT OBLIGATIONS
- VALLEY SAFETY, LAW ENFORCEMENT, PARK RANGERS
- EMPLOYEE RECRUITMENT/RETENTION
- EMPLOYEE COMPENSATION
- EMPLOYEE FACILITIES

Yes, there is a current problem with recruitment, retention, and capacity.

There will be a future issue with facilities and logistics

CONTEXT:
2026 budget, General Fund ~$1 million in the black
    Sales Tax Revenue FLAT
    Additional ESRO's $182 k each
    2026 merit pool and FOP increases: $680,000 @ 4%
    Compensation & benefits improvements
$1 million surplus can disappear quickly

MY TAKE AWAYS

- LONG ROAD IS CURRENTLY FULL GO. WHILE OTHER FUNDING IS BEING SOUGHT, WE BELIEVE SUFFICIENT REVENUE CAN BE FINANCED BY THE TDD.
- NORTH OUTER 40 CONNECTION TO SWINGLEY RIDGE MAY PROCEED, BUT MAY REQUIRE TEMPORARY FUNDING FROM FUND RESERVES TO BE REIMBURSED BY TIF.
- CHESTERFIELD REGIONAL TAX INCREMENT FINANCING
- DELAYS DUE TO DILLARDS AND AUDITOR HAVE IMPACTED PROJECT TIMING, PROJECT FUNDING, OVERALL BONDING CAPACITY.
- NO TIF PROJECT CAN MOVE FORWARD UNTIL A DECISION IS MADE RELATIVE TO WILDHORSE VILLAGE. A TIME EXTENSION DELAYS ALL OTHER PROJECTS OTHER THAN TSG.
- ALL RPA -2 REVENUES ARE PLEDGED TO WILDHORSE VILLAGE, UNTIL $25 MILLION PROJECT IS DELIVERED, OR ABANDONED. ALL OTHER CITY PROJECTS ARE DELAYED UNTIL REVENUES ARE FREED UP.
- THE AQUATIC CENTER PROJECT IS WHOLLY DEPENDENT UPON FUNDING, I ANTICIPATE A BALLOT ISSUE. NOT A CURRENT DECISION, BUT IF PROJECT IS TO PROCEED, IT WILL REQUIRE VOTER APPROVAL.
- THE AQUATIC CENTER PROJECT DECISION IMPACTS TIF ALTERNATIVES, CENTRAL PARK IMPROVEMENTS & PICKLEBALL
- IF COUNCIL DESIRES THAT STAFF INVESTIGATE VALLEY LAW ENFORCEMENT, WE NEED TO BE DIRECTED TO DO SO.
- OTHER PROJECTS/INITIATIVES WILL ONLY BE PURSUED TO THE EXTENT THAT OPPORTUNITIES & FINANCING ARISE.
- WE CANNOT ADDRESS THE LARGER ISSUES OF RECRUITMENT, RETENTION, ADDITIONAL HEADCOUNT, WITHOUT CONSIDERING REVENUE ALTERNATIVES.