



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 18, 2026
7:00 PM

- I. CALL TO ORDER** - Mayor Dan Hurt
 - A. Mayor Mentee - Sloane Kowal & Cam Kowal
- II. PLEDGE OF ALLEGIANCE** - Mayor Dan Hurt
- III. MOMENT OF SILENT PRAYER** - Mayor Dan Hurt
- IV. ROLL CALL** - City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** - Mayor Dan Hurt
 - A. City Council Meeting Minutes - May 4, 2026
 - B. Executive Session Meeting Minutes - May 4, 2026
 - C. Parks, Recreation and Arts Committee of the Whole Meeting Minutes - May 12, 2026
- VI. INTRODUCTORY REMARKS** - Mayor Dan Hurt
 - A. Thursday, June 4, 2026 - Planning & Public Works (5:30pm)
 - B. Monday, June 1, 2026 - City Council (7pm)
- VII. COMMUNICATIONS AND PETITIONS** - Mayor Dan Hurt
- VIII. APPOINTMENTS** - Mayor Dan Hurt
 - A. Appointment to Board of Adjustment - Mary Kane (**Voice Vote**)
- IX. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Public Works Committee – Chairperson Lane Koch, Ward III

1. Next Meeting - June 4, 2026 (5:30pm)

B. Finance and Administration Committee – Chairperson Barbara McGuinness, Ward I

1. Next Meeting - May 26, 2026 (4pm)

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor, Ward IV

1. Next Meeting - Not yet scheduled

D. Public Health and Safety Committee – Chairperson Patricia Tocco, Ward II

1. Next Meeting - June 8, 2026(5:30pm)

X. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

XI. OTHER LEGISLATION

- A. MOTION TO RECONSIDER - Bill No. 3587 – Downtown Chesterfield Special Business District:** An ordinance of the City of Chesterfield, Missouri enlarging the boundary area of the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause.

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any

discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



Certificate of Recognition

This certifies that

Sloane Kowal

has served as a Mayor Mentee and participated in the opening of a meeting of the Chesterfield City Council.

In recognition of their interest in civic leadership and commitment to learning about Local Government.

Presented this 18th day of May, 2026

A handwritten signature in black ink, appearing to read "Mike Geisel", written over a horizontal line.

Mike Geisel,
City Administrator

A handwritten signature in blue ink, appearing to read "Dan Hurt", written over a horizontal line.

Dan Hurt,
Mayor





Certificate of Recognition

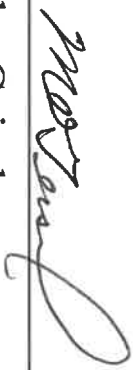
This certifies that

Cam Kowal

has served as a Mayor Mentee and participated in the opening of a meeting of the Chesterfield City Council.

In recognition of their interest in civic leadership and commitment to learning about Local Government.

Presented this 18th day of May, 2026



Mike Geisel,
City Administrator



Dan Hurt,
Mayor





RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

May 4, 2026

The meeting was called to order at 7 p.m.

Mayor Dan Hurt led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Dan Hurt
Councilmember A.J. Moll
Councilmember Barbara McGuinness
Councilmember Patricia Tocco
Councilmember Mary Ann Mastorakos
Councilmember Lane Koch
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the April 21, 2026 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the April 21, 2026 City Council minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

INTRODUCTORY REMARKS

Mayor Hurt announced that the next meeting of City Council is scheduled for Monday, May 18, 2026 at 7 p.m.

Mayor Hurt recognized City Administrator Mike Geisel for receiving the 2026 MCMA Jay T. Bell Professional Management Award.

COMMUNICATIONS AND PETITIONS

Tim Lowe – 2127 Innerbelt Business Circle – spoke in favor of Bill No. 3587.

John Nations – 16150 Main Circle Drive – spoke regarding the Tristar proposal.

Matt Segal – 16253 Swingley Ridge – spoke regarding the Tristar proposal.

Mark Kohl – 13075 Manchester Road – spoke in opposition of Bill 3587.

Tim Drury – 13075 Manchester Road – spoke in opposition of Bill 3587.

Neil Griffin – 11701 Borman Drive – spoke in opposition of Bill 3587 on behalf of the owner of Bishops Post.

Mike Kaiman – was available to answer any questions pertaining to the Carshield Plans.

Charlie Harris – was available to answer any questions pertaining to the Carshield Plans.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3588	Authorizes and approves a Redevelopment Agreement by and between the City and TriStar Real Estate Acquisitions, LLC in connection with the redevelopment of a portion of the redevelopment area designated as RPA-3 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; authorizes certain actions by city officials and officers; and contains a severability clause. (First Reading) Planning & Public Works Committee forwarded the request to City Council with no recommendation. The motion passed with a 3-1 vote, with Councilmember Mastorakos voting nay.
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Councilmember Koch made a motion, for first reading of Bill No. 3588. The motioned died for a lack of second. Councilmember Koch made a motion to postpone consideration of Bill No. 3588 until the second July City Council Meeting. The motion died for a lack of a second.

Councilmember Koch made a motion, seconded by Hansen, to approve the amended Site Development Plan for a 32-acre tract of land zoned “PI” Planned Industrial located east of N. Eatherton Rd, including the video board restriction, as recommended by the Planning Commission and Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Koch made a motion, seconded by Councilmember Hansen, to approve the Site Development Plan and Landscape Plan for 56.31 acres of land zoned “PUD” Planned Unit District located north of Strecker Road and east of Church Road, as recommended by the Planning Commission and the Planning and Public Works Department. Councilmember Hansen motioned to amend the motion, to add an additional white pine tree at the rear of lot 47 to the landscape plan, seconded by Councilmember Budoor. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. A voice vote was taken to approve the Site Development Plan and Landscape Plan for 56.31 acres of land, as amended, with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Koch announced that the next meeting of this Committee is scheduled for Thursday, May 7, 2026, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation and Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember Budoor announced that the next meeting of this Committee is scheduled to meet as a whole on Tuesday, May 12, at 6:00 p.m.

Public Health & Safety Committee

Councilmember Patricia Tocco, Chairperson of the Public Health and Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember Tocco announced that the next meeting of this Committee is scheduled for Monday, May 11 at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Geisel reported that Staff is recommending award of a contract for St. Louis Metro APWA Salt Cooperative. Based upon review of information provided by Director of Public Works, Jim Eckrich, Mr. Geisel joined with him in recommending approval of the bid submitted by Compass Minerals on behalf of the St. Louis Metro APWA Salt Cooperative and authorization for the City Administrator to enter into an agreement with Compass Minerals in an amount not to exceed \$98.90 per ton for deicing salt services, as recommended by the Department of Public Works. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, Toco, Hansen, Moll, Mastorakos, McGuinness, Budoor and Koch. Nays – None. Mayor Hurt declared the motion passed.

City Administrator Geisel reported that Staff is recommending approval of two change orders to the previously awarded contract for 2026 Concrete Slab Replacement Project with Amcon Municipal Concrete. Based upon review of information provided by Director of Public Works, Jim Eckrich, Mr. Geisel joined with him in recommending approval of both change orders, one to incorporate the \$200,000 sidewalk replacement contract B, and the second for \$360,000 for additional concrete street slab replacement, in the cumulative amount not to exceed \$560,000 as recommended by the Department of Public Works. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Koch, Hansen, McGuinness, Budoor, Moore, Mastorakos, Tocco and Moll. Nays – None. Mayor Hurt declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a professional services contract for both the CVAC C Quad Concession Stand and the CVAC Maintenance Yard Improvement Project. Based upon review of information provided by Director of Public Works, Jim Eckrich, Mr. Geisel joined with him in recommending approval of professional service agreement with Archimages in an amount not to exceed \$340,000 for the design of improvements at the CVAC, as recommended by the Department of Public Works. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Tocco, Moll, Hansen, Moore, Mastorakos, Koch and Budoor. Nays – None. Mayor Hurt declared the motion passed.

City Administrator Geisel reported that Staff is recommending approval of the 2025-2026 budget adjustments, reflecting the Annual “true-up” of the 2025 actual expenditures and the carry over purchase orders into fiscal 2026. Based upon review of information provided by Director of Finance, Julie O’Guinn, Mr. Geisel joined with her in recommending approval of the proposed budget adjustments to the 2025 fiscal budget to reflect year end values post audit activity, including open purchase order encumbrances

which increase the 2026 budget, as recommended by the Finance Department. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, Moore, Koch, Moll, Tocco, Hansen, Mastorakos and McGuinness. Nays – None. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Bill No. 3587 Enlarges the boundary area of the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizes certain actions by City Officials and Officers; and contains a severability clause. **(Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember Hansen, for the second reading of Bill No 3587. A voice vote was taken with a 7-1 result, with Councilmember Tocco voting no. Mayor Hurt declared the motion passed. Bill No. 3587 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3587 with the following results: Ayes – Hansen, McGuinness, Moore and Budoor – Nays – Mastorakos, Koch, Tocco and Moll. Mayor Hurt broke the tie with an affirmative vote to approve. Mayor Hurt declared Bill No. 3587 approved, passed it and it became **ORDINANCE NO. 3378**.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Hurt adjourned the meeting at 8:00p.m.

Mayor Dan Hurt

ATTEST:

Amanda Hurley, Deputy City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

MEETING OF THE PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL CHESTERFIELD CITY HALL CHAMBERS 690 CHESTERFIELD PARKWAY WEST

May 12, 2026

Chairperson Budoor called the Parks, Recreation & Arts Committee of the Whole meeting to order at 6:00 p.m.

PRESENT

Chairperson Budoor, Ward IV
Council Committee Member Moll, Ward I
Council Committee Member Mastorakos, Ward II
Council Committee Member Moore, Ward III

ABSENT

Councilmember McGuinness, Ward I

Councilmember Tocco, Ward II
Councilmember Koch, Ward III
Councilmember Hansen, Ward IV
Dan Hurt, Mayor
Wayne Dunker, Director of Parks, Recreation & Arts
Mike Geisel, City Administrator
Elliot Brown, Assistant City Administrator
Kari Johnson, Superintendent of Recreation
Ethan Collier, Superintendent of Sports and Wellness
Jason Baucom, Superintendent of Arts and Entertainment
Ann-Marie Stagoski, Office Coordinator, Parks, Recreation & Arts

APPROVAL OF MINUTES

Councilmember Budoor made a motion, seconded by Councilmember Moll, to approve the February 2, 2026 Parks, Recreation & Arts Committee meeting minutes. A voice vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

NEW BUSINESS

Aquatic Center Replacement Strategy

FGM Architect's team presented three options to Council including two preliminary designs and the decommissioning of the aquatic center. They recapped the timeline, open houses, amenities, future considerations, staffing requirements, surveys, next steps, citizen support, and maintenance costs. A lengthy discussion occurred. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to continue the current scope of work focusing on Preliminary Plan Option 2. A vote was taken by the Committee of the Whole with an affirmative result (4,3) with Councilmembers Budoor, Moll and Tocco voting in descent. The motion was declared passed.

Art on Loan Agreements

Councilmember Moore made a motion, seconded by Councilmember Moll, to approve "Morning Veil" artwork and authorize the acquisition and placement of artwork at Logan Park (two-year agreement) and to approve "Fantasia Butterfly" artwork and authorize the acquisition and placement of artwork at Eberwein Park (one year agreement). Both items are budgeted for in the current fiscal year budget. A voice vote was taken with the Committee of the Whole and a unanimous affirmative result (7,0), and the motion was declared passed.

TEMPORARY ADJOURNMENT

Councilmember Budoor temporarily adjourned the meeting at 8:00 p.m.

RECONVENE

Councilmember Budoor reconvened the meeting at 8:11 p.m. as the Parks, Recreation & Arts Committee of Council.

NEW BUSINESS

Selection of Vice Chair

Councilmember Moll made a motion, seconded by Councilmember Mastorakos, to name Councilmember Moore as the Vice Chair of the committee. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Selection of Committee Liaison to Citizen Committee

Councilmember Moore made a motion, seconded by Councilmember Moll, to name Councilmember Mastorakos as the Liaison to the Chesterfield Parks, Recreation & Arts Citizens Advisory Committee. A voice vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Lue Ling Chen Sculpture Opportunity

Councilmember Moore made a motion, seconded by Councilmember Budoor, to purchase *Yue Ling Chin, Birds in Flight* and a maquette version of Yue Ling Chin for \$30,000 (and move funds from Parks Fund, Fund Reserve to 119-085-5299) and move the item to full Council. A voice vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

CVAC Tax Credit

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to allow the Superintendent of Sports and Wellness to apply for the Amateur Sporting Tax Credit Program through the Missouri Department of Economic Development for qualifying events at the Chesterfield First Community Athletic Complex and to forward to full City Council for review and authorization. A voice vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

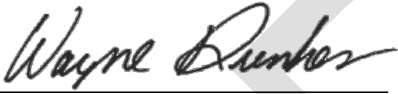
UNFINISHED BUSINESS

There was no unfinished business.

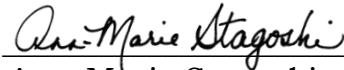
ADJOURNMENT

The meeting was adjourned at 8:48 p.m.

Respectfully submitted:



Wayne Dunker
Director of Parks, Recreation & Arts



Ann-Marie Stagoski
Office Coordinator

Approved: _____



DATE: May 14, 2026
TO: Michael O. Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *mg*
SUBJECT: Statutory Committee Appointment

Mayor Hurt intends to nominate the following individual for appointment as an alternate member, at the May 18, 2026 City Council meeting:

Board of Adjustment (5 year term)

Mary Kane
1292 Still House Creek Road
Chesterfield, MO 63017
314-368-3494
mljk2@aol.com
Ward II
New term expires 5/18/31

In accordance with City policy, Ms. Kane was interviewed by the Planning and Public Works Committee at its meeting on April 23, 2026, and the interview resulted in a recommendation for appointment as an alternate member.

Please add this appointment to the May 18 City Council agenda.

Vickie McGownd

From: mljk2@aol.com
Sent: Wednesday, April 8, 2026 2:09 PM
To: Vickie McGownd
Cc: Mary Ann Mastorakos
Subject: Application for Alternate for Board of Adjustment

Application for Alternate for Board of Adjustment

Mary Kane
1292 Still House Creek Road
Chesterfield, MO 63017
314-368-3494
mljk2@aol.com

Employment:

Administrative Assistant:

National Investors - 3 years
ABB Raymond - 12 years
Landmark Contract Management - 9 years

Reasons for volunteering to be an Alternate on the Board of Adjustment:

Mike and I recently attended the Citizens Appreciation Dinner. I was so impressed with the event, the presentations, and our new mayor that I wanted to get involved. I found out that there are openings as Alternate on the Board of Adjustment. I would like to be considered for one of the available openings.



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

May 7, 2026

Acting Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt – arrived at 6:18 p.m.
Council Committee Member A.J. Moll, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Merrell Hansen, Ward IV
Councilmember Michael Moore, Ward III – proxy for Council Committee Member Koch
Councilmember Pat Tocco, Ward II
Justin Wyse, Director of Planning
Isaak Simmers, Planner
Shilpi Bharti, Planner
Theresa Barnicle, Executive Assistant

ABSENT

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Moll, to approve the April 23, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

UNFINISHED BUSINESS

P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)

City Planner Isaak Simmers presented his research regarding the committee's request to review the Unified Development Code (UDC) in response to concerns regarding the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle

repair facilities. The proposed amendment establishes clear and enforceable standards for access, screening, landscaping, scale, and overall site design.

In their discussion, the committee debated ongoing enforcement challenges related to outdoor storage and dealership inventory management. Members acknowledged that existing enforcement tools are limited by low fines and staffing constraints, resulting in frequent staff involvement to address overflow parking, unauthorized tents, and unpermitted storage. Legally nonconforming properties further complicate enforcement because updated standards generally apply only to new developments or major renovations, creating fairness concerns between new applicants and longstanding businesses. Members agreed that clearer standards, stronger enforcement mechanisms, and continued monitoring of nonconforming uses would help improve compliance while balancing fairness and gradual progress.

A recurring theme was the balancing of flexible design standards with clear, enforceable regulations. Proposed amendments sought to combine prescriptive requirements with flexibility, particularly for landscaping and screening, to address Chesterfield Valley's unique site conditions, including multiple road frontages and varying elevations. Members noted that rigid standards can increase costs and complicate approvals, while excessive flexibility may weaken visual consistency and enforcement. As a result, the committee supported maintaining flexibility through site-specific review by the Architectural Review Board or Planning Commission while preserving clear expectations for sensitive areas.

The committee reached consensus to continue discussion of this item at the next scheduled Planning and Public Works Committee meeting. No vote was necessary.

NEW BUSINESS

Data Centers Discussion

Planner Shilpi Bharti's presentation detailed current development trends and the experiences of other municipalities that have faced challenges related to data center approvals. She noted that staff believes it is important for the City to proactively update its code to address this use, going on to explain how the existing code neither identifies data centers as a permitted use nor includes regulations addressing the potential environmental and operational impacts associated with these facilities. As a result, updates to the code would likely involve revisions to multiple sections in order to establish clear standards for design, appropriate zoning districts, and specific development regulations for data centers.

In the subsequent discussion, the committee agreed that Chesterfield should proactively establish zoning regulations for data centers due to their growing regional presence and potential community impacts. Staff outlined the range of data center types, from small edge facilities to hyperscale centers exceeding one million-square-feet, highlighting concerns about energy demand, water usage, and noise pollution. Committee members expressed caution about permitting large-scale data centers in Chesterfield, citing concerns about long-term

economic value, compatibility with the City's family-oriented and green-space-focused identity, while preparing for future economic and technological changes. Members stressed the importance of studying other states' experiences before adopting regulations and noted that data centers could eventually become federally or state-protected critical infrastructure, potentially limiting local control. The possibility of prohibiting data centers entirely was also discussed, but recognized as difficult, given existing uses and evolving technology.

The discussion also placed Chesterfield in a broader national context, noting that major hubs such as Texas and Virginia have already developed hundreds of data centers. Staff encouraged studying regulations from states like California with stricter environmental standards. Emerging technologies, including closed-loop cooling systems and small nuclear power generation, were discussed as potential ways to reduce traditional concerns over water and energy consumption. Committee members also noted that data centers generally provide limited job creation relative to their size, raising questions about their long-term community value.

Overall, the committee supported a measured, research-based approach that balanced innovation and economic development with environmental concerns and Chesterfield's established community character. They emphasized a cautious, education-driven process involving Planning Commission review, public hearings, continued public input, and flexibility to reject future proposals if concerns remain unresolved.

Councilmember Moll made a motion seconded by Councilmember Moore, to direct staff to pursue an amendment to the Unified Development Code for data center regulation. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

ADJOURNMENT

The meeting was adjourned at 7:01 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

Theresa Barnicle
Executive Assistant

Date Approved: _____

Memorandum

Department of Planning

To: City Council

From: Justin Wyse, Director of Planning

Date: April 21st, 2026

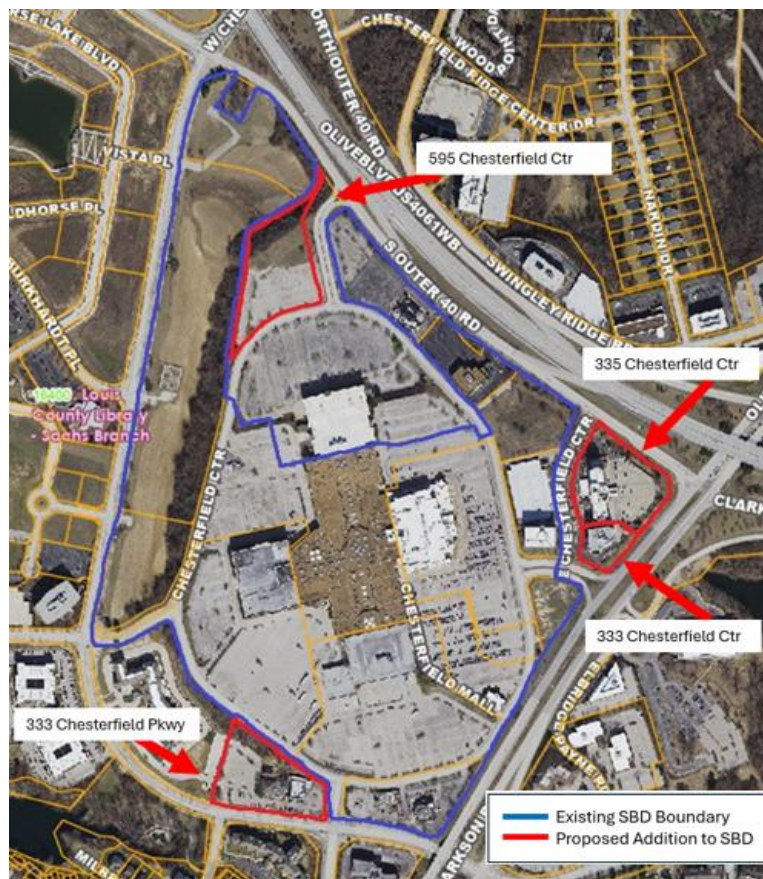
RE: **Special Business District** – An ordinance to amend the Downtown Chesterfield Special Business District by adding four additional parcels into the district and authorizing an election related thereto.



Summary

On March 6, 2026 the City Council approved Resolution 519 declaring the notice of intent to hold a Public Hearing in consideration of enlargement of the Downtown Chesterfield Special Business District (SBD).

The petition for enlargement was submitted by The Staenberg Group (TSG) and includes the addition of four (4) non-residential properties into the district.



Existing and Proposed Properties within the SBD

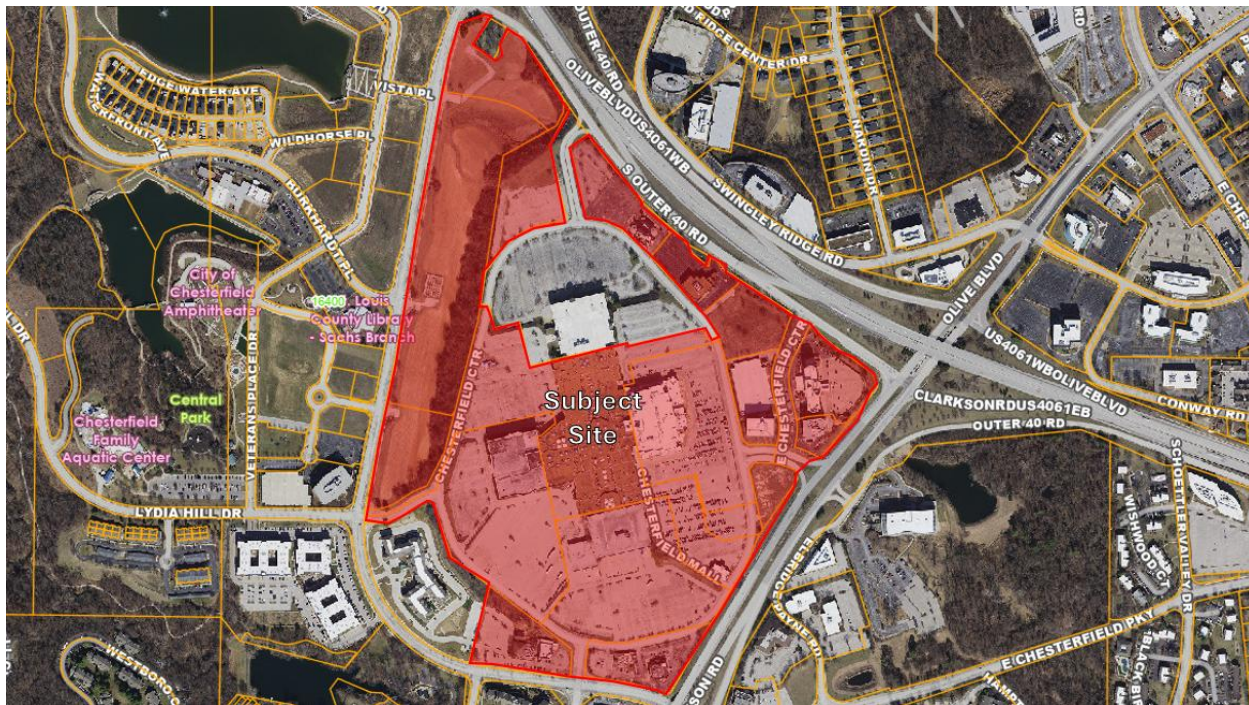
The process for enlargement of the existing Downtown Chesterfield SBD boundaries requires:

- A resolution of intent to hold a public hearing (completed on March 6, 2026)
- Hold a public hearing in accordance with all State and local requirements (scheduled for April 21st, 2026).
- Approve an ordinance establishing the District (1st Reading scheduled for April 21, 2026 and 2nd reading and final approval anticipated May 4th, 2026).
- A vote of qualified voters within the proposed district boundaries to determine if the

Aside from the expansion of the boundary of the SBD by addition of four (4) parcels, no other changes are proposed. As a reminder, the existing SBD is authorized (subject to City Council budget approval):

- A. Maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
- B. Maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- C. Security;
- D. Maintenance, repair and replacement of the public parking garage;
- E. Maintenance, repair and replacement of the public park including programming for marketing and events;
- F. Legal, insurance, administration, and financial oversight; and
- G. All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Finally, the establishment of the original SBD had a phased schedule of assessment. Under this phasing, properties are assessed based off land value only through 2029. Assessment is altered starting in 2030 to include improvement values as well. The overall goal is to mitigate the scenario where existing building cover maintenance costs while redevelopment of the former mall occurs.



Proposed District Boundary

Attachments:

- 1) Petition
- 2) Ordinance
- 3) Survey Report

**AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI
ENLARGING THE BOUNDARY AREA OF THE DOWNTOWN
CHESTERFIELD SPECIAL BUSINESS DISTRICT; MAKING
CERTAIN FINDINGS IN CONNECTION THEREWITH;
AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND
OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.**

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri, and

WHEREAS, on January 8, 2025, the City Council of the City (the “Council”) passed and approved Ordinance No. 3319 (the “Original Ordinance”) that, among other things, established the Downtown Chesterfield Special Business District, all in accordance with the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the “SBD Act), and

WHEREAS, upon petition by one or more owners of real property on which is paid the ad valorem real property taxes within a proposed special business district, the Council may adopt a resolution of intention to enlarge in area a special business district pursuant to SBD Act, and

WHEREAS, the City received a Petition to Enlarge the Downtown Chesterfield Special Business District (the “Enlargement Petition”), filed by an owner of real property subject to real property taxes within the existing boundaries of the Downtown Chesterfield Special Business District, which Enlargement Petition is attached hereto and incorporated herein by reference as Exhibit 1, and

WHEREAS, pursuant to Section 71.794.(1) of the SBD Act, on March 16, 2026, the Council adopted Resolution No. 519, as the resolution of intention to enlarge the boundary area of the existing Downtown Chesterfield Special Business District, to include four additional parcels of real property, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council held a public hearing to consider the enlargement of the area of the existing Downtown Chesterfield Special Business District on Tuesday, April 21, 2026 at 7:00 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the “Public Hearing”), and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council caused notice of the Public Hearing to be published on two separate occasions

in a newspaper of general circulation not more than fifteen days nor less than ten days before the Public Hearing, and

WHEREAS, pursuant to the SBD Act, the Council caused to be mailed a notice by United States certified mail, return-receipt requested of the Public Hearing to all owners of record of real property and licensed businesses located in the proposed Downtown Chesterfield Special Business District, as enlarged (the Downtown Chesterfield Special Business District as enlarged to include the four additional parcels of real property described in the Enlargement Petition being referred to herein as the “Enlarged District”), and

WHEREAS, at the Public Hearing the Council heard all protests and received all evidence for or against the proposed action, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.792 of the SBD Act, the Council conducted a survey and investigation for the purposes of determining the nature of and suitable location for the Enlarged District improvements in the proposed Enlarged District, the approximate cost of acquiring and improving the land therefor, the area to be included in the proposed Enlarged District, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the proposed Enlarged District which are to be assessed against the property within the proposed Enlarged District and that part of the cost, if any, to be paid by public funds, and

WHEREAS, a written report of the survey and investigation was filed in the Office of the City Clerk of the City of Chesterfield, Missouri, and was made available for public inspection (the “Report”), which Report is attached hereto and incorporated herein by reference as Exhibit 2, and

WHEREAS, the cost of the Report is included as a part of the cost of enlarging the proposed Enlarged District, in accordance with the SBD Act, and

WHEREAS, the Council seeks to enlarge the area of the existing Downtown Chesterfield Special Business District in accordance with the SBD Act.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Upon review of the Report and the Enlargement Petition the Council finds that the enlargement of the area of the Downtown Chesterfield Special Business District is in the best interest of the City and that the property owners, businesses, and tenants in said Enlarged District, and the public in general will benefit from the enlargement of the existing Downtown Chesterfield Special Business District and the increased level of services and improvements

provided by the proposed additional tax revenues from said Enlarged District, as enlarged in area. Therefore, pursuant to the SBD Act, the Downtown Chesterfield Special Business District is hereby enlarged in area to include four additional parcels of real property as further set forth in the Enlargement Petition, and will continue to exist and function until dissolved by an ordinance of the Council. The Enlarged District shall include the real property depicted in the Enlargement Petition, and as legally described on Exhibit 3, attached hereto and incorporated herein by reference.

Section 2. Pursuant to Section 71.800.5 of the SBD Act, the Council hereby orders an election on the approval of a tax on owners of real property in the Enlarged District, in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the Enlarged District, for the purpose of providing revenue to the Enlarged District (the “Proposition”). Ballots on the Proposition shall be mailed by or on behalf of the City Clerk by June 30, 2026, with the election on the Proposition to occur on August 11, 2026. The procedures for the application of a ballot on the Proposition and the related election shall be governed by the SBD Act.

Section 3. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the property in the Enlarged District shall be subject to the provisions of the additional tax described in Section 2 of this Ordinance. The additional tax will have an initial rate of levy to be imposed on the property lying within the boundaries of the Enlarged District of \$0.85 per \$100 assessed valuation on the real property, tracts, lots, or parcels of real property in the Enlarged District, which assessed valuation shall not include improvements for the calendar years ending December 31, 2027, 2028, and 2029. Thereafter, starting with the calendar year ending December 31, 2030, the assessed valuation on the real property, tracts, lots, or parcels of real property in the Enlarged District shall also include the value of the improvements thereon. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the additional revenue generated by the additional tax will be put to the uses described in the Petition and in accordance with the SBD Act.

Section 4. The Downtown Chesterfield Special Business District Advisory Board (the “Board”) created in the Original Ordinance, is hereby reaffirmed by this Ordinance, and as set forth below.

- (a) The Mayor of the City, with the consent of the Council, will continue to appoint the seven-member Board, which Board will make recommendations as to the uses of the Enlarged District to the Council. Appointments to the Board will continue to be made via a resolution of the Council.
- (b) Members of the Board must be at least 18 years of age.

- (c) Two of the seven members of the Board will continue to be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest, as agreed to by the City. Five of the seven members of the Board will continue to be designees of the City.
- (d) Each member of the Board will serve for a four-year term (except as provided in the Original Ordinance with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.
- (e) The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- (f) Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment, except that it will be done via a resolution of the Council. Appointments to fill vacancies will be for the unexpired portion of a term only.
- (g) The Council hereby authorizes and approves the Board to continue to exercise those powers and fulfill such duties as are required or authorized for such Board under the SBD Act. The City shall continue to exercise all administrative functions of the Board.
- (h) The Board shall, within thirty days of notice that the Proposition passed at an election held in accordance with the SBD Act, fix a time and place for its annual meeting. At each annual meeting, the Board shall continue to adopt and then file with the Council a proposed annual budget for the Enlarged District, which shall set forth the projected revenues and expenditures for the ensuing year; provided, however, that such proposal annual budget for the Enlarged District is only a recommendation to the Council, and is not the final budget of the Enlarged District unless approved by the Council.

Section 5. Pursuant to the SBD Act, the Council shall have all the powers necessary to carry out any and all improvements relating to the Enlarged District described in this Ordinance and the Enlargement Petition, and as further described in Section 71.796 of the SBD Act.

Section 6. Pursuant to Section 71.808 of the SBD Act, the findings of the Council of the benefits to be derived by the Enlarged District, as set out in this Ordinance and the Enlargement Petition, shall be conclusive. Notwithstanding anything in this Ordinance and the Enlargement Petition to the contrary, the

Enlargement Petition is approved by the Council subject to the Council's modification of the proposed ballot language contained in the Enlargement Petition at Section 6; said ballot language shall instead be in substantially the form set forth on Exhibit 4 to this Ordinance.

Section 7. The WHEREAS clauses of this Ordinance are hereby incorporated herein by reference.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. It is hereby declared to be the intention of the Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 10. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 4/21/2026

EXHIBIT 1

Enlargement Petition

(Attached hereto.)

EXHIBIT 2

Report

(Attached hereto.)

EXHIBIT 3

District's Legal Description

Tracts of land being located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 86 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.92 feet to the beginning of a curve to the right having a radius of 763.50 feet, an arc length of 92.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 92.87 feet to the southeast corner of Lot C108A; thence along the west line of Lot C108, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof, thence along the northeastern line of 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 05 seconds West, 268.86 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East, 120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 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; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following:

South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet; South 33 degrees 54 minutes 09 seconds East, 408.23 feet and South 33 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One; thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 28 degrees 18 minutes 26 seconds West, 233.25 feet; South 12 degrees 26 minutes 49 seconds East, 419.05 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 400.00 feet, an arc length of 284.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 278.73 feet and South 36 degrees 46 minutes 20 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 177.15 feet; to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the

left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent 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 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 446.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet; South 46 degrees 43 minutes 23 seconds East, 65.78 feet; South 42 degrees 38 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 29 seconds East, 319.61 feet and South 14 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.93 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records, said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 33 minutes 40 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 30 degrees 06 minutes 42 seconds West, 104.47 feet to the north line of Lot C-102 of Chesterfield Village Area "A" Phase One Plat One; thence along the northeastern line of Lot C-102, South 11 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a non-tangent 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 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 86 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres mor or less

EXHIBIT 4

Ballot Question

The ballot question will be in substantially the following form:

Shall the special business district of the Downtown Chesterfield Special Business District ("**SBD**") be authorized to impose a tax on owners of real property in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property for the purpose of providing revenue to the SBD. For the calendar years ending December 31, 2027, 2028, and 2029, the tax will be calculated based on the assessed valuation of the land to be exclusive of improvements thereon. Starting with the calendar year ending December 31, 2030, the tax will be calculated based on the assessed valuation of the land and improvements. The amount levied annually will be set by the City Council of the City of Chesterfield, Missouri each calendar year by resolution of the City Council of the City of Chesterfield, Missouri. If approved, this tax shall be considered a newly voter-approved incremental increase in the SBD's levy rate within the meaning of Section 99.845.1(2)(a) of the Revised Statutes of Missouri, as amended.

☐ YES

☐ NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

**PETITION TO THE CITY OF CHESTERFIELD, MISSOURI
TO ENLARGE THE
DOWNTOWN CHESTERFIELD SPECIAL BUSINESS
DISTRICT**

Submitted March 2, 2026

**PETITION TO ENLARGE THE DOWNTOWN
CHESTERFIELD SPECIAL BUSINESS DISTRICT**

To: The City Council, City of Chesterfield, Missouri (the "**City**", and the "**Council**", as applicable):

The "Downtown Chesterfield Special District was established pursuant to Ordinance No. 3319 of the City on or about January 8, 2025. This Petition to Enlarge the Downtown Chesterfield Special Business District (this "**Petition**") seeks to enlarge the boundaries of the Downtown Chesterfield Special Business District to include an additional four (4) parcels of real property within the existing Downtown Chesterfield Special Business District. The undersigned, being an owner of real property subject to real property taxes and within the existing boundaries of the Downtown Chesterfield Special Business District, do hereby petition and request that the Council enlarge the boundaries of the Downtown Chesterfield Special Business District as described herein, pursuant to Sections 71.790 through 71.808 of the Revised Statutes of Missouri, as amended (the "**Act**").

1. Description of the SBD

A. Map of SBD Boundaries

A map illustrating the proposed Downtown Chesterfield Special Business District boundaries as enlarged (the "**SBD**") is attached hereto as **EXHIBIT A**, and incorporated herein by reference.

B. Name of SBD

The name of the proposed special business district, to be further established and enlarged pursuant to the Act, will continue to be the "Downtown Chesterfield Special Business District".

2. Purposes of the SBD

The SBD may generally provide for certain services and public improvements listed in the Act. The SBD's revenues may be put to use for all qualified and allowable expenditures allowed under the Act including, but not limited to:

- A. maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
- B. maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- C. security;
- D. maintenance, repair and replacement of the public parking garage;
- E. maintenance, repair and replacement of the public park including programming for marketing and events;
- F. legal, insurance, administration, and financial oversight; and
- G. all other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Act.

All of the foregoing qualified and allowable expenditures shall be spent exclusively within the boundaries of the SBD, provided, however, that legal, insurance, administration, and financial oversight

expenditures may be spent outside the boundaries of SBD so long as they directly relate to the geographical area of the SBD.

Also, the SBD may:

- A. Cooperate with other public agencies and with any industry or business located within the SBD in the implementation of projects within the SBD.
- B. Enter into agreements with any other public agency, any person, firm, or corporation to effect any of the provisions contained in the Act.
- C. Contract and be contracted with.
- D. Accept gifts, grants, loans, or contributions from the City, the State of Missouri, political subdivisions, foundations, other public or private agencies, individuals, partnerships or corporations.
- E. Employ or contract engineering, legal, technical, clerical, accountant, and other assistance as it may deem advisable.

3. Type of SBD

The SBD is a political subdivision of the State of Missouri with the power to impose a real property tax pursuant to the Act.

4. The SBD's Advisory Board

- A. In accordance with the Act, the Council will have sole discretion as to how the revenue derived from any tax to be imposed within the SBD, or any revenue derived from disposition of assets of the SBD, will be used within the scope of the purposes of the SBD, as described in this Petition and the Act.
- B. Currently, and in accordance with the Act, the Mayor of the City, with consent of the Council, appoints a seven-member advisory board (the "**Board**"), in accordance with the qualifications as established by law and as set forth herein, to make recommendations as to the use of the SBD. This process will remain unchanged.
- C. *Qualifications*
 - i. Members of the Board must be at least 18 years of age.
 - ii. All seven members of the Board will continue to be selected by the City, appointed by the Mayor, and consented to by the Council. Two of the seven members of the Board will continue to be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest (under that certain Second Amended and Restated Redevelopment Agreement for RPA-1 by and between the City and TSG Downtown Chesterfield Redevelopment, LLC dated as of January 30, 2026, as may be further amended from time to time). The Mayor shall continue to appoint, and the Council shall continue to approve, the designees selected by TSG Downtown Chesterfield Redevelopment LLC, unless such designee shall have previously been properly removed from the Board in accordance with the process described in Section 4.F. below. Five of the seven members of the Board will continue to be designees of the City.

- D. *Term of Office:* Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.
- E. *Initial Members and Terms:* The current members of the SBD have been appointed to the following terms:

<u>Name</u>	<u>Term Expiration Date</u>
City's Chief of Police, currently, Cheryl Funkhouser	December 31, 2029
City's Finance Director, currently, Julie O'Guinn	December 31, 2026
City's Director of Planning, Justin Wyse	December 31, 2026
City's Director of Public Works, currently, James Eckrich	December 31, 2027
City's Director of Parks, currently, Mike Geisel	December 31, 2027
Michael H. Staenberg	December 31, 2028
Timothy S. Lowe	December 31, 2028

- F. *Removal:* The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- G. *Vacancies:* Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment. Appointments to fill vacancies will be for the unexpired portion of a term only.

5. **Life of the SBD**

The SBD will continue to exist and function until dissolved by an ordinance of the Council. If approved by qualified voters in accordance with Section 71.800 of the Act, the levy of tax on real property will go into effect in the tax year in which the election is held, and will remain in effect until repealed in accordance with the Act.

6. **Maximum Rates and the Method of Assessment**

The ballot question will be in substantially the following form:

Shall the special business district of the Downtown Chesterfield Special Business District ("**SBD**") be authorized to impose a tax on owners of real property in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the SBD, which assessed valuation shall not include improvements for the calendar years ending December 31, 2027, 2028

and 2029. Thereafter, starting with the calendar year ending December 31, 2030, the assessed valuation on real property, tracts, lots, or parcels of real property in the District shall also include the value of the improvements for the purpose of providing revenue to the SBD. For purposes of property receiving tax abatement, the assessed value for each is at the current rate until abatement ends. The amount levied annually will be set by the City Council of the City of Chesterfield, Missouri each calendar year by resolution of the City Council of the City of Chesterfield, Missouri.

7. Limitations on Revenue Generations

The SBD will have no additional authority to levy taxes except as provided herein, or as provided by amendments to this Petition.

8. Reports and Meetings

The SBD will comply with requirements of reporting and meetings described in Section 67.1471 of the Revised Statutes of Missouri, as amended. Meetings will be open to the public.

9. Severability

If any provision of this Petition is held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances will not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

TSG Downtown Chesterfield Redevelopment, LLC,
a Missouri limited liability company

By: _____

Michael H. Staenberg
Manager

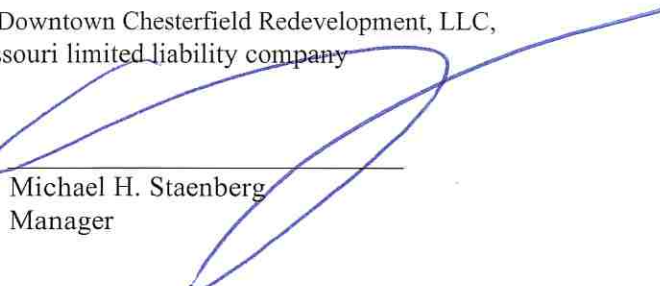
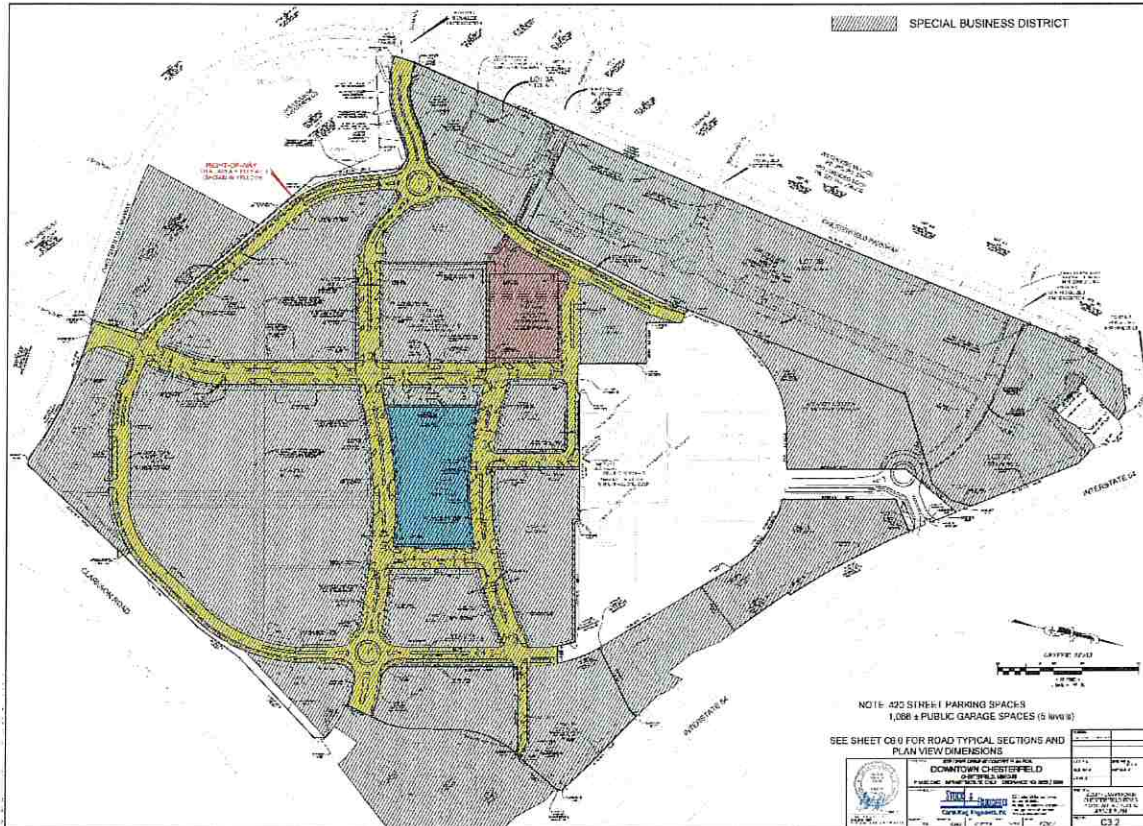


EXHIBIT A

Map of SBD Boundaries



TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PROPERTY DESCRIPTION

Tracts of land being located in U.S. Surveys 418 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

[illegible]

Costanza 4 209.156 suavia fest 114.763 alba m. 114.763



PREPARED FOR:
Tsg Downtown Chesterfield
Redevelopment Staenberg Group Inc
2127 Innerbelt Business Center Dr
Suite 200
Saint Louis, MO 63114

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 2220

PROPERTY EXHIBIT

DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

CHESTERFIELD MALL
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY
STOCK & ASSOCIATES
Consulting Engineers, Inc.

PROPERTY DESCRIPTION

Tracts of land being located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 86 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.92 feet to the beginning of a curve to the right having a radius of 763.50 feet, an arc length of 92.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 92.87 feet to the southeast corner of Lot C108A; thence along the west line of Lot C108, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof, thence along the northeastern line of 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 05 seconds West, 268.86 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East, 120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 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; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following:

South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet; South 33 degrees 54 minutes 09 seconds East, 408.23 feet and South 33 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One; thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 28 degrees 18 minutes 26 seconds West, 233.25 feet; South 12 degrees 26 minutes 49 seconds East, 419.05 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 400.00 feet, an arc length of 284.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 278.73 feet and South 36 degrees 46 minutes 20 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C 111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 177.15 feet; to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the

left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent 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 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 446.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet; South 46 degrees 43 minutes 23 seconds East, 65.78 feet; South 42 degrees 38 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 29 seconds East, 319.61 feet and South 14 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.93 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records, said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 33 minutes 40 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 30 degrees 06 minutes 42 seconds West, 104.47 feet to the north line of Lot C-102 of Chesterfield Village Area "A" Phase One Plat One; thence along the northeastern line of Lot C-102, South 11 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a non-tangent 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 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 86 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres mor or less



To: Mayor & City Council
Michael O. Geisel, City Administrator

From: Elliot Brown,
Assistant City Administrator

Date: April 10, 2026

RE: Petition to Enlarge Downtown Chesterfield Special Business District -
SURVEY AND INVESTIGATION REPORT

The City of Chesterfield received a petition dated March 2, 2026 requesting the enlargement of the existing Downtown Chesterfield Special Business District (SBD) (the "District"). The petition was submitted by TSG Downtown Chesterfield Development, LLC.

The Downtown Chesterfield SBD was previously established following approval by the qualified voters within the District and subsequent adoption of Ordinance 3319 by City Council. The District is authorized to impose a property tax not to exceed \$0.85 per \$100 of assessed valuation to fund public services and improvements authorized under Sections 71.790 through 71.808, RSMo.

The purpose of this Survey and Investigation Report as outlined in Section 71.792 RSMo. is to:

- Examine the nature and location of improvements anticipated within the District;
- Evaluate the suitability of the proposed District boundaries and the area to be included within the enlarged District;
- Review the anticipated need for municipal services and special services associated with the Downtown development area;
- Evaluate the potential costs of improvements, services, and maintenance obligations associated with the District;
- Consider the potential for cooperative promotion or activities intended to benefit businesses within the District;
- Analyze the anticipated revenue capacity of the District based on the approved development program; and
- Determine the extent to which the costs of improvements and services may be supported through assessments within the District as compared with any potential public funding sources.

Existing Special Business District

The District currently encompasses approximately 101 acres of real property generally bounded by Chesterfield Parkway West, South Outer 40 Road, and Clarkson Road (MO 340).

City Council established the District with the adoption of Ordinance 3319 on January 8, 2025 and qualified voters within the District authorized a tax levy not to exceed \$0.85 per \$100 assessed valuation on real property in the District at an election held on April 23, 2025. Although the voters authorized a maximum levy of \$0.85 per \$100 assessed valuation, **the current levy imposed by City Council is \$0.000 per \$100 assessed valuation.**

Accordingly:

- The District is currently established but inactive from a fiscal standpoint.
- No Special Business District tax revenues are being collected.
- No SBD-funded expenditures have occurred.
- The District currently has no fund balance.

The enlargement petition therefore addresses a structurally authorized but presently inactive Special Business District.

Purpose of District Enlargement

The petition dated March 2, 2026 requests enlargement of the existing District to incorporate additional property that is functionally and geographically integrated into the Downtown development area.

The enlargement petition does not seek to increase the maximum voter-authorized tax rate, nor does it modify the governance structure or statutory authority of the District. Rather, it proposes to adjust the geographic boundaries of the District prior to any future levy activation to ensure that all properties benefiting from Downtown-related infrastructure and municipal services are equitably included within the District.

The proposed expansion adds approximately 14.765 acres to the existing 101-acre District, resulting in a total District area of approximately 114.765 acres. The additional property is contiguous with and directly connected to the existing District and is anticipated to benefit from public infrastructure, streetscape improvements, landscaping, maintenance services, and municipal oversight associated with the broader Downtown Chesterfield development.

Enlargement at this stage:

- Aligns District boundaries with the full anticipated development footprint;
- Ensures proportional allocation of future service costs among benefitted properties;
- Provides clarity to property owners and voters regarding the long-term structure of the District.

Because the District currently imposes no levy and generates no revenue, the enlargement does not expand an existing tax burden. Instead, it ensures that, if and when the City Council elects to impose a levy within the voter-authorized maximum, the tax base appropriately reflects the properties receiving direct benefit from District-funded services and improvements.

Development Status and Program Assumptions

Redevelopment activity within the original 101-acre Downtown Chesterfield Special Business District area has thus far consisted of site preparation and horizontal infrastructure improvements. The former regional mall structures have been fully demolished, grading operations have been completed across substantial portions of the site, and utility infrastructure and foundational public improvements have been initiated in anticipation of phased vertical construction.

No residential, hotel, or commercial buildings associated with the new Downtown development program have yet been delivered within the original redevelopment footprint. Vertical construction is anticipated to occur in multiple phases over an extended development timeline.

The proposed enlargement of the District includes additional undeveloped parcels as well as parcels that are already fully developed and operational. These include:

- Hyatt Place Hotel Chesterfield (145 rooms)
- Drury Inn & Suites Chesterfield (274 rooms)
- Stoney River Steakhouse and Grill
- Bishop's Post Restaurant
- Single-story Office building

These properties are physically contiguous to and functionally integrated with the Downtown redevelopment area. They utilize and benefit from the surrounding roadway network, public infrastructure, municipal services, and planned streetscape and connectivity improvements associated with the broader Downtown development plan.

Description of Planned Improvements

The Downtown Chesterfield redevelopment is planned as a dense mixed-use development consisting of approximately 2,538 residential units, a 300-room hotel, and more than 3 million square feet of commercial uses including office, retail, and restaurant space. The development program also includes approximately 200,000 square feet of distinctive retail space, a public park of approximately three acres, structured public parking, on-street parking, and a network of public streets, sidewalks, landscaping, and streetscape improvements.

A development of this size is typically constructed in phases, over an extended period of time. Demolition completed in October 2025 and core infrastructure construction has begun. Vertical development will likely occur over the next ten years.

Existing and Anticipated Levels of Service

Properties located within the Downtown Chesterfield Special Business District receive the full range of municipal services provided by the City of Chesterfield. These services include, but are not limited to, police protection, traffic management, public works operations, infrastructure maintenance, and administrative oversight necessary to support development and activity within the area.

Missouri law places important limitations on the use of Special Business District revenues. Section 71.798, RSMo., provides that revenues generated by a Special Business District may not be used to reduce the existing level of publicly funded services provided by the municipality. Accordingly, it is important for the City to identify and document the current level of municipal services provided within the District.

The proposed enlargement of the Special Business District reflects the practical service area associated with Downtown Chesterfield. The properties proposed for inclusion are already served by the City's roadway network and municipal infrastructure and are part of the broader activity center surrounding the redevelopment site. Including these properties within the District boundary ensures that future planning for maintenance and operational responsibilities associated with the Downtown area can be coordinated in a manner consistent with state law and the City's long-term development objectives.

Because redevelopment of the former mall property remains in the early stages of site preparation, the level of service demand within the core redevelopment area is generally consistent with historical conditions. However, as vertical construction occurs and development density increases, the intensity of activity within the District is expected to increase, resulting in corresponding increases in municipal service demands.

Existing developed properties within the proposed enlarged District, including the Hyatt Place Hotel Chesterfield, Drury Inn & Suites Chesterfield, a single-story office building, and restaurant uses, already generate routine service demands typical of hospitality, office, and commercial activity. The enlarged District may also support cooperative promotion activities intended to benefit businesses within the District, including marketing initiatives, events, and other activities consistent with the Special Business District Act.

As development progresses and public improvements are constructed and accepted by the City, the level of municipal services required to support the Downtown environment will correspondingly increase. At that time, the City will evaluate the costs of maintaining such improvements and determine the extent to which those costs may be supported through the Special Business District levy. The anticipated increase in service demand is expected to result in additional operational and resource requirements across multiple City departments.

Estimated Future Expenditures

The anticipated redevelopment of the Downtown Chesterfield area will introduce a more intensive mix of residential, commercial, and public uses, which will require a corresponding increase in municipal service delivery over time. As the development progresses and public improvements are completed and accepted, the City will assume responsibility for maintaining infrastructure and supporting a higher level of activity within the District.

Given the long-term, phased nature of the project, it is not practical to define precise costs at this stage. Instead, City departments have identified the general scope and scale of resources that will be required to support the District at full build-out. These conditions are expected to evolve over a 10- to 15-year period, during which service demands will increase as development intensity and occupancy levels grow.

The figures presented in this report are intended to reflect the overall magnitude and distribution of municipal service needs associated with a fully developed Downtown environment. They are not intended to function as a budget projection, but rather as a planning-level representation of the types of expenditures that may be required. The manner in which services are ultimately delivered will be determined over time based on operational considerations and available resources.

The following table summarizes the estimated municipal service costs at full build-out. These estimates are illustrative and do not represent a future budget or appropriation:

Estimated Future Municipal Service Costs at Full Build-Out						
	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	\$131,250	\$375,000	\$15,000	\$0	\$0	\$0
CAPITAL REPL.						
TOTAL	\$1,208,164	\$1,203,000	\$282,259	\$99,703	\$45,000	\$141,000

Total forecasted SBD Expenses \$2,979,126

In evaluating these conditions, the City recognizes that certain costs will be driven by growth in activity, while others represent existing overhead or baseline service levels that will not increase proportionally. As a result, the relationship between development and cost is not strictly linear.

The City further anticipates that supporting a fully developed Downtown Chesterfield will require the expansion of service capacity across multiple departments in order to maintain current service standards within the District.

Projected Special Business District Revenues

At the election held on April 23, 2025, qualified voters within the Downtown Chesterfield Special Business District authorized the City to impose a property tax levy not to exceed \$0.85 per \$100 of assessed valuation on real property located within the District. The City Council retains authority to establish the tax rate annually within this voter-authorized maximum.

In evaluating the potential revenue capacity of the District, the City relied upon the developer's approved concept development plan for the Downtown Chesterfield redevelopment. The concept plan anticipates a mixed-use development program that may include approximately:

- 2,538 residential units
- 300-room hotel
- 3,136,886 square feet of non-residential development, including office and retail uses

For planning purposes, the City evaluated the potential assessed valuation of these improvements using conservative market valuation assumptions consistent with contemporary commercial and residential development within the St. Louis metropolitan region. These assumptions were applied solely to determine whether the development program could reasonably generate sufficient assessed valuation to support the potential service and maintenance obligations of the District.

Because the final mix of development types, construction timing, and market conditions may vary over time, the analysis does not attempt to predict the precise value of future improvements. Rather, the analysis applies conservative valuation assumptions intended to establish a reasonable baseline for evaluating the District’s potential revenue capacity.

Under the structure of the Special Business District, the District will have no obligation to fund maintenance, repair, or replacement of public improvements until such improvements have been constructed, inspected, and formally accepted by the City of Chesterfield. Accordingly, if the City Council elects to impose a levy in the future, the levy would likely be implemented in advance of the City accepting maintenance responsibility for infrastructure improvements so that the District may accumulate funds prior to incurring ongoing service obligations.

The City must also consider the provisions of Missouri’s Hancock Amendment, which limits the ability of taxing jurisdictions to increase tax rates during reassessment years, which occur in odd-numbered years. As a result, any initial levy would most likely be established in an even-numbered year, prior to the acceptance of infrastructure improvements associated with the Downtown development.

The following table summarizes the conservative full build-out revenue capacity analysis prepared using the development assumptions described above:

Fully Built Out Revenue Estimate

	Units	Count	Market Value	Assessment Rate	Assessed Value	0.85 per \$100 Assessed Valuation
Residential						
Single Family	Count	27	\$1,000,000	19%	\$5,130,000	\$43,605
Condominium	Count	300	\$700,000	19%	\$39,900,000	\$339,150
Rentals	Count	2,211	\$275,000	19%	\$115,524,750	\$981,960
Hotel	Rooms	300	\$70,000	32%	\$6,720,000	\$57,120
Commercial						
Office or Retail	Sq. Ft	3,136,886	\$225	32%	\$225,855,792	\$1,919,774
TOTAL:						\$3,341,610

The revenue estimates contained in this report are intended solely for analytical purposes in evaluating the potential capacity of the District and are not intended to represent a forecast or guarantee of future assessed valuation or tax revenues.

Conclusion

The survey and investigation indicates that the proposed enlargement of the Downtown Chesterfield Special Business District appears reasonable and appropriate given the development pattern and anticipated infrastructure associated with the Downtown redevelopment area. The analysis contained in this report further indicates that the anticipated development within the District appears capable of generating sufficient assessed valuation to support the potential services and improvements associated with the District.

EXHIBIT A: Current SBD Map



EXHIBIT B: Proposed Enlarged SBD Map

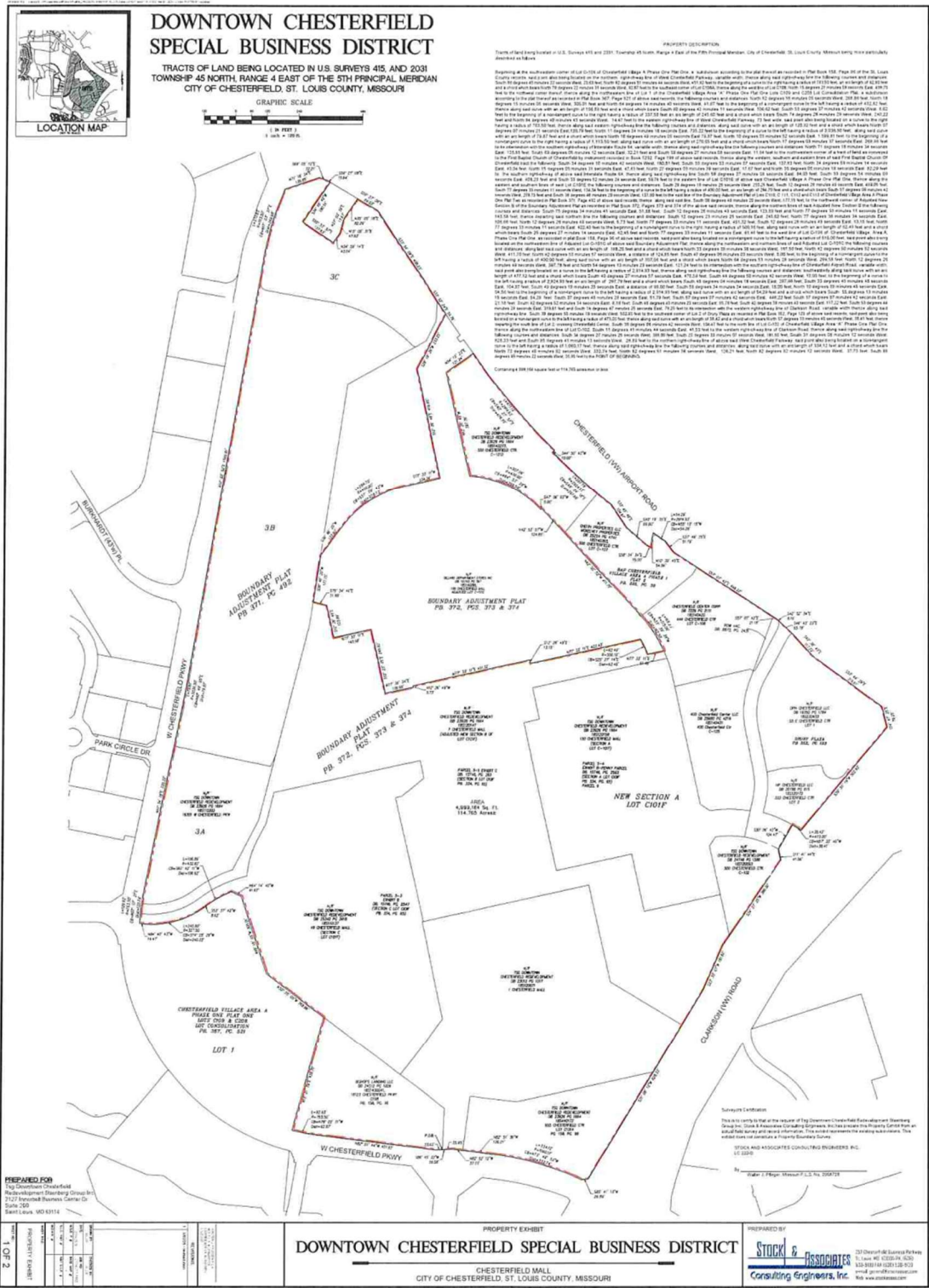


EXHIBIT C:

PROPERTY DESCRIPTION

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Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 86 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.92 feet to the beginning of a curve to the right having a radius of 763.50 feet, an arc length of 92.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 92.87 feet to the southeast corner of Lot C108A; thence along the west line of Lot C108, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof, thence along the northeastern line of 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 05 seconds West, 268.86 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East, 120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 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; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following:

South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet; South 33 degrees 54 minutes 09 seconds East, 408.23 feet and South 33 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One; thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 28 degrees 18 minutes 26 seconds West, 233.25 feet; South 12 degrees 26 minutes 49 seconds East, 419.05 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 400.00 feet, an arc length of 284.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 278.73 feet and South 36 degrees 46 minutes 20 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C 111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 177.15 feet; to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the

left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent 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 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 446.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet; South 46 degrees 43 minutes 23 seconds East, 65.78 feet; South 42 degrees 38 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 29 seconds East, 319.61 feet and South 14 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.93 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records, said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 33 minutes 40 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 30 degrees 06 minutes 42 seconds West, 104.47 feet to the north line of Lot C-102 of Chesterfield Village Area "A" Phase One Plat One; thence along the northeastern line of Lot C-102, South 11 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a non-tangent 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 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 86 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres mor or less