AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 15, 2026
7:00 PM

I. CALL TO ORDER - Mayor Dan Hurt

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 - June 1, 2026

VI. INTRODUCTORY REMARKS - Mayor Dan Hurt

A. Thursday, June 18, 2026 - Planning & Public Works (5:30pm)

B. Monday, July 13, 2026 - Public Health & Safety (5:30pm)

C. Monday, July 20, 2026 - City Council (7pm)

VII. COMMUNICATIONS AND PETITIONS - Mayor Dan Hurt

VIII. APPOINTMENTS - Mayor Dan Hurt

A. Re-appointment to Board of Adjustment - Dr. Barb Whitman **(Voice Vote)**

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Lane Koch, Ward III

1. **Bill No. 3591 – P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow):** An ordinance repealing City of Chesterfield Ordinance Number 819 and City of Chesterfield Ordinance 1960 in order to amend the regulations for an “NU” Non-Urban District with a

Landmark and Preservation Area (LPA) and Historic District (H) Overlay for a 2-acre tract of land located north of Olive Boulevard and east of Spyglass Summit Drive [P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)]. **(First Reading) Petitioners request for approval of the expansion of operating hours for dining and retail to 7:00 p.m. with the exception that no outdoor activity, music, or sound shall be permitted failed at the Planning Commission by a 4-2 vote due to lack of majority. Planning & Public Works Committee recommended maintaining the existing regulations on the hours of operation and the limitations on outdoor use with a 3-1 vote.**

2. **Next Meeting - June 18, 2026 (5:30pm)**

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

1. **Next Meeting - not yet scheduled**

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 - July 13, 2026 (5:30pm)**

X. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. April Excess Check Report

B. May Excess Check Report

C. Liquor License Request — The Willows at Brooking Park — 211 S Woods Mill Rd. — requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on the premise, and Sunday sales of intoxicating liquor. There are no known outstanding municipal violations at this location. **(Voice Vote)**

D. Grand Entry – Professional Design Services: Recommendation to authorize the City Administrator to execute an Agreement with LJC Design and Engineering in an amount not to exceed $140,000 for Phase 1 (Concept Phase) of the design of the Grand Entry. This includes the negotiated fee ($126,500) and a contingency to account for change orders or additional work that may become necessary. Funding for this design was provided by TSG and is allocated within Account 120-079-5299. **(Roll Call Vote) Department of Public Works recommends approval.**

XI. OTHER LEGISLATION

A. **Bill No. 3590 - TSG Land Sale**: An ordinance of the City of Chesterfield authorizing the sale of 16.95 acres of excess real estate to Staenberg Advisors LLC or its affiliates. **(Second Reading)**

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.

CITY OF CHESTERFIELD MISSOURI

RECORD OF PROCEEDING

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

JUNE 1, 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 May 18, 2026 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Koch, to approve the May 18, 2026 City Council minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

The minutes of the May 18, 2026 Executive Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the May 18, 2026 Executive Session 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, June 15, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Lynne Strasser, 14701 Whitebrook Drive, spoke in support of Old House in Hog Hollow.

Mr. Bob Nation, 17669 Bridgeway Drive, spoke in opposition to the Downtown Chesterfield Special Business District expansion.

Mr. Warren Stemme, 107 Springbriar Drive, spoke in support of Old House in Hog Hollow.

Ms. Angie LaRosa White, General Manager of Old House in Hog Hollow, spoke in support of Old House in Hog Hollow and invited members of City Council to visit their establishment.

Mr. Rob Kilo, 16734 Benton Taylor Drive, spoke in opposition to purchase of the Yue Ling Chen sculpture.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Councilmember Lane Koch, Chairperson of the Planning and Public Works Committee, announced that the next meeting of this Committee is scheduled for Thursday, June 4, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Hansen, to approve the 2027 Proposed City Council Meeting Schedule, as recommended by the Finance and

Administration Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the City Hall sign replacements and the related budget transfer of $7,330 from General Fund – Fund Reserves, as recommended by the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Hansen, Moore, Budoor, McGuinness, Moll, Koch, Tocco and Mastorakos. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve the proposed policy for inclement weather/City Hall closure, as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Tocco, to approve the revised purchasing policy, as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the revised travel reimbursement policy, as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Koch, to approve further exploration and consideration of proposing a transient guest tax, as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation and Arts Committee, made a motion, seconded by Councilmember Hansen, to authorize staff to apply for amateur sports tax credits, in partnership with Perfect Game, as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve acquisition of the Yue Ling Chen sculpture, funded by a $30,000 budget transfer from the Parks Fund – Fund Reserve, as recommended by the Parks, Recreation and Arts Committee. Councilmember Hansen made a motion, seconded by Councilmember Moore, to amend the motion to send the art purchase issue back to the Parks, Recreation and Arts Committee. A voice vote was taken with an affirmative result (Councilmembers Koch and Tocco voted "Nay") and Mayor Hurt declared the motion to amend passed.

Public Health & Safety Committee

Councilmember Patricia Tocco, Chairperson of the Public Health and Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, June 8, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening, but there were two action items under "Other Legislation" for which he would be requesting a motion.

OTHER LEGISLATION

Bill No. 3589 Provides for the approval of a Lot Consolidation Plat for the consolidation of eight parcels totaling 13.61-acres zoned "PI" Planned Industrial (18W530058, 18W440089, 18W440090, 18W440100, 18W440111, 18W440144, 18W440155, 18W440166) **(First & Second Readings) Planning Department recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3589. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3589 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3589 with the following results: Ayes – McGuinness, Koch, Hansen, Budoor, Tocco, Mastorakos, Moore and Moll. Nays – None. Mayor Hurt declared Bill No. 3589 approved, passed it and it became **ORDINANCE NO. 3379.**

Bill No. 3590 Authorizes the sale of 16.95 acres of excess real estate to Staenberg Advisors LLC or its affiliates **(First Reading)**

Councilmember Moore made a motion, seconded by Councilmember Koch, for the first reading of Bill No. 3590. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3590 was read for the first time.

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 7:56 p.m.

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Mayor Dan Hurt

ATTEST:

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Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: __________________

CITY OF
CHESTERFIELD
MISSOURI

DATE: **June 4, 2026**

TO: **Michael O. Geisel, City Administrator**

FROM: **Vickie McGownd, City Clerk** vjm

SUBJECT: **Statutory Committee Re-appointment**

Mayor Hurt intends to nominate the following individual for re-appointment at the June 15, 2026 City Council meeting:

Board of Adjustment (5 year term)

Dr. Barb Whitman
1942 Ridge Lake
Chesterfield, MO 63017
636-532-3319 – h
burmese41@aol.com
Ward III
New term expires 8/1/31

I have attached bio information provided at the time of Dr. Whitman's appointment to this committee in 2011, for reference.

Please add this re-appointment to the June 15 City Council agenda.

St. Louis University School of Medicine
St. Louis, Missouri

1995 - 1996	Co-Director Medical Student Education Department of Pediatrics St. Louis University School of Medicine St. Louis, Mo.
1987-199	Associate Professor St. Louis University School of Medicine St. Louis, Missouri
1981-1987	Assistant Professor Department of Pediatrics St. Louis University School of Medicine St. Louis, Missouri
1984-1990	Assistant Professor (joint appointment) St. Louis University School of Social Service St. Louis, Mo.
1990-1991	Associate Professor Director Undergraduate Program in Social Service St. Louis University School of Social Service St. Louis, Mo.
1981-2000	Director of Family Services and Family Studies Knights of Columbus Developmental Center at Cardinal Glennon Children's Hospital St. Louis University School of Medicine St. Louis, Mo.
1986-1987	Instructor, Washington University Health Administrative Program St. Louis, Missouri
1979-1981	Instructor, School of Social Work Washington University St. Louis, Missouri
1978-1979	Research Assistant Washington University St. Louis, Missouri
1975	Instructor Oakland Community College Oakland, Michigan
1974	Teaching Assistant Washington University St. Louis, Missouri

1997	Post-doctoral certificate in Developmental Disabilities Johns Hopkins University Baltimore, Maryland
1998	Post-doctoral certificate in Autism Studies Johns Hopkins University Baltimore Maryland
1998 – 2000	St. Louis University School of Public Health attending on the basis of one class per semester

Professional Activities

Elected Executive Committee Faculty Assembly Saint Louis University School of Medicine, 2006-2009.

Elected Member, Faculty Senate Saint Louis University 2003-2006.

Co-Chair Faculty Development and Mentoring Program. Department of Pediatrics Saint Louis University School of Medicine 2005-present.

Member Scientific Advisory Board - Prader Willi Association (USA) 1986 to present

Member Clinical Advisory Board - Prader Willi Association (USA) 1990 to present

Member - Task Force on Prevention in Social Work Practice, 1981-1990

Supervisor - Practicum placement students for the George Warren Brown School of Social Work, Washington University, 1977-present

Supervisor - Practicum placement students for Saint Louis University, School of Social Service, 1981-present

Secretary - Metropolitan Association of Service Hotlines, 1977

Chairman - Membership Committee Ann Arbor Chapter National Association of Social Workers, 1974-1976

Consultant - Contact-St. Louis Telephone Crisis Service, 1972-1974

Chairman - Social Work in Health Care Curriculum Committee, St. Louis University School of Social Service, 1984-1986

Member - Social Work in Health Care Curriculum Committee, St. Louis University School of Social Service, 1986-present.

Treasurer - State Organization National Association of Social Workers, 1988-1992.

Chair - Committee on Inquiry and Ethics State organization of the National Association of Social Workers, 1993 -1996

Member - President's Committee on Mental Retardation, 1990-1992.

Member of Board of Directors - Prader-Willi Association (USA) 1987 - 2000.
Chair Publications Committee - Prader-Willi Association (USA) 1990-1995

Chair, Scientific Conference on Prader-Willi Syndrome. July 17, 1996. St. Louis, Missouri

Editor "Voice for the Children"-Newsletter for the Department of Pediatrics.1994 -1996.

Member Board of Directors Missouri Chapter Fragile X Foundation - 1995 to present

Member Board of Directors Missouri Chapter of Children and Adults with Attention Disorders 1997 to 2000.

Member Editorial Board Journal: Mental Retardation. 1995 - present.

Member ARC of Missouri Board. 1999 to present.

Member Prader-Willi Advisory Board, Pharmacia -Upjohn Corporation. 2000- present.

Elected to the Public Review Audit Committee of the Special School District of St. Louis County to serve from July 1, 2001 to July 1, 2002.

Professional Societies

National Association of Social Workers
Council on Social Work Education
American Statistical Association
American Association of Pastoral Counselors
American Psychological Association
American Orthopsychiatric Association
American Association of Marriage and Family Therapists

Honors/Awards

Veterans Administration Training Grant, 1972-73
Veterans Administration Doctoral Training Grant, 1974-76

Special Award

Due to recent work as author of the definitional portion of the bill to exempt those with mental retardation from the death penalty, the ARC of Missouri has created a Barbara Y. Whitman Humanitarian Award to be awarded annually starting September 15, 2001.

RECORD OF PROCEEDING

MEETING OF THE
PLANNING AND PUBLIC WORKS COMMITTEE
CHESTERFIELD CITY HALL
690 CHESTERFIELD PARKWAY WEST
COUNCIL CHAMBERS

June 4, 2026

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

PRESENT	ABSENT
Chair Lane Koch, Ward III	
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	
Councilmember Pat Tocco, Ward II	
Justin Wyse, Director of Planning	
Alyssa Ahner, Senior Planner	
Theresa Barnicle, Recording Secretary	

APPROVAL OF MINUTES

Councilmember Moll made a motion, seconded by Councilmember Mastorakos, to approve the May 7, 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.

NEW BUSINESS

III. PUBLIC HEARING – Vice-Chair Hansen read the "Opening Comments" for the Public Hearing.

A. P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)

STAFF PRESENTATION:

Alyssa Ahner, Senior Planner with the City, provided a presentation regarding P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) — which appeals the Planning Commission's decision on an ordinance amendment for a landmark and preservation area in the historic district. She explained that current ordinances allow retail to operate from 7 a.m. to 6 p.m. and restaurant use from 7 a.m. to 4 p.m., seven days a week, with all uses confined to the primary structure.

She went on to detail that the petitioner requested two changes, which were extending both restaurant and retail hours to 7 p.m., and allowing use of the outdoor deck and patio for dining and seating. A Public Hearing was held on March 9, followed by a Planning Commission vote on March 23, where a motion to approve the extension with a condition prohibiting outdoor activity, music, or sound failed 4 to 2 (a majority of five out of nine members was required). The petitioner appealed, and the City Council referred the appeal to the Planning and Public Works Committee.

Ms. Ahner noted that the petitioner has since withdrawn the request for outdoor music but still seeks the hour extension and outdoor dining approval. She clarified that the Committee may recommend affirming, reversing, or modifying the Commission's determination, and that a two-thirds vote of the full City Council is needed to overrule the Commission's disapproval.

PETITIONER'S PRESENTATION:

Lynn Strauser, 14701 Whitebrook Dr, Chesterfield, MO

> Lynn Strauser, filling in for the general manager of Old House at Hog Hollow, Angie White, argued that extending the business's hours would boost income generation for county property taxes. She noted that the Spyglass subdivision behind the property benefits from the business, as it adds home value and increases price per square foot. Since outdoor use is seasonal and the parking lot only has 30 spaces, the current 4 p.m. close limits potential. By extending hours, it would draw more customers to the area, generating additional sales tax for the City, and employees would also benefit. Mrs. Strauser pointed out that other local attractions like concerts in Faust Park, high school football games, and the amphitheater, already generate activity, and questioned whether noise complaints arise from those events.

PUBLIC COMMENT:

The following speakers spoke in **favor** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Rob Kilo, 16734 Benton Taylor Dr, Chesterfield, MO

Mr. Kilo, cautioned that if the business closes due to lack of business, future owners would face even greater challenges operating it, raising the question of what would happen to the historic house itself—built in 1866 and now 167 years old. He also noted that most social media comments about expanding hours have been positive.

Cynthia Lyons, 939 Chestnut Ridge, Manchester, MO

Ms. Lyons, a resident of neighboring community Manchester, shared that she recently visited the venue for the first time last month. She described it as exquisite and beautiful, praising the warm and welcoming service, the superb quality, and the immaculate landscaping. She noted the venue was not loud or overcrowded, parking was adequate, and she couldn't understand why extending hours by 3 hours would be an issue. She called the venue a "jewel box" that she would be proud to have in Manchester, Missouri, and expressed her clear intention to return.

Sally Becker, 1661 Lochcrest Dr, Chesterfield, MO

Mrs. Becker said she came to the meeting unexpectedly after just hearing about it, but felt compelled to speak. She described Old House as a literal gem of historic nature in the heart of Chesterfield that brings visitors to the St. Louis area looking for something quaint, different, and not a chain—an experience and a feeling. She noted the venue has a 4.5 out of 5 rating on TripAdvisor and excellent ratings on Yelp, which she and her husband use when traveling to find similar venues.

She argued that Old House attracts both current St. Louis residents and younger families for showers, family celebrations, and memory-making events. The class, feel, and charm come from the service and reputation. She contrasted Chesterfield's expansion of chain restaurants and businesses with the need for someone who has a "vested heart" in the community. Finally, she said she comes from a large Irish family and that their Sunday barbecues are sometimes louder than anything coming from this establishment, suggesting noise concerns are overblown.

Michael Kane, 1292 Still House Creek Rd, Chesterfield, MO

Mr. Kane stated he attended every meeting about the Old House. He ran through a brief timeline:

- 2022: Scott and Shelly Ririe purchased the property and began renovations: including adding a flagstone patio, wooden fence, repainting shutters (to Department of Interior standards), and adding a mural. Because the Ririe’s did these renovations before obtaining a certificate of appropriateness, the former Chesterfield Historic and Landmark Preservation Committee (now dissolved) was tasked with a hearing on four "transgressions." This committee voted against only the mural, so they voted in favor of the Ririe’s.

- February – July 2023: A retroactive certificate of appropriateness was pursued. The Chesterfield Historic and Landmark Preservation Committee was dissolved.
- March 2024 City Council meeting: Scott Ririe provided an update, saying the current zoning made the business "very difficult" and "not financially sustainable."
- A recent 2026 Planning Commission meeting: The commission voted in favor of an amendment, but it needed five votes. Three members did not show up; the vote was 4-2 in favor, so it lost.

Mr. Kane concluded that the Ririe's have spent tremendous time, effort, and expense preserving the historic property, calling it a wonderful place and urging that it must be saved.

Charles (Chuck) Williams, 123 Kendall Bluff Ct, Chesterfield, MO

Mr. Williams opened by noting St. Louis's declining national population rank—from 4th largest, to 10th, to 12th, to now outside the top 20. He attributed much of this to the large number of municipalities in St. Louis County, which he said make doing business difficult and unwelcome.

He cited the example of the former CEO of Southwestern Bell, who felt unappreciated in St. Louis and moved the company to San Antonio, taking not only those jobs but also harming related industries like PR, accounting, and legal firms.

Mr. Williams stated he owns property and represents insurance companies and pension funds that have found doing business in St. Louis difficult. He said he has been a developer since 1979 and would not invest another dollar in St. Louis County, with only one property left that he has tried to sell. He criticized planning and zoning officials and Councilmembers for rejecting projects not based on zoning rules but on personal preferences, costing him $20,000 in one case.

He argued that St. Louis is hurting, with population declining, especially among 18–25-year-olds who do not see job opportunities or growth and do not find the city "cool" or "fun." He contrasted this with St. Charles County communities like O'Fallon, Dardenne Prairie, and Wentzville, which welcome business.

Turning to the winery specifically, Mr. Williams said he visits and likes it. He accused the City of taking advantage of the owner: they approved a building permit despite residential zoning, allowed him to spend money on renovations and inspections without warning him, and are now threatening his business by limiting him to a restaurant closing at 4 p.m. Mr. Williams suggested Chesterfield should buy the property back as a fair resolution.

He concluded by urging the Council to look in the mirror and decide whether they want a thriving County that creates opportunity or one that drives people and businesses away.

Jacquelin Windhorst, 13418 Forestlac Dr, Chesterfield MO

Ms. Windhorst began by explaining she was retired and got a part-time job at Old House two years ago. She described it as a wonderful experience that helped her pay off debts and spend money in her own community. She emphasized that the venue keeps customers local instead of driving to wineries farther out, and that she values both her job and the welcoming atmosphere they've created.

Jacqueline acknowledged they (Old House) could manage with a 5pm closing if they were allowed to use the patio. However, without the patio or a later closing time, she fears the business cannot survive. She also noted that people often tell her the limited hours (11am to 4pm) make it hard to visit, and she simply directs them to come on weekends.

In closing, she defended Old House's record, stating the police have never been called for any actual misconduct by the venue; in her view, the only calls have come from Spyglass community for frivolous complaints.

The following persons did not speak, but were in **favor** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Deborah A. Trachsel, 42 Soenker Circle, St. Peters, MO
Joe Ellegood, 933 Forestlac Ct, Chesterfield, MO
Diane Oakes, 933 Forestlac Ct, Chesterfield, MO

The following speakers spoke in **opposition** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Ruth Frederickson, 69 Spyglass Summit Dr, Chesterfield, MO

Mrs. Ruth Frederickson, representing the Spyglass neighborhood, opposed the ordinance amendment requested by the owners of Old House at Hog Hollow. She said she and her husband purchased their home in Spyglass in July 2018 after researching the zoning, which clearly showed residential with historic overlay. The previous owner operated with limited hours (restaurant 7 a.m. to 4 p.m., retail 7 a.m. to 6 p.m.) and no outdoor services, which the neighborhood supported.

She stated that the new owners, Scott and Shelley Ririe, petitioned to rezone to plan commercial in 2022. During review, violations were noted for modifications made without City approval. The owners developed a retroactive site plan, but the rezoning petition was denied twice in 2023 (0-8 vote) and again in 2026. The Planning Commission denied the current amendment request in March, and the owners are appealing.

Mrs. Frederickson emphasized that residents bought homes in Spyglass for its serenity, landscaping, location, and safety. She raised concerns about patrons parking on neighborhood streets, with three people personally ringing her doorbell to ask about parking. She noted that the HOA president was instructed by City officials to call the non-emergency police line to create a paper trail of violations.

She pointed out that the owners claim they need more hours to be profitable, but the restaurant could already be open from 7 a.m. to 4 p.m., offering four more hours than their current 10 a.m. to 4 p.m. She urged the Council to remember why the property has remained residential with historic overlay: to maintain the character and peace of the surrounding homes. She asked for help to preserve the neighborhood's quality of life and property values.

Lynn Mitchell, 650 Spyglass Summit Dr, Chesterfield, MO

Mrs. Mitchell detailed how her and her husband moved to the Spyglass neighborhood 15 years ago when the previous business at the Old House had no liquor license and no outdoor patio service. She noted that the property sits directly behind neighbors who have invested heavily in their homes.

She posed a rhetorical question to the council: if given $650,000 to $700,000, would any of them buy a property next to a "party house"? She argued that property values are maintained only because residents work hard to keep the neighborhood attractive and calm.

Mrs. Mitchell emphasized that she moved to Spyglass to downsize and find a peaceful, low-drama environment. The House’s owner's financial struggles, she said, are not the neighborhood's problem or fault, and may stem from a flawed business plan. She rejected the idea that residents should be held responsible for broader issues like business losses or population decline in Chesterfield.

Herman Mitchell, 650 Spyglass Summit Dr, Chesterfield, MO

Mr. Mitchell, a 15-year resident of Spyglass in Chesterfield, echoed his wife's comments that the issues at Old House are a business planning problem, not a problem created by the neighbors. He noted that all relevant City records such as zoning, historic overlay, and residential designation, were publicly available and evident to any purchaser.

He raised a specific concern about capacity: the building is 2,004 square feet with a maximum occupancy of 45 people. The new owners added a large patio that never existed, with tables that the owners claim seat 5–6 people but could likely hold 10. He pointed out that 30 parking spaces, each typically holding two people, could bring 60 people to the site, potentially exceeding the facility's fire code occupancy limit if the patio is considered an expansion of the business.

Mr. Mitchell concluded that he and his neighbors are not trying to interfere with area businesses; they simply want to live in a peaceful place, consistent with the residential zoning and historic overlay that have been in place for years.

Gary Vickers, 14352 Spyglass Ridge, Chesterfield, MO

Mr. Vickers emphasized that he and his neighbors have nothing against the business or its owners. Nobody in the neighborhood has said anything negative about Old House at Hog Hollow existing as a business. They value community, family, and success just as much as anyone.

The real issue, he said, is noise. Based on his professional experience, he noted that alcohol makes people louder, even in small amounts. Extending operating hours would extend the time people are drinking and socializing, which would increase volume and disturbance. He is not opposed to the business succeeding, as he has heard wonderful things about it, but he believes the neighbors' right to quiet should be respected after a reasonable hour.

He also raised a safety concern: later hours mean people will be drinking and then driving home, which carries known risks.

His closing plea was to let the business be successful and happy, but also let the residents—many of whom are downsizing and seeking peace—have their quiet moments.

Dave Clay, 680 Spyglass Summit Dr, Chesterfield, MO

Mr. Clay disputed that approving the time extension sets a dangerous precedent. He detailed that if the Council allows an exception here, other residential-adjacent properties could demand similar treatment, undermining the master plan and zoning protections that residents relied on when buying their homes.

Mark Gershenson, 14336 Spyglass Ridge, Chesterfield, MO

Mr. Mark Gershenson lives with his wife and their 29-year-old son Corey, who has an intellectual disability, at Spyglass Summit directly below Old House at Hog Hollow. He detailed they moved there five years ago from a nearby home in Chesterfield, carefully choosing a quiet, safe, gated residential neighborhood. When they bought, Old House was a quiet antique store and tea room. They did not buy next to an entertainment venue or event destination.

He stated his son Corey values his independence and finds joy in walking around the neighborhood, which he experiences as safe and predictable. For families like theirs, that stability is essential.

The proposed changes would bring more non-resident traffic and alcohol consumption immediately adjacent to homes, changing the character of the neighborhood they relied on. He stated this is not hypothetical: the business already renovated without proper permits, violated existing restrictions with outdoor events, and was summoned to court. That history undermines confidence that expanded rules would be followed conservatively.

Mr. Gershenson acknowledged the applicant's argument that current limits make business difficult, but noted that zoning exists to protect neighborhood character and expectations—not to guarantee a business's profitability. He also pointed out public information that the owners have substantial resources, including a private aircraft valued over $4 million, so this is not a case of financial hardship. The real question is whether residents should bear the consequences of the owner's business decisions.

His family is not asking for special treatment—only that the residential character and existing protections be preserved. He respectfully requested the Council deny the requested changes.

<u>Donna Baber</u>, 14364 Spyglass Ridge, Chesterfield, MO

Mrs. Baber and her husband purchased their home in November 2023. Before buying, she carefully reviewed the city's zoning and the comprehensive plan adopted on September 30, 2020, which was approved by the city and voters. She felt confident the City would respect the suburban neighborhood designation—the area around Spyglass and even the Hog Hollow property itself fall under that category in the comprehensive plan. She relied on that designation when making her purchase.

She believes the Planning Commission has a duty to uphold what the voters and the City have already decided. She pushed back on the claim that property values in Spyglass have risen because of Hog Hollow. In her view, rising values are due to a strong real estate market and the significant money homeowners have invested in their properties—she noted her previous home in Frontenac sold for four times what they paid, with no such business nearby.

On noise, she pointed out that Olive is already noisy, and adding music on top of that would create a cumulative problem. She concluded by saying that living next to a restaurant is fundamentally different from living next to a tea room, and as one of the closest neighbors, she feels this change affects their property values.

<u>William Baber</u>, 14364 Spyglass Ridge, Chesterfield, MO

Mr. Baber stressed the density of the neighborhood surrounding Hog Hollow. The condominiums in the Spyglass subdivision, which are duplexes and fourplexes, are on zero-lot-line lots, meaning homes are very close together and extremely close to the property line. If a band played at Hog Hollow, it would be within 10 feet of several neighboring condominiums. Having a "party house" directly behind a densely packed condominium complex is a major problem.

He elaborated on the property's history: the tea room was approved in the early 1980s when it was "in the middle of nowhere." Over the following decades, the condominiums were built around it. When the previous owner sought expanded hours and restrictions, the City denied that request. The current owner purchased the property in 2022, well after the 2019 zoning was in place—so he knew exactly what the restrictions were when he bought. He noted the zoning permits low-volume businesses like a lawyer's office or salon, not a busy restaurant and bar with a heavy emphasis on alcohol.

He also cited a *West News Magazine* article where the owner was quoted saying he wanted to make Old House an "event venue with outdoor seating and music," with a 15-table patio and proposed hours of 11am to 9pm Thursday through Sunday. He argued this shows the owner has sought outdoor seating and music from the very beginning.

Mr. Baber expressed frustration that this is the fifth or sixth time the owner has come before the Committee pushing for expanded hours and approvals, essentially waiting for residents to get tired and for the committee to give in, calling it disrespectful to keep asking for the same thing or a variation of it.

Janet Baldwin, 187 River Valley Dr, Chesterfield, MO

Mrs. Janet Baldwin lives in Chesterfield's Riverbend Estates. She is president of the Riverbend Association but spoke only for herself. She made two points, first of which was sound. She lives on the ridge, where sound carries significantly. Even from a mile and a half away, she can hear concerts and fireworks from the County park. She noted that when residents fought a railroad issue, they hired a sound engineer who confirmed how far sound carries with no mitigation on the ridge. She is concerned about adding outdoor activities at Old House at Hog Hollow.

The second concern was parking. She reads Old House's Facebook ads, which consistently promote larger and more frequent events. She worries that 30 parking spaces will quickly lead to overflow parking on Olive Street Road. She noted employees already park across the street and run across traffic to get to work. She moved to Chesterfield 26–27 years ago partly because the City was committed to keeping Olive from becoming a dangerous road like Manchester Road, and she asked the Council to uphold that commitment.

Mary Monachella, 14167 Trailtop Dr, Chesterfield, MO

Mrs. Monachella expressed that she had hoped the Old House in Hog Hollow would become a low-impact bed-and-breakfast, but that didn't happen. She emphasized that nearly everyone in Ward 1 is committed to keeping Olive Boulevard from becoming congested like Manchester Road.

Currently, commercial retail is concentrated at three intersections along Olive—at Old Woods Mill, Chesterfield Parkway, and the small historic section near Hog Hollow Road. The subject property is in a purely residential stretch of Olive, where two other old houses that became commercial businesses (an accounting office and a retail office) generate virtually no traffic. The area remains uncongested, which is why a nearby tract is under consideration for residential development.

She then argued against the winery's appeal for expanded hours, noting the venue sells wine by the bottle or glass, plus a small lunch menu of appetizers, and offers rental for private parties. When Mrs. Monachella asked the owner of the business why he didn't install a commercial kitchen, the owner replied that the intent was not full meal service—renters could hire caterers. Without a commercial kitchen, the request for later dinner hours is misleading; the menu will remain limited. This is a winery serving lunch, not a restaurant serving wine with lunch.

She also researched wineries along Highway 94 in St. Charles and found their hours are predominantly 11am to 5pm, with only one winery open one night a week until 8pm for special dinners. She concluded that she believed the current hours for this in-town winery are appropriate and should not be changed.

Andrew T Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mr. Smith questioned why someone would buy and renovate the property knowing the zoning is not permitted. He then questioned why then would they keep coming back even after they get rejected.

Mary Louise Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mrs. Smith began by noting that a recent ad for Old House in Hog Hollow reminded her of several concerns. The ad promotes an expanded venue offering wine, bourbon, and other spirits, even though wine was originally the only thing they said they would serve. She questioned whether they have a full kitchen, recalling that the plan was only to keep things cold and reheat, not to prepare meals from scratch. She also noted that live music and special events were initially approved only for inside, yet police have been called multiple times, and the venue now appears to be doing catering for off-premises events.
She expressed frustration that the owner, who she detailed as a retired CEO and co-founder of a company who certainly knows about rules and regulations, keeps pushing for expansions despite repeated denials. Mrs.

Smith also pointed out that the owner and his wife are listed as living in Town and Country, their property itself physically located in Town and Country, not Chesterfield, as some ads suggest. She doubted someone living on an acre of land in Town and Country would be bothered by noisy neighbors.

Finally, she expressed disappointment that a newly elected Councilmember, who once spoke in favor of the venue at a meeting, had actually held their campaign announcement party at the Old House—raising the question of how many Councilmembers need to be indebted to the venue before "no" becomes "yes."

Elena Kratz, 651 Spyglass Summit, Chesterfield, MO

Elena Kratz, a six-year resident of Spyglass, began by pushing back on the idea that Chesterfield has no place with live music, pointing out that Bishop's Post exists nearby—but crucially, has no homes around it. She emphasized that Spyglass is a quiet community with strict rules: even the pool requires headphones for music, and food trucks are not allowed.

She questioned why a winery or wine bar should be located in a residential area when wineries in places like Augusta have no nearby homes. Traffic is a major concern, especially the bottleneck at the entrance; she shared that she was nearly rear-ended trying to turn into Spyglass. Living three doors from Old House, she fears she will hear everything from the backyard. She criticized the business for constantly changing its scope—starting with food and wine, then adding an open bar, then seeking longer hours and an outdoor patio.

She warned that if the property is sold, a future owner could push hours to 11 p.m. or later. She also noted that small businesses are thriving on Olive Boulevard without being in residential areas, and countered claims that nobody wants to move into Spyglass, stating as a realtor, she knows homes sell quickly and property values are rising. Her core concern is that allowing a wine bar behind her home would ultimately drive property values down.

The following persons did not speak, but were in **opposition** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Marge Merjavy, 633 Spyglass Summit Dr, Chesterfield, MO
John Merjavy, 633 Spyglass Summit Dr, Chesterfield, MO
Michael Domico/Linda Mees, 647 Spyglass Summit Dr, Chesterfield, MO
Keith Maddox, 659 Spyglass Summit Dr, Chesterfield, MO
Judith Schlesinger, 667 Spyglass Summit Dr, Chesterfield, MO
Susan O'Neill, 664 Spyglass Summit Dr, Chesterfield, MO
Clair & Betty Allyn, 668 Spyglass Summit Dr, Chesterfield, MO
Sue Hempstead, 14384 Spyglass Ridge, Chesterfield, MO
Anne Agovino, 14360 Spyglass Ridge, Chesterfield, MO
Frank Agovino, 14360 Spyglass Ridge, Chesterfield, MO

The following speaker represented the Petitioner for closing remarks:

Phil Strasser, 14701 Whitebrook Dr, Chesterfield, MO

> The petitioner was allowed time for rebuttal. Mr. Phill Strasser, an employee of Old House, began by addressing the "party house" label, inviting critics to visit and see for themselves that it's far from that. He confirmed they have already compromised by withdrawing their request for outdoor music as part of this appeal. He compared the venue to concerts in Faust Park, which feature music until 9 p.m. and can be heard from his own porch, and noted that Olive Street will never become another Manchester Road because it's lined with established residential neighborhoods.
>
> He clarified that if extended hours are granted, they only intend to serve appetizers, not a full dinner menu. Mr. Strasser then presented a letter from prosecuting attorney Tim Engelmeyer showing that of several citations issued, two were paid and closed, and a third was refused for lack of evidence—the reporting officer found no illegally parked cars on Olive, Spyglass, or the grass, only a small number of allowable cars in the lot. He detailed what he referred to as the "infamous wedding" incident which was one of their three citations referenced: a 20-minute outdoor ceremony for an elderly Jewish couple with a chuppah and 25 folding chairs, not a band setting up.
>
> Of the 14 police calls made to Old House since it reopened, only two resulted in citations; the other 12 were unsubstantiated. Mr. Strasser suggested that neighbors with Ring cameras focused on the property's parking lot may explain the high volume of calls. He assured the Council that no customer has ever been served food or drink outside the building, though some may briefly step out with a cigarette or drink, which they are asked to bring back inside.

DISCUSSION:

Councilmember Mastorakos began by thanking everyone for attending and noting that she's familiar with the historical issues, having been part of that group for a long time. She pointed out that the property was zoned to operate from 7 a.m. to 4 p.m. back in the 1990s, and that there is also a historical overlay on the property dating to the early 2000s. She referenced a letter from the business's manager, Ms. White, written in March 2026, which she felt demonstrated they did not fully understand the historical overlay requirements.
She then described an incident shortly after the property was purchased in 2022, where while driving by, saw extensive construction activity, pulled in, and later called the Planning department — only to learn no permits had been issued for the work. This led her to believe the owners operated with an "ask forgiveness rather than permission" approach, which was concerning. She

emphasized that ordinances are laws that must be respected, and that the Council campaigned on putting residents first.
She identified two primary concerns: first, that this request is just the beginning and the owners will return every few months seeking additional hours, outdoor dining, private events, and more; and second, the risk of commercial creep along Olive, using Creve Coeur's Olive corridor east of 270 as a cautionary example where historic homes gave way to strip malls and commercial uses. She argued the Council's responsibility is to prevent Olive from becoming another Manchester Road, a goal she and others have worked hard to uphold. She concluded that she is comfortable with the current hours and that the business may need to adjust its plan accordingly.

Councilmember Moll, addressed speculation made by various residents as he disclosed for a second time that he held a fundraiser at Old House, which was his second visit ever. His first visit came after hearing residents describe it as a "party house," but when he went to see for himself, he found that was not what it was being made out to be. He noted that Old House provided a $400 in-kind contribution including cookies and wine for his fundraiser, from which he raised a total of $350. He testified at the Planning Commission hearing as a neutral party, and he remains neutral stating that he was and is not in the pockets of the Old House at Hog Hollow.
He has spoken with residents in Ward 1, including those in Spyglass, and heard their concerns. He stated that based on the petition before him, he is not in favor of it. However, he supports the compromise as discussed with the Planning Commission, which was no outdoor dining at this point, given the quiet nature of the community, but indoor operation until 7 p.m. is acceptable because the building's structure is sturdy, preventing noise from escaping.
As a final note, he observed that if customers are coming from outside the City, that's good for Chesterfield — they contribute sales tax dollars without drawing on City services.

Councilmember Hansen discussed how she wanted the business to succeed, but the Council's job isn't about the business plan. She respects the historical work at Old House, but agrees with other Councilmembers. She stressed the comprehensive plan's importance, having been involved since 2013 and chairing the Planning Commission. She originally considered the Planning Commission's expanded options (7 p.m. or 7 a.m., nothing outside), but now believes the Council will keep revisiting this issue. She acknowledged the owners' right to return, urging residents to stay involved. Ultimately, she opposes any outdoor use and is now hesitant to extend hours at all, stating that perhaps they should remain as they currently are.

Councilmember Tocco addressed two main issues — noise and parking — and then raised a concern about police resources.
On noise, she noted the house is a 167-year-old fortress; noise doesn't escape unless music is played outside. In her opinion, as long as there's no outdoor music, there's no noise issue.
On parking, the restaurant has 30 spots, which caps the number of diners at any one time. Extending hours to 7 p.m. wouldn't increase peak traffic — it would spread customers across lunch and dinner instead.

She also expressed concern about a 24/7 Ring camera surveilling the property from a nearby building, which she believes has led to frivolous calls to the police. She said responding to calls with no evidence diverts officers from protecting the community.
Overall, she supports a compromise: extending indoor hours to 7 p.m. for dinner. She noted the Planning Commission voted 4–2 in favor of this and hopes the Council can approve something fair to both sides, then monitor the situation so the issue may be able to be mitigated.

Councilmember Moore explained that, while not on this Committee, he is not in favor of extending the hours. He is concerned about business plan creep and commercial creep along Olive Boulevard and believes if the operation can't make money between 7 a.m. and 4 p.m., they have a business plan issue.

Chair Koch acknowledged how difficult these decisions are, especially when Councilmembers get to know the people involved and empathize with their situations. She explained that she took a zoning and planning course, which taught her that the Council's job is to answer the specific land use question before them — not to decide based on personal opinions about the business or whether they'd patronize it.
She personally would enjoy living in Spyglass and having the business nearby, comparing it to a former wine bar, “The Naked Vine”, that was a beloved community spot before it closed. But she said the issue isn't about how anyone feels. It's about the existing restrictions on the books. Residents of Spyglass bought their homes with a clear understanding of what was allowed on the commercial property next door. Changing those conditions now, she argued, undermines their property rights and weakens established zoning protections. She described zoning conditions as a contract between the City, business owners, and residents.
She connected this to a national conversation about rezoning for heavy industrial use, such as AI data centers, and said looking at extreme cases helps clarify the principle at the local level. For that reason, she is not in favor of changing the hours.
She echoed Councilmember Hansen’s point about personal responsibility, that business owners must operate within existing laws, though they have every right to lobby for change. She noted that with Council turnover, Spyglass residents should expect this issue might come up again. She suggested the business could thrive with a different model, like opening at 7 a.m. for mimosas and coffee, which she would welcome.

Councilmember Moll made a motion echoing what was discussed by the Planning Commission, recommending to City Council for approval of the conditions that ultimately did not pass out of the Planning Commission's recommendation, which was extending the hours until 7 p.m. but would not allow outdoor activity, sound, or music. The motion died for a lack of a second.

Councilmember Hansen made a motion seconded by Councilmember Mastorakos, to recommend to City Council maintaining the existing regulations on the hours of operation and the limits on outdoor use on the property. A vote was taken with an affirmative result (3–1), with Councilmember Moll voting nay, and the motion was declared passed. This will move forward to the full City Council.

ADJOURNMENT

The meeting was adjourned at 7:56 p.m.

Respectfully submitted:

________________________	________________________
Justin Wyse	Theresa Barnicle
Director of Planning	Executive Assistant

Date Approved: __________________

Memorandum
Department of Planning

To: City Council

From: Justin Wyse, Director of Planning JW

Date: June 15th, 2026

RE: P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow): Appealing the decision of Planning Commission for an ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use.

Summary
Scott and Shelley Ririe, property owners of 14319 Olive Blvd also known as Old House at Hog Hollow, have requested an ordinance amendment for an existing Landmark and Preservation Area (LPA) and Historic District. The current governing ordinances, Ordinance 819 and Ordinance 1960, contain regulations for hours of operation and the use of the outdoor space. More specifically, retail is allowed to operate from 7:00 am to 6:00 pm seven days a week while the restaurant is allowed to operate from 7:00 am to 4:00 pm seven days a week. All permitted uses must be contained within the primary structure.

The first piece of this request is to extend the hours of operation for both restaurant and retail until 7:00 pm. The second and last piece of this request is to allow the use of the existing outdoor deck and patio area for customer seating and food service.

A public hearing was held on March 9th, 2026 at which time the Planning Commission and the general public discussed the ordinance amendment with the petitioner. The primary concerns regarding the request were related to parking, noise, restaurant capacity, and the impact of car headlights onto adjacent properties.

The ordinance amendment then returned to Planning Commission for a vote on March 23rd, 2026. At that time, a motion for approval with the following condition was made:

- Expansion of operating hours for dining and retail to 7:00 p.m. with the exception that no outdoor activity, music, or sound shall be permitted.

The motion failed by a vote of 4-2 as a majority vote of Planning Commission – five of the nine members – is required. In accordance with Section 405.02.190 of the Unified Development Code, the petitioner filed an appeal of the Planning Commission's decision.

Per City code, “upon receipt of an appeal or protest, the City Council shall refer it to the Planning & Public Works Committee” and the matter shall be set for a hearing. The appeal was referred by City Council on April 21st. A public hearing date was then set and public notification was sent out in accordance with City code.

A public hearing was held on June 4th, 2026 at which time Planning & Public Works Committee recommended maintaining the existing regulations on the hours of operation and the limitations on outdoor use with a vote of 3-1.

Following a recommendation by Planning & Public Works Committee, “the City Council may affirm, reverse, or modify, in whole or in part, any determination of the Planning Commission. An affirmative vote of two-thirds (2/3) of the members of the whole City Council shall be required … to overrule the disapproval of the Planning Commission”.

Please note that the Attachment A (i.e. the regulations for the property) are those that were presented to the Commission on March 23rd but do not reflect the conditions of approval made that evening as it ultimately failed. Should any changes to the Attachment A be desired then those changes will need to be included in the motion.

Attachments:
1. Legislation
2. Attachment A

BILL NO. ____________ ORDINANCE NO.____________

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 819 AND CITY OF CHESTERFIELD ORDINANCE 1960 IN ORDER TO AMEND THE REGULATIONS FOR AN “NU” NON-URBAN DISTRICT WITH A LANDMARK AND PRESERVATION AREA (LPA) AND HISTORIC DISTRICT (H) OVERLAY FOR A 2-ACRE TRACT OF LAND LOCATED NORTH OF OLIVE BOULEVARD AND EAST OF SPYGLASS SUMMIT DRIVE [P.Z 02-2026 14319 OLIVE BLVD (OLD HOUSE AT HOG HOLLOW)].

WHEREAS, in response to P.C. 120-84, the Queatham House, Ltd. was originally established as a Landmark and Preservation Area (LPA) development in an “NU” Non-Urban District on a 2.3-acre tract of land with St. Louis County Ordinance 11,734 on October 16th, 1984 authorizing approval for said development with restrictions of twenty-five (25) seats, a museum area, retail shops consisting of antique, arts and crafts, with limitations on the number of parking stalls, and the hours of operation from 10:00 a.m. to 4:00 p.m. Monday through Saturday; and,

WHEREAS, in response to amendments sought to Ordinance 11,734, City of Chesterfield Ordinance 444 was approved on May 7th, 1990 authorizing the operation of a sit-down restaurant, museum, and retail shops with restrictions of forty-five (45) seats, a total commercial area of 2,004 square feet and hours of operation from 7:00 a.m. to 4:00 p.m. seven days a week; and,

WHEREAS, in response to amendments sought to Ordinance 444, City of Chesterfield Ordinance 482 was approved on August 6th, 1990 authorizing the sale of wine and beer, by the drink, for consumption on the premises; and,

WHEREAS, following a change in ownership and in response to a request to amend the hours of operation, City of Chesterfield Ordinance 819 was approved on August 16th, 1993 authorizing the expanded hours of operation for the retail use from 7:00 a.m. to 6:00 p.m. upon completion of Olive Boulevard improvements; and,

WHEREAS, City of Chesterfield Ordinance 1719 was approved on February 21st, 2001 establishing a Landmarks Preservation Ordinance to include a Landmarks Preservation Commission; and, WHEREAS, City of Chesterfield Ordinance 1960 was approved on September 15th, 2003 establishing a landmark designation and design guidelines for the property; and,

WHEREAS, the petitioner, Scott & Shelley Ririe, requested an ordinance amendment to modify the hours of operation and criteria related to outdoor use; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 9th, 2026 and concerns regarding parking, noise, restaurant capacity, and traffic impact were discussed; and,

WHEREAS, the Planning Commission, having considered said request, made a motion to approve the expansion of operating hours for retail and restaurant until 7:00 p.m. with the exception that no outdoor activity, music or sound shall be permitted and the motion failed by a vote of 4-2 due to lack of majority of the full Commission membership; and,

WHEREAS, the petitioner, Scott and Shelley Ririe, filed an appeal of Planning Commission's decision in accordance with City Code; and,

WHEREAS, City Council referred the appeal to Planning & Public Works Committee on April 21st, 2026; and,

WHEREAS, Planning & Public Works Committee held a public hearing on June 4th, 2026 and recommended maintaining the existing regulations on the hours of operation and the limitations on outdoor use with a vote of 3-1; and,

WHEREAS, the City Council, having considered said request, voted to approve the ordinance amendment.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing the regulations for an "NU" Non-Urban district with a Landmark and Preservation Area (LPA) and Historic District (H) overlay for 2-acre tract of land located north of Olive Boulevard and east of Spyglass Summit Drive and as described as follows:

A Tract of land being part of U.S. Survey 206, Township 46 North, Range 4 East and being more particularly described as follows:

Beginning at a point on the North line of Olive Street Road, variable width, said point also being on the East line of the record plat of The Mansions at Spyglass Summit, as recorded in Plat Book 268 Page 90, of the St. Louis County Records; thence along said east line, North 12 degrees 07 minutes 02 seconds West, a distance of 247.75 feet to a point on the South line of said Mansions at Spyglass Summit Plat; thence along said South Line North 78 degrees 23 minutes 12 seconds East, a distance of 406.16 feet to the Southeast corner of said Mansions at Spyglass Plat; thence South 00 degrees 28 minutes 09 seconds East, a distance of 210.53 feet to a point on the North line of the aforementioned Olive Street Road; thence along said North line South 71 degrees 12 minutes 27 seconds West, a distance of 92.95 feet; thence South 72 degrees 09 minutes 43 seconds West, a distance of 272.67 feet to the point of beginning, containing 87,120 square feet or 2.00 acres, more or less.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Scott & Shelley Ririe in P.Z. 02-2026, requesting the ordinance amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 9th day of March 2026, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. 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:

FIRST READING HELD: 06/15/2026

Vickie McGownd, CITY CLERK

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. **SPECIFIC CRITERIA**

A. LANDMARK PRESERVATION AREA (LPA) AND HISTORIC (H) DISTRICT

1. A Landmark Preservation Area (LPA) was originally established for this site by St. Louis County Ordinance 11,734 and a Historic (H) District was originally established for this site by City of Chesterfield Ordinance 1960.
2. The site shall adhere to Section 405.02.060 Landmark and Preservation Area (LPA) and Historic (H) Designation Procedures in addition to Section 405.03.050 Overlay Districts and Zoning Procedures. Any modification to the site in exception to a building(s) interior shall require a Certificate of Appropriateness as described in Code.
3. A nomination of a Landmark and Preservation Area or Historic Designation requires the significant exterior architectural features to be declared. The significant exterior architectural features for the referenced property as declared in 2003 include but are not limited to:
   a. The 13” brick walls of the original 1859 structure and the 1916 addition.
   b. The two symmetrical brick end chimneys.
   c. The deeply inset 42” wide front door with an arched leaded-glass transom light.
   d. The one-over-one, double-hung windows with segmental arches and fitted shutters.
   e. The two-story four column portico.
   f. The vertical board and batten sided pony barn located in the rear of the site.

B. PERMITTED USES

1. The permitted uses in this Landmark & Preservation Area (LPA) and Historic (H) Designation shall be limited to residential, restaurant, museum, and retail shop. Retail shops shall be limited to antique shops, art shops, and craft shops.
2. The following restrictions shall apply to the above uses:
   ~~a. These uses shall be contained in the existing primary structure on site.~~
   b. Capacity of the ~~indoor~~ restaurant use shall be limited to forty-five (45) seats.
   c. Permitted hours of operation for all retail uses shall be limited to 7:00 a.m. to ~~6:00 p.m.,~~ 7:00 p.m. seven (7) days a week. Permitted hours

of operation for the restaurant use shall be limited to 7:00 a.m. to ~~4:00 p.m.~~ 7:00 p.m., seven (7) days a week.

d. A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission. No outdoor music (live or recorded) shall be permitted without an approved sound plan.

3. No special uses are designated for this site at this time.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. The total floor area of this site shall be the current floor area.
2. The total square footage of this site shall not exceed its existing square footage and shall be based on the ability to comply with parking regulations.
3. The current lot size, which is two (2) acres, shall be maintained.
4. The current building height, which is three (3) stories, shall be maintained.

C. SETBACKS

1. Structure Setbacks

   a. New building additions and structures shall abide by the setbacks of the "NU" Non-Urban District.

2. Parking Setbacks

   No new parking stall or internal drive or roadway, excluding points of ingress and egress, shall be located within the following setbacks:

   a. One hundred fifty (150) feet from the new right-of-way of Olive Boulevard.
   b. One hundred (100) feet from the east property limits of the site.
   c. Seventy (70) feet from the west property limits of the site.
   d. Fifteen (15) feet from the north property limits of the site.
   e. However, a maximum of four (4) parking spaces shall be allowed along the north side of the existing structure, immediately west of the entrance drive.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code. However, no more than thirty (30) parking stalls shall be permitted on site.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. The parking area shall be adequately landscaped to screen its view from Olive Boulevard and adjoining properties. Screening from Olive Boulevard shall include use of evergreen trees.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.

2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation, for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

2. Ornamental lighting standards not to exceed ten (10) feet in height may be permitted as approved by the Planning Commission on the Site Development Plan.

H. ACCESS/ACCESS MANAGEMENT

Access to the site shall be limited to one (1) bi-directional drive from Olive Boulevard at a location approved by the Missouri Department of Transportation and the City of Chesterfield on the Site Development Plan.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.

2. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.

3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

4. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

J. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

K. POWER OF REVIEW

This development shall adhere to the Power of Review requirements of the City of Chesterfield.

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Storm water shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District, as appropriate.

M. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield, MoDOT, and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

II. <u>GENERAL CRITERIA</u>

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch-Chesterfield Levee District, Spirit of St. Louis Airport, Missouri Department of Transportation, and Metropolitan St. Louis Sewer District (MSD).

22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

IV. ENFORCEMENT

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

4. Waiver of Notice of Violation per the City of Chesterfield Code.

5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

City of Chesterfield
Excess Checks (=> $5,000)
April 2026

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
4/2/2026	55699	FGM ARCHITECTS INC	EVALUATE REPLACEMENT/RECONSTRUCTION OF AQUATIC CENTER	$78,255.40	119
4/2/2026	55700	JOHN J. SMITH MASONRY CO.	REPAIR NORTH STONE VENEER WALL AT AMPHITHEATER, MASONRY WORK, ADDITIONAL PAVER WORK	14,231.00	119
4/2/2026	55703	LAWN CARE EQUIPMENT CO.	EXMARK 60" ZERO-TURN MOWER, STAND ON BLOWER	25,269.00	119
4/6/2026	55711	BYRNE & JONES	RESURFACE PICKBALL COURTS, 16 NEW BULLPENS AT D&E AND REPLACE 2 DUGOUTS AT C	291,531.25	119
4/9/2026	55739	BIRKEL ELECTRIC	DIG, INSTALL FOUNTAIN & LANDSCAPE LIGHTS DIERBERG PARK, CONDUIT REPAIR	6,072.48	119
4/9/2026	55740	BYRNE & JONES	MIRACLE FIELD SURFACE REPAIRS, BULLPEN FENCE REPAIR	13,035.00	119
4/9/2026	55743	ERB TURF EQUIPMENT, INC.	TURF CLEANER	9,984.00	119
4/9/2026	55744	FGM ARCHITECTS INC	EVALUATE REPLACEMENT/RECONSTRUCTION OF AQUATIC CENTER	52,149.00	119
4/9/2026	55774	NATIVE LANDSCAPE SERVICES	FORESTRY MANAGEMENT PLAN - NEW	13,794.00	119
4/16/2026	55790	FGM ARCHITECTS INC	EVALUATE REPLACEMENT/RECONSTRUCTION OF AQUATIC CENTER	26,138.30	119
4/16/2026	55811	TECH ELECTRONICS, INC	MONITORING AND TESTING OF FIRE ALARMS	6,679.00	119
4/23/2026	55837	SPORTSPRINT	TRI-BLEND CREW T-SHIRTS	8,125.00	119
4/2/2026	77521	AMERICA'S PARKING REMARKING INC	2025 STREET STRIPING	7,213.56	001
4/2/2026	77522	AMERICA'S PARKING REMARKING INC	CVAC PARKING LOT STRIPING	10,590.09	120
4/2/2026	77524	BENJAMIN F. KLOOS	ALTERNATIVE COURT - CONFLICT CASES FOR JAN, FEB & MAR 2026	5,400.00	001
4/2/2026	77528	DELTA DENTAL OF MISSOURI	APRIL 2026 HIGH DENTAL INSURANCE PREMIUMS	10,438.12	001
4/2/2026	77530	ENERGY PETROLEUM CO.	MID RFG GAS 89 OCT (3,200 GALLONS)	10,579.38	001
4/2/2026	77535	GAMMA'S SHIELD SHADE TREE INC	2026 TREE AND STUMP REMOVAL	10,032.00	001
4/2/2026	77537	GRIMCO, INC	SIGNS, SUPPLIES, SIGN SUPPLIES	5,059.02	001
4/2/2026	77539	HARVESTOWNE AUTO BODY, INC.	PD-2516 REPAIRS	5,514.45	001
4/2/2026	77550	NEUMAYER EQUIPMENT COMPANY, INC	PUBLIC WORKS FACILITY FUEL TANK REPAIR, PRINTER PAPER	8,824.05	001
4/2/2026	77555	PNC BANK	FEB - MAR 2026 PNC MONTHLY STATEMENT	20,888.88	001
4/2/2026	77560	SHI INTERNATIONAL CORP	ANNUAL SOFTWARE LICENSING - MICROSOFT	60,021.44	001
4/2/2026	77562	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	APRIL 2026 HEALTH INSURANCE PREMIUMS	245,092.52	001
4/2/2026	77565	TECH ELECTRONICS, INC	ANNUAL PHONE SYSTEM SUPPORT AND MAINTENANCE CONTRACT	8,856.00	001
4/2/2026	77567	TIMBERLINE PROFESSIONAL TREE CARE LLC	2026 TREE AND STUMP REMOVAL	9,550.00	001
4/9/2026	77574	AMCON MUNICIPAL CONCRETE, LLC	2026 CONCRETE SLAB REPLACEMENT PROJECTS	450,074.76	120
4/9/2026	77584	HONKAMP KRUEGER & CO., P.C., HONKAMP, P.C.	ANNUAL AUDIT OF FINANCIAL STATEMENTS	10,050.00	001
4/9/2026	77601	SHI INTERNATIONAL CORP	ANNUAL SOFTWARE LICENSING - MICROSOFT, VEEAM ANNUAL SW MAINT.	27,734.26	001
4/9/2026	77605	TAT OUTDOORS LLC	TACTICAL HELMETS AND COMMUNICATION DEVICES	25,454.04	121
4/9/2026	77607	THE HARTFORD-PRIORITY ACCOUNTS	APR 2026 GRP LIFE, LT/SHORT, VOL LIFE, ACC/CRIT ILLNESS INS	16,067.62	001
4/16/2026	77613	AMEREN MISSOURI	690 CHESTERFIELD PKWY W 03/10 - 04/08/26	11,553.20	001
4/16/2026	77622	DOUBLETREE	2026 CITIZEN RECOGNITION DINNER FOR VOLUNTEERS	11,858.55	001

4/16/2026	77623	ENGELMEYER & PEZZANI, LLC	DEC 2025 CERTIFIED TRIAL SERVICES, MARCH PA FEE, MARCH ALTERNATIVE COURT	5,420.25	001
4/16/2026	77630	HR GREEN, INC.	LADUE FARM ROAD BRIDGE-DESIGN, NO OUTER 40 SANITARY SEWER PROJECT CONSTRUCTION	14,955.35	120
4/16/2026	77632	KELPE CONTRACTING, INC.	NORTH OUTER 40 SANITARY SEWER PROJECT CONSTRUCTION	120,348.92	120
4/16/2026	77641	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	COMMUNICATIONS CONTRACT FOR APRIL 2026	19,393.00	121
4/23/2026	77652	ARMSTRONG TEASDALE LLP	PROFESSIONAL SERVICES JANUARY AND FEBRUARY 2026	7,670.00	001
4/23/2026	77657	CELLEBRITE, INC, ,	CELLBRITE DATA PROCESSING	21,636.80	121
4/23/2026	77665	EFK MOEN, LLC.	2025 RHL CULVERT DESIGN	9,201.80	120
4/23/2026	77672	GAMMA'S SHIELD SHADE TREE INC	2026 TREE AND STUMP REMOVAL	16,618.00	001
4/23/2026	77681	KELPE CONTRACTING, INC.	WILSON AVENUE IMPROVEMENT PROJECT	119,968.59	120
4/23/2026	77690	OATES ASSOCIATES	2025 HIGHCROFT DRIVE DESIGN SERVICES	13,856.47	120
4/23/2026	77694	PNC BANK	MAR - APR 2026 PNC MONTHLY CHARGES	20,614.81	001
4/23/2026	77701	SPIRE ENERGY	690 CHESTERFIELD PKWY W 03/19 - 04/17/26	5,019.25	001
4/23/2026	77703	STOCK & ASSOCIATES	CVAC CIRCUMFERENTIAL ROAD - ENGINEERING DESIGN	5,500.00	111
4/23/2026	77707	THE KIESEL COMPANY	CITGO CITGARD 600 15W40 B, CITGO HYD OIL AW32-BULK	5,021.70	001
4/23/2026	77717	DON BROWN CHEVROLET, INC	PURCHASE OF 2026 SUV	28,954.00	001
4/30/2026	77728	LOCHMUELLER GROUP INC.	ENGINEERING SERVICES-LONG RD INTERCHANGE & N OUTER 40 EXTENSION	58,097.72	120
4/30/2026	77732	MICROCENTER SALES CORPORATION	COMPUTER EQUIPMENT - UPS UNITS, DESKTOP COMPUTERS	5,399.82	001
4/30/2026	77736	OATES ASSOCIATES	WILSON AVE IMPROVEMENT PROJECT - PERIOD: 02/21/2026 - 03/27/2026	29,030.00	120
4/30/2026	77743	TSI GEOTECHNICAL, INC.	2026 CONSTRUCTION AND INSPECTION TESTING SERVICES 02/28-03/31/26	9,224.00	120
				$2,032,045.85	

Respectfully submitted by,
Julie O'Guinn, Director of Finance

Julie O'Guinn

Fund Legend	
General Fund	001
Sewer lateral fund	110
Special Allocation Fund	111
Police forfeiture fund	114
SBD-Wildhorse Village	115
Parks	119
Capital Improvements	120
Public Safety	121
Chesterfield Regional TIF	150

City of Chesterfield
Excess Checks (=> $5,000)
May 2026

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
5/14/2026	5095	STOCK & ASSOCIATES	CVAC CIRCUMFERENTIAL ROAD - ENGINEERING DESIGN	9,500.00	111
5/7/2026	55915	SWIFT PRINT COMMUNICATION SERVICES	STREET POLE BANNERS (202)	$15,534.90	119
5/14/2026	55956	MUSCO SPORTS LIGHTING LLC	CVAC LIGHTING PROJECT	563,549.00	119
5/14/2026	55965	LOWE'S CREDIT SERVICES	APRIL 2026 PARKS LOWE'S CREDIT CARD STATEMENT	7,802.12	119
5/21/2026	55968	AMEREN MISSOURI	MULTIPLE LOCATIONS ELECTRIC	$13,460.43	119
5/28/2026	56031	SYDENSTRICKER IMPLEMENT CO.	POWER RAKE AND SWEEPER BUCKET ATTACHMENTS	13,981.85	119
5/4/2026	77748	DELTA DENTAL OF MISSOURI	MAY 2026 DENTAL INSURANCE	16,874.72	001
5/4/2026	77756	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	MAY 2026 HEALTH INSURANCE PREMIUMS	245,437.08	001
5/7/2026	77762	AMCON MUNICIPAL CONCRETE, LLC	2026-PW-03B SELECTIVE SLAB REPLACEMENT - APRIL 2026	558,404.49	120
5/7/2026	77763	AMCON MUNICIPAL CONCRETE, LLC	2026-PW-03A SELECTIVE SLAB REPLACEMENT THROUGH APRIL 2026	258,864.23	120
5/7/2026	77764	ARMSTRONG TEASDALE LLP	PROFESSIONAL SERVICES THROUGH MARCH 31 - TWO INVOICES: REDEVELOPMENT MALL PROJECT, RPA 3	6,209.00	001
5/7/2026	77775	HONKAMP KRUEGER & CO., P.C., HONKAMP, P.C.	PROGRESS BILLING RELATED TO THE AUDIT OF YEAR-END 12/31/25	15,876.00	001
5/7/2026	77781	LOCHMUELLER GROUP INC.	ENGINEERING SERVICES-LONG RD INTERCHANGE & N OUTER 40 EXTENSION	55,946.00	120
5/7/2026	77785	MURPHY COMPANY	FAN MOTOR REPAIR FOR C-1 AT CITY HALL, HVAC MAINTENANCE CONTRACT	6,901.00	001
5/7/2026	77789	ROBERT HALF INC	TEMP ACCOUNTANT ROBERT HALF APRIL 2026	12,065.91	001
5/7/2026	77791	SCA OF MO, LLC	2026 STREET SWEEPING - SPRING SWEEP SERVICE 04/24	12,444.00	001
5/7/2026	77794	THE GRAVILLE LAW FIRM, LLC	JANUARY 2026 CHARGES	35,468.75	001
5/7/2026	77795	THE HARTFORD-PRIORITY ACCOUNTS	MAY 2026 INSURANCE PREMIUMS	15,940.53	001
5/7/2026	77797	TOPE INC	SEWER LATERAL REPAIR 1482 ASTERWOOD, APRIL CAMERA INVOICES	6,164.00	110
5/14/2026	77824	KELPE CONTRACTING, INC.	WILSON AVENUE IMPROVEMENT PROJECT, NORTH OUTER 40 SANITARY SEWER PROJECT CONSTRUCTION	311,737.17	120
5/14/2026	77840	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	COMMUNICATIONS CONTRACT	19,393.00	121
5/14/2026	77843	TSI GEOTECHNICAL, INC.	2026 CONSTRUCTION AND INSPECTION TESTING SERVICES	17,480.00	120
5/21/2026	77851	AMEREN MISSOURI	690 CHESTERFIELD PKWY W 04/08 - 05/07/26	14,930.11	001
5/21/2026	77858	ENERGY PETROLEUM CO.	FOUR INVOICES: #2 DIESEL ULS, MID RG GASOLINE 89 OCT, REGULAR RFG GASOLINE, MID RFG GASOLINE 89 OCT	86,109.39	001
5/21/2026	77864	HORNER & SHIFRIN INC.	HOG HOLLOW ROAD CLOSURE PROFESSIONAL SERVICES AGREEMENT	7,317.09	120
5/21/2026	77876	PARKING LOT MAINTENANCE, LLC	2025 CRACK SEALING PROJECT	88,235.00	120
5/21/2026	77880	SPIRE ENERGY	690 CHESTERFIELD PKWY W NATURAL GAS SVC: 04/18/26- 05/18/26	5,461.69	001
5/21/2026	77883	TOPE INC	SEWER LATERAL REPAIRS: 15561 HIGHCROFT DR SECOND REPAIR, 15129 CHAMISAL DR, 14541 AMSTEL CT, 1935 CLAYMILLS DR	10,310.00	110
5/21/2026	77887	U. S. POSTMASTER	2026 CITIZEN NEWSLETTER POSTAGE	5,451.65	001
5/28/2026	77890	ARROWHEAD ESTATES HOMEOWNERS' ASSOC.	ARROWHEAD ESTATES-SNOW REMOVAL REIMBURSEMENT	7,915.20	001
5/28/2026	77892	BAXTER RIDGE CONDOMINIUM ASSOCIATION	BAXTER RIDGE CONDOS-SNOW REMOVAL REIMBURSEMENT	9,015.00	001
5/28/2026	77894	BAYWOOD VILLAGES CONDO ASSOCIATION	BAYWOOD VILLAGES CONDO ASSOC-SNOW REMOVAL REIMBURSEMENT	7,312.50	001
5/28/2026	77899	CHESTERFIELD VILLAGE TOWNHOMES	CHESTERFIELD VILLAGE TOWNHOMES-SNOW REMOVAL REIMBURSEMENT	10,036.00	001
5/28/2026	77906	FOUR SEASONS OF CHESTERFIELD	FOUR SEASONS OF CHESTERFIELD-SNOW REMOVAL REIMBURSEMENT	7,500.00	001
5/28/2026	77908	GERSTNER ELECTRIC, INC.	2026 STREETLIGHT REPAIRS AND LOCATE SERVICES	6,504.00	001
5/28/2026	77929	OAK HOMEOWNERS ASSOCIATION	OAK HOA-SNOW REMOVAL REIMBURSEMENT	5,244.00	001
5/28/2026	77932	PNC BANK	APR - MAY 2026 PNC MONTHLY STATEMENT	27,535.27	001
5/28/2026	77934	R&G CONCRETE, LLC	2026 SIDEWALK PROJECT A	50,514.16	120
5/28/2026	77949	THE FOREST SUBDIVISION TRUSTEES	THE FOREST-SNOW REMOVAL REIMBURSEMENT	5,096.00	001
5/28/2026	77950	THOUSAND OAKS - THE TOWNES	THOUSAND OAKS-THE TOWNES-SNOW REMOVAL REIMBURSEMENT	5,440.00	001

5/28/2026	77967	WILD HORSE CREEK FOREST SUBDIVISION	WILD HORSE CREEK FOREST-SNOW REMOVAL REMIBURSEMENT	5,820.00	001
5/28/2026	77973	WOODS GLEN CONDOMINIUM ASSOCIATION	WOODS GLEN CONDO ASSOC-SNOW REMOVAL REIMBURSEMENT	5,772.00	001
				$2,590,553.24	

Respectfully submitted by,
Julie O'Guinn, Director of Finance

Fund Legend	
General Fund	001
Sewer lateral fund	110
Special Allocation Fund	111
Police forfeiture fund	114
SBD-Wildhorse Village	115
Parks	119
Capital Improvements	120
Public Safety	121

MEMORANDUM

DATE: June 10, 2026

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – THE WILLOWS AT BROOKING PARK**

EVERTRUE BROOKING PARK DBA THE WILLOWS AT BROOKING PARK… has requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on the premise, and Sunday sales of intoxicating liquor.

Business description: Independent and assisted living. Memory support and care center.

There are no known outstanding municipal violations at this location:
211 S Woods Mill Rd

Shelly Mathon is the managing officer. This is a change of ownership.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday June 15, 2026 city council meeting, I will immediately issue this license.

Memorandum
Department of Public Works

CITY OF CHESTERFIELD PUBLIC WORKS

TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Dir. / City Engineer

DATE: June 2, 2026

RE: Grand Entry – Professional Design Services

As you know, the former site of the Chesterfield Mall is under development by the Staenberg Group (TSG). This large-scale development, which is part of the newly created Downtown Chesterfield, will transform the central portion of the City of Chesterfield. The primary architectural feature of Downtown Chesterfield will be the Grand Entry, located on the west side of the former mall property, directly across the street from Central Park. This long-planned feature, which is referenced in the City's Comprehensive Plan, will connect the mall redevelopment to Central Park.

During the early stage of the mall redevelopment it became clear that City did not simply want "a set of stairs and utilitarian switchbacks." Instead, the City desires a unique, iconic pedestrian link between the former mall site and Central Park. Accordingly, the City entered into negotiations with TSG to directly manage the design and construction of the Grand Entry. Ultimately both parties agreed that the City will manage this project, with the developer contributing $300,000. A Development Agreement between TSG and the City was approved on April 21, 2026.

On February 19, 2026 the City of Chesterfield issued a Request for Qualifications (RFQ) to thirteen firms for professional services necessary to design the Grand Entry. Four firms submitted proposals, from which two firms were subsequently interviewed by a group of senior City Staff. Ultimately the Staff chose LJC Design and Engineering as the firm most qualified to provide the necessary professional services. A scope, fee, and contract were then negotiated between LJC and the City of Chesterfield, spearheaded by the Director of Public Works and the City Attorney. This endeavor was more substantive than usual given the uniqueness and importance of this project. The negotiated Scope and Fee ($126,500) are attached.

Note that because we do not know exactly what we are going to construct, it became apparent during negotiations that this would have to be a multi-approval process. The Scope and Fee being presented at this time cover Phase 1, known as the

Character Plan. During the Character Plan Phase the consultant will work with City Staff to create a Concept Plan, including a conceptual design and cost estimate. That Concept Plan will then be presented to the public at an Open House. Detailed design will NOT commence until authorized by City Council as part of Phase 2.

It is my recommendation that the City of Chesterfield enter into a professional services agreement with LJC Design and Engineering in an amount not to exceed $140,000. This figure includes the negotiated fee ($126,500) and contingency to account for change orders or additional work that may become necessary. As referenced above, these design funds will be paid from a prior deposit from TSG, negotiated as part of the Development Agreement. They are specifically designated in Account 120-079-5299. If approved by City Council, design of the Character Plan will commence immediately and I would expect an Open House to be held in August or September. Detailed design will not begin until approved by City Council, at a later date.

Action Recommended

This matter should be forwarded to the full City Council for consideration. Should City Council concur with Staff's recommendation, it should authorize the City Administrator to execute an Agreement with LJC Design and Engineering in an amount not to exceed $140,000 for Phase 1 of the design on the Grand Entry. This includes the negotiated fee ($126,500) and a contingency to account for change orders or additional work that may become necessary. Funding for this design was provided by TSG and is allocated within Account 120-079-5299.

Concurrence: Julie O'Guinn

Julie O'Guinn, Finance Director

EXHIBIT A

1. PROJECT DESCRIPTION AND UNDERSTANDING

The Project consists of providing Design Services for park corridor and open space improvements for the Chesterfield Grand Entrance Project, associated with the Downtown Chesterfield Development. The site is approximately 3.89-acres located at 16301 W. Chesterfield parkway, between Park Circle Drive, and the proposed Downtown Chesterfield Boulevard, on lot 3A, the limits of which is indicated on EXHIBIT A - SITE BOUNDRY MAP.

LJC proposes a three-stage design and delivery approach.
Stage 1] Character Plan [*June 17- September 18, 2026*]
Stage 2] Detailed Design SD thru Bidding [*September 18, - May 21, 2027*]
Stage 3] Construction Administration [*Periodic over 12 months*]

We understand the goal of this effort is to:

- Create a new, world class, iconic, destination and pedestrian link, connecting the new downtown on the former mall site to Central Park and the other amenities to the West.
- Ensure universal design, accessibility, and best practices for providing safe pedestrian crossing[s].
- Provide a variety of programmable spaces reconnecting people to nature, improving their health and wellness.
- Consider pavilion/shade structure[s] at key locations leveraging views and visibility, potentially programmed to improve the user experience and bring the community together.
- Ensure multi-functional spaces, the ability of hosting both large, and small crowds, as well as more intimate collaboration spaces.
- Incorporate examples of innovation, education, and artistic expression throughout the experience.
- Provide a regenerative, productive landscape, that supports biodiversity, with four season interest.

This Proposal is for preparation of Design Documents. It is understood that the Client will appoint a project manager to act as the liaison between the Client team and LJC and to be the point of contact for all communication.

This Agreement assumes that the design team will use previous developed survey data from the adjacent sites thru SD. Stock and Associates will update a site specific ALTA/ASPS/Topo survey prior to SD phase.

In addition, all details of the current government planning approval process for the entire site will be provided to LJC by the Client. Approval details pertaining to site zoning development, density, and land uses as well as any regulations, limitations or restrictions related to site development are to be provided by the Client.

2. CONSULTANTS

The project assumes the following Team assignments:

• Owner	City of Chesterfield
• Client	City of Chesterfield
• Cost Estimating	Everest Estimating
• Architecture	LJC
• Landscape Architecture/Planning	LJC
• Program Development	LJC with Client
• Civil and Survey	Stock Associates
• Geotech	UES
• Structural	KPFF
• Lighting	H2Ltg
• MEP	IMEG
• Engagement/Open House	LJC

Any additional Design Consultants are those who provide special Design Consulting Services to LJC in support of the Project. If it is requested that LJC retain any additional Consultants on the CLIENT's behalf, their charges will be in addition to LJC's fee and added as a supplemental agreement or paid separately by the city. Invoicing and payment shall be the same as in Payment below.

LJC will coordinate with consultants that are separately retained by the CLIENT. LJC shall have no responsibility or liability for the performance or technical sufficiency of the services of such separately retained.

The CLIENT acknowledges they have the funds to pay and shall pay for all professional Design Services and fees, provided by LJC and LJC's Consultants regardless of project approval or financing. If for whatever reason the project does not proceed, the CLIENT shall pay LJC and its Consultants for all work performed and expenses incurred according to the percent complete of the design services up to the date of CLIENT'S notification to stop work.

If the project scope and/or schedules extend beyond the dates indicated above through no fault of LJC and LJC's consultants, additional compensation will be negotiated between the CLIENT and LJC.

3. SCOPE OF DESIGN SERVICES

LJC shall provide the Scope of Design Services listed below. In addition to these milestones, we anticipate weekly progress and coordination meetings with the Client/Consultant team, and bi-weekly Owner review meetings.

STAGE 1] CHARACTER PLAN

<u>3.0– Discovery/ Data Collection/ Programming</u>

Eight (8) week work effort as identified on the project schedule, including participation in team weekly meetings with Client and/or Consultant team (in person and/or via Webex). The team will also meet with the Client/Stakeholder as well as host an open house as appropriate to understand project goals and objectives and user issues

Task 3.0.1 Data Collection / Discovery
Two (2) week work effort at LJC

- Review all previous master plan documents and design thinking
- Visit site, collect and inventory additional site data
- Provide existing Record Survey and Civil Engineering infrastructure related to Lot 3A and abutting properties. [by Stock]
- Draft project goals and objectives
- Draft preliminary development program
- Build base information as context for this effort
- Outline regulatory agency requirements [by Stock]
- Collect/benchmark comparable projects

Task 3.0.2 Kick-off Meeting / Work session
One-day Work session in Chesterfield, with the Client

- Meet with Client to confirm project goals and objectives
- Discuss preliminary, program, and strategy
- Confirm opportunities and constraints
- Discuss benchmark examples
- Review initial concepts and design thinking with Client to establish a common direction
- Obtain Client approval to proceed on selected direction[s]

Task 3.0.3 Pre-design / Concept Plan
Three (3) week work effort at LJC

- Prepare up to three preliminary alternatives based on Client-approved direction
- Incorporate preliminary program components
- Prepare development of preliminary pedestrian and vehicular circulation
- Prepare development of preliminary landscape and open space plan
- Prepare development of preliminary pavilion concepts.
- Discuss art program/strategy
- Prepare development of precedent images
- Prepare development of preliminary phasing strategy
- Provide concepts and narratives specific to the supporting infrastructure [by Stock]
- Review regulatory agency impact
- Prepare drawings for Client review

- Coordinate with cost estimator for pricing and budget development.

Task 3.0.4 Mid-term Review
Half-day Work session at LJC, with the Client

- Present Concept Plan Alternatives with the Client.
- Select Concept Plan approach
- Discuss project schedule for next phase of work.
- Obtain any additional information required to proceed.

Task 3.0.5 Concept Plan Refinements
Three (3) week work effort at LJC.

- Incorporate Client direction into final concept
- Host stakeholder workshop with Staenberg Group.
- Finalize preliminary program components
- Finalize preliminary pedestrian and vehicular circulation
- Finalize landscape and open space plan
- Finalize pavilion concept
- Finalize art program/strategy
- Finalize preliminary phasing strategy
- Incorporate available infrastructure information from engineers
- Prepare drawings for Client review
- Coordinate with cost estimator for pricing and budget development

Task 3.0.6 Final Review
Half-day *Work session in Chesterfield, with the Client*

- Present Concept Plan to the Client.
- LJC and City to review Scope of Phase 2 (below) and revise as necessary. LJC to provide an updated schedule. LJC to submit to City scope and fee for Phase 2 for approval by Chesterfield City Council.

- Obtain any additional information required to proceed.

Task 3.0.7 Open House
Half-day *Work session in Chesterfield, with the Client*

- Present Concept Plan to the public in Open House format.

<u>Work Products:</u>
LJC will prepare the following work products:

- *Character Plan Drawing*: Conceptual Master Plan drawing in color showing the proposed development for the site with general configuration massing of structures, hardscape, vehicular and pedestrian circulation, landscaping and open space relationships, as well as delineation of special features.
- *Circulation Plans*: Diagrams indicating the overall mobility, the vehicular, pedestrian, servicing circulation and parking facilities, if required.
- *Landscape and Open Space Plan*: Indicating overall landscape and open space concept.
- *Pavilion Plans*: Indicating overall program, architectural, and structural concepts.
- *Sectional Diagrams*: Indicating overall design and relationships across the site.
- *Renderings:* One (1) Bird's-eye view sketches showing the overall project area and three (3) vignette sketches indicating the character of the design.
- *Order of Magnitude Estimate of Probable Cost;* Indicating overall cost of the selected scheme. [by cost estimator]
- *Two [2] sets of boards of the above for the open house*

Deliverables

- One digital file of the information for reproduction

Following the delivery of Stage one work products we anticipate a six [6] week Client review period with feedback and alignment with the approved design direction prior to commencing Stage 2. Stage 2 work cannot commence until authorized by the Chesterfield City Council.

STAGE 2] DETAILED DESIGN SD-BIDDING

3.1 - Schematic Design

Six (6) week work effort as identified on the project schedule, including participation in team weekly meetings with Client and/or Consultant team (in person and/or via webex).

Tasks

- Prepare ALTA/NSPS Survey w/ Topography of Adjusted Lot 3 following TSG Infrastructure work & Subdivision Platting: [by Stock]
- Prepare basic drawings to help facilitate design discussion and recommendations.
- Participate in weekly team meetings (in person or via webex)
- Consult with agencies, including MSD, utilities and St. Louis County concerning their requirements for the development improvements.
- Coordinate with architectural design team to integrate the pavilion development.
- Develop Schematic Design Package to determine probable construction cost.

- Planting Plan(s) to include identification of all softscape areas, including key areas such as entry drop off and streetscape, park landscape design, as well as probable plant palette(s).

- Grading Strategy for integration with the landscape/open space including overall site stormwater strategies [SWPPP], and specific levels around any structures (To be coordinated with Stock and LJC)

- Paving Plan(s) identifying all paved areas such as streetscape, plazas, stairways, ramps, walkways, etc. to include dimensions and materials noted.

- Design Intent of site amenities/elements such as structures, pavilion, site furnishings, site walls, entry monuments, wayfinding and signage, and site features in the open space indicating their location, dimensions, material and types to be used.

- Prepare alternative schematic site lighting design options.

▪ Review initial construction cost estimate by cost estimator and refine Schematic Design package as required to ensure that the probable construction cost is within the project budget.

▪ Preparation of outline specifications

Work Products:
LJC will prepare the following Work Products:

▪ <u>ALTA/NSPS Survey w/ Topography of Adjusted Lot 3:</u> (Scale T.B.D.)

▪ <u>Overall Site Plan Drawing:</u> (Scale T.B.D.) Illustrating in color, the proposed development for the site. This drawing will show proposed structures, landscaping/open space and hardscape relationships; vehicular and pedestrian circulation; and additional site amenity locations i.e. shade structures.

▪ <u>Schematic Planting Plan</u> (Multiple Sheets): (Scale T.B.D.) Indicating all softscape areas and their treatment as well as probable plant palette(s). Provide Plant Images & Plant Key

▪ <u>Schematic Paving Plan (Multiple Sheets):</u> (Scale T.B.D.) Indicating all paved areas such as, streetscape, parking, plazas, stairways, ramps, walkways, etc. to include dimensions, materials noted and paving legend.

▪ <u>Schematic Site Section(s) / Detail Plans (Multiple Sheets):</u> (Scale T.B.D.) Schematic section(s) and detail(s) of site amenities/elements such as structures, pavilions, site furnishings, site walls, entry monuments and site features in the open space indicating their location, overall dimensions, materials and types to be used.

▪ <u>Schematic Areas to be Irrigated</u> (Multiple Sheets): (Scale T.B.D.) Indicating irrigated areas and type of irrigation (rotor, spray, drip).

- Specifications: Outline specifications with product cut-sheets.

Deliverables:
LJC will prepare the following Deliverables:
- One (1) digital copy of information [pdf, indesign, autocad] for reproduction.
- Color Site Plan, Architectural renderings (2), and exhibit boards (2) for City's presentation to Planning Commission and/or Architectural Review Board if necessary, as determined by City.

Following the delivery of schematic design work products we anticipate a two [2] week Client review period with feedback and alignment with the approved design direction prior to commencing DD.

3.2 – Design Development
Six (6) week work effort as identified on the project schedule, including participation in team weekly meetings with Client and/or Consultant team (in person and/or via webex).
Tasks
- Participate in weekly team meetings (in person or via webex)

- Ongoing coordination with architectural design team to integrate the pavilion development with the documents.

- Develop Design Development Packages (50% and 100%) to determine probable construction cost.

  - Refine SD (Schematic Design) and finalize Planting Plan(s) to include identification of all softscape areas including key areas such as entry drop off and streetscape, park landscape design, and their treatment as well as schedule of plant palette(s) and typical details.

  - Refine SD Grading Strategy for integration with the landscape/open space including overall site stormwater strategies [SWPPP], and specific levels around any structures, walkways, etc, indicating key spot levels within the landscape/open space and critical levels around the building.

  - Refine SD Utility/Infrastructure Strategy for integration with the overall design.

  - Refine SD and finalize Paving Plan(s) and section(s) identifying all paved areas such as streetscape, plazas, stage area, stairways, ramps, walkways, etc. to include dimensions and schedule of materials to be used including sectional detail development.

  - Refine SD and finalize plan(s) and sections(s) of site amenities/elements such as structures, pavilions, site furnishings, site walls, entry monuments, wayfinding and signage, and site features in the open space indicating their location, dimensions, material and types to be used including sectional detail development.

- Develop Site lighting design including selection of fixture types (including lamping, finish and trim selection) and dimensioned locations of all fixtures. Confirm code required lighting levels are provided. Electrical Engineer to provide conduit pathways and electrical circuiting based on fixture specifications.

- Review construction cost estimate prepared by cost estimator and revise Design Development package as required to ensure that the probable construction cost is within the project budget.

- Preparation of specifications to be included as part of complete Design Development deliverable.

Work Products:
LJC will prepare the following Work Products:

- *Overall Site Plan Drawing: (Scale T.B.D.) Illustrating in color, the proposed development for the site. This drawing will show proposed structures, landscaping/open space and hardscape relationships; vehicular and pedestrian circulation; and additional site amenity locations i.e. shade* structures.

- *Planting Plan (Multiple Sheets)*: (Scale T.B.D.) Indicating all softscape areas and their treatment as well as probable plant palette(s) as well as schedule of plant palette(s) and typical details.

- *Layout & Paving Plan (Multiple Sheets)*: (Scale T.B.D.) Indicating all identifying all paved (excluding roadway) areas such as building entries, drop-off, plazas, stairways, ramps, walkways, etc. to include dimensions and schedule of materials to be used including section detail.

- *Site Section(s) Detail Plans (Multiple Sheets)*: (Scale T.B.D.) Section(s) and detail(s) of site amenities/elements such as site furnishings, pavilions, site walls, entry monuments, wayfinding and signage, and any additional site features indicating their location, overall dimensions and schedule of material and types to be used including section/elevation details.

- *Areas to be Irrigated (Multiple Sheets)*: (Scale T.B.D.) Indicating irrigated areas and type of irrigation (rotor, spray, drip).

- *Specifications*: Design Development Specifications.

Deliverables:
LJC will prepare the following Deliverables:
One (1) digital copy of information [psd, indesign, autocad] for reproduction.

Following the delivery of design development work products we anticipate a two [2] week Client review period with feedback and alignment with the approved design direction prior to commencing CDs.

3.3 Construction Documents, Specifications, and Bidding

Twelve (12) week work effort as identified on the project schedule, including participation in team weekly meetings with Client and/or Consultant team (in person and/or via webex). Phase 3 services will not commence unless a bid package is awarded. Phase 3 services must be authorized by the Chesterfield City Council.

Tasks:

- LJC and City to review Scope of Phase 3 (below) and revise as necessary. LJC to provide an updated schedule. LJC to submit to City scope and fee for Phase 3 for approval by Chesterfield City Council
- Participate in weekly team meetings (in person or via webex)
- Ongoing coordination with architectural design team to integrate the pavilion development with the landscape plans.
- Develop Construction Document Site Landscape Packages (50% and 100%) to determine probable construction cost.
- Prepare final grading plans including estimate of earthwork. Design and prepare Erosion Control Plans satisfactory for City Requirements and MDNR. Incorporate recommendation from the project.
- Geotechnical Engineer. Included is profile preparation for site “Retaining Walls”. Actual retaining walls will be by structural engineer. Global stability will be by project Geotechnical Engineer.
- Prepare the required storm sewer plans, profiles, and computations, including the required drainage area maps. Design and prepare Stormwater Management System for an enclosed pipe system. All required BMP’s Lot 3A are provided within the “WHV Lake”.
- Prepare the required sanitary sewer plans, profiles, and details as directed by MSD. We limit our design to on-site improvements only. This proposal assumes sanitary storage is incorporated on Lot 3A as part of the overall Downtown Chesterfield Project.
- Finalize and document Planting Plan(s) to include identification of all softscape areas including key areas such as entry drop off and streetscape, park landscape design, and their treatment as well as schedule of plant palette(s) and typical details.

- Finalize grading strategy for integration with the landscape/open space including overall site stormwater strategies, and specific levels around any structures, walkways, etc. indicating key spot levels within the landscape/open space and critical levels around the building.

- Finalize and document Utility Plan[s]

  - Submit the engineering drawings to the following agencies for review and comment:
    a. City of Chesterfield
    b. The Metropolitan St. Louis Sewer District
    c. All utility companies
    d. Monarch Fire Department
    e. Missouri Department of Natural Resources
    f. St. Louis County Department of Transportation

  - Coordination with utility companies regarding existing and proposed facilities. Processing plans through the required agencies for approval. Revisions required by agencies for approval.

- Finalize and document Paving Plan(s) and section(s) identifying all paved areas such as streetscape, plazas, pavilion area, stairways, ramps, walkways, etc. to include dimensions and schedule of materials to be used including sectional detail development.

- Finalize and document plan(s), sections(s) and detail of site amenities/elements such as structures, pavilions, site furnishings, site walls, entry monuments, wayfinding and signage, and site features in the open space indicating their location, dimensions, material and types to be used including sectional detail development.

- Document lighting design including selection of fixture types (including lamping, finish and trim selection) and dimensioned locations of all fixtures. Confirm code required lighting levels are provided.

- Review construction cost estimate prepared by cost estimator and revise Construction Documentation package as required to ensure that the probable construction cost is within the project budget.

- Preparation of specifications to be included as part of complete Construction Documentation

- Issues Construction Document Packages for ‘Long Lead’ items and final ‘Issued for Construction’.

Work Products:

LJC will prepare the following Work Products:

- *Final Planting Plan (Multiple Sheets)*: (Scale T.B.D.) Indicating all softscape areas and their treatment as well as probable plant palette(s) as well as schedule of plant palette(s) and details.
- *Final Layout & Paving Plan (Multiple Sheets)*: (Scale T.B.D.) Indicating all areas such as plazas, stairways, ramps, walkways, streets etc. to include location, detail dimensions and schedule of materials to be used including section detail.
- *Final Site Section(s) Detail Plans (Multiple Sheets)*: (Scale T.B.D.) Section(s) and detail(s) of site amenities/elements such as site furnishings, pavilions, site walls, entry monuments, wayfinding, signage, and any additional site features in the open space indicating their location, dimensions and schedule of material and types to be used including section/elevation details.
- *Final Areas to be Irrigated (Multiple Sheets)*: (Scale T.B.D.) Indicating irrigated areas and type of irrigation (rotor, spray, drip).
- Final Specifications: Construction Document Specifications.

Deliverables:

LJC will prepare the following Deliverables:

- One (1) digital copy of information [psd, indesign, autocad] for reproduction.

Following the delivery of construction documentation work products we anticipate a two [2] week Client review period with feedback and alignment with the approved design direction prior to commencing Bidding.

3.4 Bidding

Four (4) week work effort upon Client approval of CDs and authorization to proceed.

Tasks:

- LJC and Stock will assist Client in establishing a list of prospective contractors. Following Client's approval of the Contract Documents, LJC will assist Client in (1) obtaining Guaranteed Maximum Price bids; (2) confirming responsiveness of bids; (3) determining the successful bid, if any; and (4) awarding contracts for construction.

- Bidding Documents consist of the bidding requirements and proposed Construction Documents. LJC will assist Client in bidding the Project by: Organizing and conducting a pre-bid conference for prospective bidders; Preparing responses to questions from prospective bidders and providing clarifications/interpretations of the Bidding Documents; Organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by Client.

STAGE 3] CONSTRUCTION ADMINISTRATION

Stage 3 services will not commence unless a bid package is awarded. Phase 3 services must be authorized by the Chesterfield City Council

<u>3.5 Construction Administration</u>

Periodic over a Twelve (12) month work effort as identified on the project schedule, including LJC and Stock participation in team bi-weekly meetings with Client and/or Consultant team (in person and/or via Webex).

Tasks:

- Participate in pre-construction conference to answer questions and coordinate with meeting times, locations and confirm processing time requirements for submittals, RFIs etc.

- Provide plant material selection/inspection at the nursery prior to shipping, after delivery to site and installation. Provide on-site approval of plant material layout.

- Provide responses to RFIs submitted by contractor within an agreed upon timeframe of receipt. RFIs will be responded by either email or construction management system/software.

- Review shop drawings and submittals. Shop drawings and submittals will be reviewed within four (4) working days of receipt. Shop drawings and submittals will be responded by either email or construction management system/software. Review mock-ups of materials for approval regarding workmanship and quality.

- Provide Construction Bulletin in the form of sketch or written direction that provides added clarification or revision to a drawing or specification. A bulletin may be used to respond to a specific RFI.

- In-the-event-that a change order is necessary the production of sketches and drawings necessary to allow the contractor to proceed past project obstacles. Change orders requested by Client would result in additional services. Change orders will be responded to within an agreed upon timeframe of receipt.

- Provide periodic field reviews a key project milestones of site construction and landscape installation and prepare punch lists and final inspection.

4. COMPENSATION, REIMBURSABLE EXPENSES, & PAYMENT

<u>Compensation</u> – LJC's compensation for performing the above-mentioned Stage One Design Services, shall be a Lump Sum Fee, in the amount of One-Hundred Twenty-Two Thousand Five Hundred Dollars ($122,500.00) PLUS project related reimbursable expenses. All Compensation paid to LJC shall be in US Dollars. We anticipate the reimbursable project expenses to be approximately US$4,000.00.

Stage One] Character Plan	$122,500.00
Stage Two] SD thru CD and Bidding, including ALTA.	$TBD prior to completion of Stage One
Stage Three] Construction Administration	$TBD prior to completion of Stage Two

Reimbursable Expenses - In addition to compensation for the Planning and Design Services, LJC and its Consultants shall be authorized and reimbursed for out-of-pocket expenses in-connection with the project. These expenses include:

1. Expense of transportation in-connection with the Project; limited to expenses in connection with authorized out-of-town travel; and fees paid for securing approval of authorities having jurisdiction over the Project.

2. For assignments where the compensation is on an hourly rate basis, postage and handling of Drawings, Specifications and other documents, and expense of long-distance telecommunications.

3. Expense of reproduction of all documents for scheduled Progress Printings when incurred by LJC, postage for shipping progress print documents to the CLIENT and/or Contractor.

4. Expense and fees incurred by the Civil Engineering consultant for submittal review and processing, including such items as variance fees, grading permit fees, recording fees for easements and record plats.

5. Expense of photography, professional renderings and illustrations, and physical models.

The CLIENT shall pay directly for the above types of expenses. LJC will arrange for billing such expenses directly to the CLIENT in so far as is practical. All other expenses are included in Compensation.

LJC

EXHIBIT A.1 – STUDY AREA BOUNDARIES

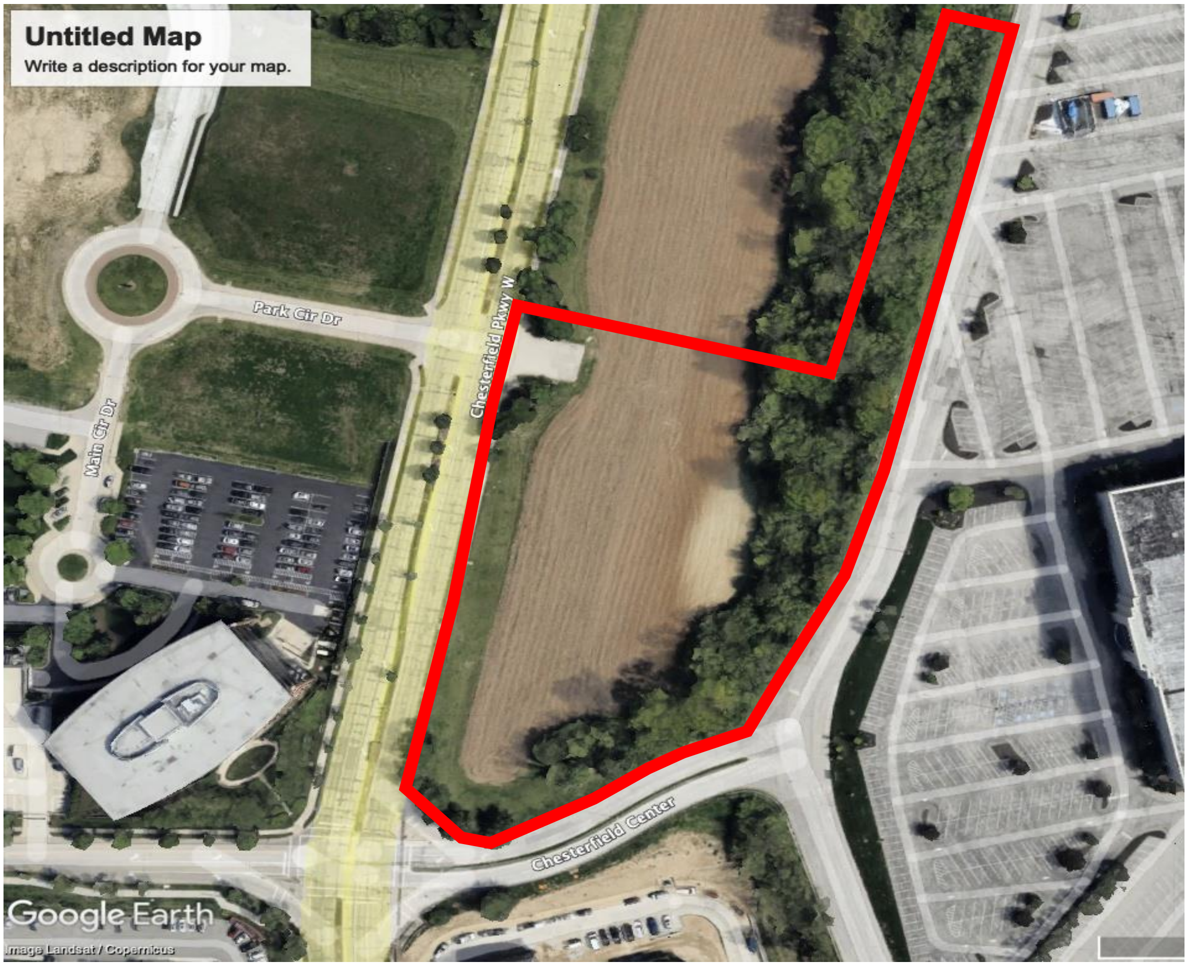
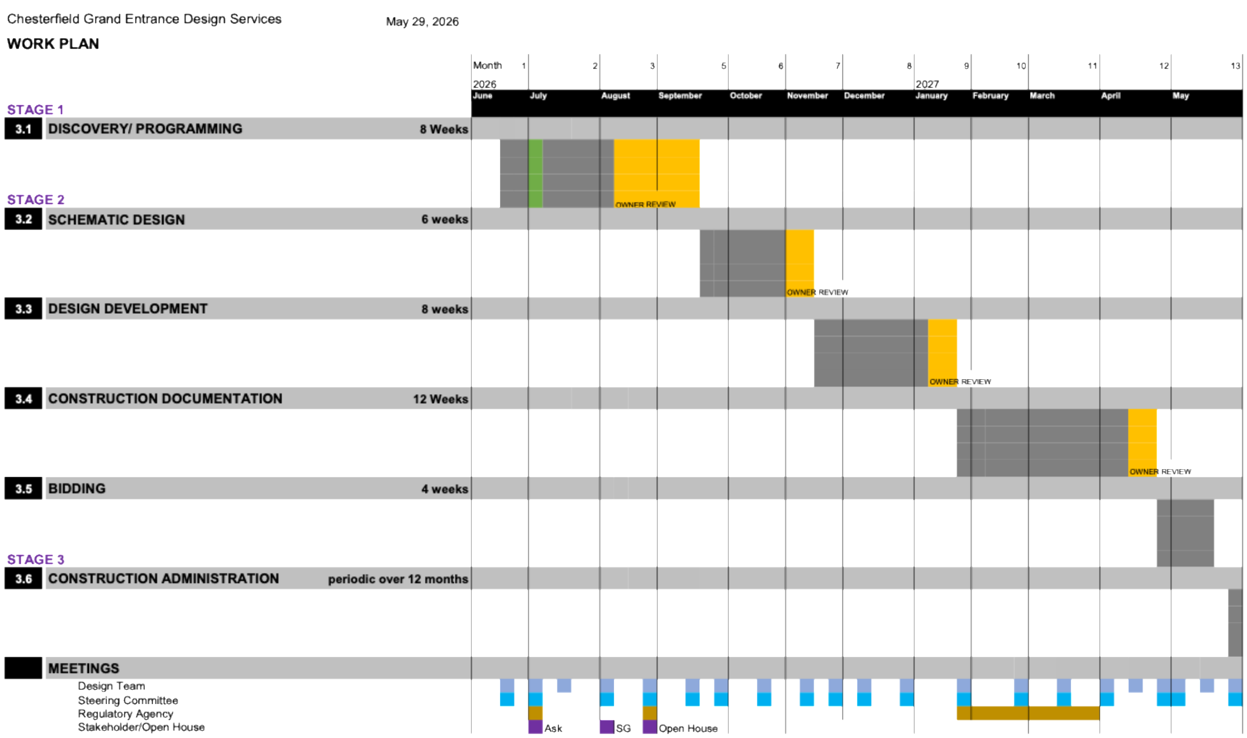


EXHIBIT A.2 – PROJECT SCHEDULE



LJC

EXHIBIT A.3 – HOURLY RATES

The Hourly Rate Schedule will be revised annually up to a maximum of 5%
(Valid through 4/30/27)

GENERAL

Sr. Director	$375.00
Director	$295.00
Sr. Project Leader	$265.00
Project Leader	$220.00
Sr. Project Coordinator	$150.00
Project Coordinator	$110.00
Marketing Coordinator	$125.00
Administrative Coordinator	$100.00
Intern	$60.00

ARCHITECTURE

Sr. Project Architect / Sr. Project Designer	$220.00
Project Architect / Project Designer	$175.00
Architect 3 / Architectural Designer 3	$160.00
Architect 2 / Architectural Designer 2	$150.00
Architect 1 / Architectural Designer 1	$140.00
Design Staff 3	$130.00
Design Staff 2	$120.00
Design Staff 1	$110.00

INTERIORS

Sr. Interior Designer	$220.00
Interior Designer 4	$175.00
Interior Designer 3	$160.00
Interior Designer 2	$135.00
Interior Designer 1	$110.00

LANDSCAPE ARCHITECTURE, PLANNING, & URBAN DESIGN

Sr. Landscape Architect / Sr. Site Designer	$220.00
Landscape Architect 4 / Site Designer 4	$175.00
Landscape Architect 3 / Site Designer 3	$160.00
Landscape Architect 2 / Site Designer 2	$150.00
Landscape Architect 1 / Site Designer 1	$140.00
Site Design Staff 3	$130.00
Site Design Staff 2	$120.00
Site Design Staff 1	$110.00
Sr. Urban Planner / Sr. Urban Designer	$220.00
Urban Planner 4 / Urban Designer 4	$175.00
Urban Planner 3 / Urban Designer 3	$160.00
Urban Planner 2 / Urban Designer 2	$135.00
Urban Planner 1 / Urban Designer 1	$110.00

ENGINEERING

Engineering Manager	$235.00
Sr. Engineer / Sr. Project Engineer	$210.00
Engineer 3 / Project Engineer 3	$180.00
Engineer 2 / Project Engineer 2	$155.00
Engineer 1 / Project Engineer 1	$130.00
Design Manager	$200.00
Sr. Designer	$180.00
Designer 3	$145.00
Designer 2	$130.00
Designer 1	$115.00

BILL NO.________ **ORDINANCE NO. _________**

AN ORDINANCE OF THE CITY OF CHESTERFIELD AUTHORIZING THE SALE OF 16.95 ACRES OF EXCESS REAL ESTATE TO STAENBERG ADVISORS LLC OR ITS AFFILIATES

WHEREAS, the Staenberg Group submitted a proposal to acquire certain real estate within the City of Chesterfield; and

WHEREAS, the City determined that said real estate was in excess of what is required to meet the requirements of the Chesterfield Master Stormwater Plan; and

WHEREAS, not more than 10 acres of the total 16.95 acres of land may be reclaimed and re-purposed; and

WHEREAS, if this land is to be conveyed and re-purposed, the purchaser will be required to extend the stormwater infrastructure to ensure the integrity and function of the Chesterfield Valley Stormwater Master Plan; and

WHEREAS, the City of Chesterfield previously passed ordinance #3292 authorizing the sale of this land; and

WHEREAS, there exists substantial restrictions relative to the use of this property, as discovered and documented by title research; and

WHEREAS, the City of Chesterfield desires to convey the real estate; and

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

Section 1: The City of Chesterfield, City Council hereby authorizes the sale of approximately 16.95 acres of real estate as depicted on EXHIBIT A attached hereto, locator number 17U320102, 17159 Edison Avenue Chesterfield Missouri, to the Staenberg Advisors LLC or their affiliates at a sale price of $250,000.

Section 2: The City Administrator is hereby authorized and directed to execute all necessary documents to convey the described.

Section 3: 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

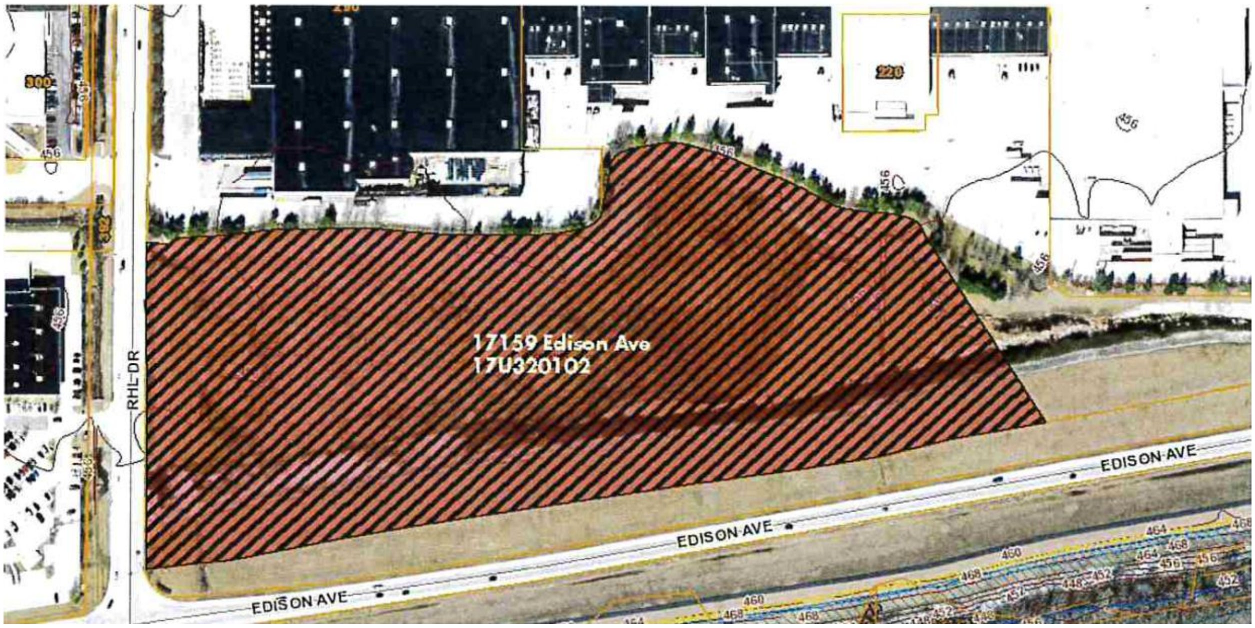
ATTEST:

Vickie McGownd

FIRST READING HELD:

EXHIBIT A

Depiction of the Property



CHESTERFIELD COMMONS
CHESTERFIELD, MO
EXCLUSIVE USES AND OTHER RESTRICTIONS

A general summary of the Exclusive Uses and Other Restrictions for Chesterfield Commons as of July 18, 2024.

EXCLUSIVE USES

1. Sale of commercial and retail fitness equipment (excluding tenants over 18,000sf)
2. Dance Studio
3. High end full-service hair salon
4. Electronic equipment or appliances
5. Household appliances
6. Personal computers, peripherals and entertainment software
7. Gourmet foods for off-premises consumption
8. Products made from wicker and/or rattan
9. Dollar stores
10. Pizza restaurant
11. Sporting goods specializing in running shoes
12. Christmas ornaments
13. Greeting cards, gift wrap and party supplies
14. Nail salon
15. Roast beef restaurant
16. Hardware store
17. Nursery or lawn care
18. Paint, flooring, carpet or home décor store
19. Home improvement center
20. Mattresses
21. Arts and crafts including frames, flowers, wedding and party goods
22. Italian restaurant
23. Gas station
24. Retail sale of pets, pet food, accessories and pet services
25. Off-price sale of apparel (over 17,000sf)
26. Wholesale club

OTHER RESTRICTIONS AND PROHIBITED USES

1. Residential Use
2. Office
3. Adult bookstore or movie theater
4. Headshop
5. Bar or tavern (except in connection with a restaurant)
6. Massage parlor

7. Movie theater
8. Auditorium, school, church of any public assembly
9. Flea market or second-hand store
10. Gymnasium or health club
11. Dance hall, billiard or pool hall or night club
12. Bowling alley
13. Video arcade
14. Skating rink
15. Car wash
16. Motor vehicle repair
17. No drive-thru windows
18. Gambling or off-track betting
19. Buildings cannot exceed one (1) story
20. Funeral home
21. Automobile sales
22. Auction or bankruptcy sale
23. Pawn shop
24. Outdoor circus
25. Shooting gallery

The above is a general summary based on the Exclusive Uses and Other Restrictions list dated July 18, 2024 as provided by TKG. Please review the actual document or tenant lease for specific and exact information.

Mike Geisel

City Administrator

690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council

Date: May 13, 2026

RE: Executive Session – TSG Land Purchase

The regular City Council meeting agenda for Monday, May 18th currently has a very light agenda. However, we have scheduled an executive, closed session immediately following our worksession which is scheduled to begin at 6 :00 pm.

There are two items to be discussed in closed session:

1) Harmoni Towers litigation, this is the cell tower litigation in ward one. City attorney Graville and City defense Counsel Robert Plunkert will provide an update and request direction regarding potential settlement. Legal Counsel will provide an informational packet to you under separate cover prior to the closed session.
2) TSG land acquisition. City Council previously authorized the sale of 16.95 acres of land, south of Lowes and north of Edison Road in Chesterfield Valley. This is land that was originally conveyed (exacted) by THF to the City of Chesterfield (without direct compensation) for stormwater purposes in conjunction with the development of the retail strip center. At the time of conveyance, the stormwater modeling was in its infancy and 10 of the 16.95 acres is excess stormwater reservoir no longer required for stormwater management. We determined that up to 10 acres of the total parcel could be reclaimed for other purposes without impacting the function of the Valley Master Stormwater plan. City Council previously approved Ordinance #3292, authorizing the sale at the TSG offered price of $500,000. During their subsequent due diligence, they discovered that there were multiple title restrictions involving approval of the other investment partners of THF, which led to TSG abandoning their original purchase for $500,000 due to the title restrictions. TSG has now expressed their interest in pursuing the parcel once again, however at a reduced value of $250,000. They offer a short 30 day due diligence period to request an updated title as they have already completed a survey and phase 1 environmental study.

They offer a closing within 15 days after the expiration of the due diligence period.

As you also may remember, this particular property is an ongoing problem property for the City. Because of the flat topography, it is difficult if not impossible to mow without leaving significant ruts. I also remind you that this property was originally exacted by the City without compensation.

TSG has requested that I determine the City's interest in selling the property for $250,000, with all of the attendant restrictions as was approved with the original approval.

I've provided attached hereto, the compilation of prior materials that Council considered when deliberating the sale of this property.

As is always the case, if you have any questions or require additional information, please do not hesitate to contact me.

Outlook

Chesterfield Commons

From Tim Lowe <tlowe@tsgproperties.com>
Date Tue 4/28/2026 10:58 AM
To Mike Geisel <mgeisel@chesterfield.mo.us>
Cc Michael Staenberg <mstaenberg@tsgproperties.com>; Scott Heitland <sheitland@tsgproperties.com>

3 attachments (1 MB)

Exclusive Uses and Other Restriction.docx; noreply@tsgproperties.com_20260331_152605.pdf; noreply@tsgproperties.com_20260409_120141.pdf;

Mike:

As we discussed, TSG is again interested in the opportunity to acquire the approximate 16.95-acre parcel located at 17159 Edison Avenue in Chesterfield, MO. Due to the extensive number of exclusives, restrictions and prohibited uses recorded against the parcel, TSG is willing to acquire the parcel under the following terms:

1. Purchase Price: $250,000
2. Delivery Condition: As-Is
3. Due Diligence Period: 30 days to review an updated title. Please note that we already have a survey and Phase I assessment from our last effort.
4. Closing Date: 15 days after waiver or expiration of the Due Diligence Period.

As you will recall, TSG was previously under contract to acquire the property in 2025. During the Due Diligence process, we reviewed title and uncovered a substantial number of exclusives, restriction and prohibited uses that were recorded against this parcel and impact its ability to be redeveloped. A copy of the title report and a summary of the Exclusives, Restrictions and Prohibited Uses currently recorded on the parcel is also attached. Unfortunately, we determined this de-valued the property and were forced to terminate the Purchase contract. We have since spent some time reviewing these exclusives, restriction and prohibited uses and now believe that a much smaller retail development might be feasible. But at a lower purchase price.

Please discuss with City Council and let me know how you would like to proceed.

Thanks,
TIM

Tim Lowe
Senior Vice President of Development
The Staenberg Group
2127 Innerbelt Business Center Drive, 2nd Floor
St. Louis, MO 63114
(314) 513-0018

THE STAENBERG GROUP

BEYOND DEVELOPMENT™

BILL NO. 3500 **ORDINANCE NO.** 3292

AN ORDINANCE OF THE CITY OF CHESTERFIELD AUTHORIZING THE SALE OF 16.95 ACRES OF EXCESS REAL ESTATE TO STAENBERG ADVISORS LLC OR ITS AFFILIATES

WHEREAS, the Staenberg Group submitted a proposal to acquire certain real estate within the City of Chesterfield; and

WHEREAS, the City determined that said real estate was in excess of what is required to meet the requirements of the Chesterfield Master Stormwater Plan; and

WHEREAS, not more than 10 acres of the total 16.95 acres of land may be reclaimed and re-purposed; and

WHEREAS, if this land is to be conveyed and re-purposed, the purchaser will be required to extend the stormwater infrastructure to ensure the integrity and function of the Chesterfield Valley Stormwater Master Plan; and

WHEREAS, the City of Chesterfield contracted for an independent appraisal of said property; and

WHEREAS, the City of Chesterfield desires to convey the real estate; and

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

Section 1: The City of Chesterfield, City Council hereby authorizes the sale of approximately 16.95 acres of real estate as depicted on EXHIBIT A attached hereto, locator number 17U320102, 17159 Edison Avenue Chesterfield Missouri, to the Staenberg Advisors LLC or their affiliates at a sale price of $500,000.

Section 2: The City Administrator is hereby authorized and directed to execute all necessary documents to convey the described.

Section 3: This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6th day of May, 2024.

Daniel Hurt
Presiding Officer

Bob Nation
Bob Nation, Mayor

- The City would convey the entire 16.95 acres and the responsibility for maintaining the entire property, including the remaining stormwater basin, would transfer with the conveyance.
- Any development of the property would require that the owner goes through the planning process.
- No more than ten acres of the basin could be recovered. That would require the developer to provide at least 129,000 cubic yards of compacted fill material and extend three box culverts and two pipe culverts an additional 1,100 feet. The estimated cost of the fill, pipe and culvert extensions could exceed $2.4 million.

Mr. Geisel requested City Council's consideration of TSG's offer to purchase the referenced property. He also requested consideration to contract for a commercial appraisal of the property before committing to a conveyance. The property is likely worth more than $500,000, but substantial unusual development costs are involved, due to import of fill material and extension of enclosed culverts. An appraisal would provide a basis for explanation of the transaction, and justification for the level of compensation.

As a side note, Mr. Geisel informed City Council that Missouri Department of Transportation (MODOT) has inspected the culvert under RHL Drive and found that it will need to be replaced in a couple of years – this will be the City's responsibility. He suggested, if TSG's offer is accepted, Council may want to consider setting the proceeds aside to offset the cost of this culvert replacement.

Councilmember Hansen made a motion, seconded by Councilmember Moore, to direct staff to conduct an appraisal on the property, funded by a transfer from General Fund Fund Reserves not to exceed $5,000, and to come back with a sale agreement in the appraised amount for final approval. A roll call vote was taken with the following results: Ayes – Budoor, Monachella, Hurt, Moore, McGuinness, Hansen and Mastorakos. Nays – None. Mayor Nation declared the motion passed.

There being no further business to discuss, the meeting was adjourned by Mayor Nation at 6:50 p.m.

Respectfully submitted:

MGeisel	Vickie McGownd
Mike Geisel City Administrator	Vickie McGownd City Clerk

APPROVED BY CITY COUNCIL: 3/18/24

CHESTERFIELD COMMONS
CHESTERFIELD, MO
EXCLUSIVE USES AND OTHER RESTRICTIONS

A general summary of the Exclusive Uses and Other Restrictions for Chesterfield Commons as of July 18, 2024.

EXCLUSIVE USES

1. Sale of commercial and retail fitness equipment (excluding tenants over 18,000sf)
2. Dance Studio
3. High end full-service hair salon
4. Electronic equipment or appliances
5. Household appliances
6. Personal computers, peripherals and entertainment software
7. Gourmet foods for off-premises consumption
8. Products made from wicker and/or rattan
9. Dollar stores
10. Pizza restaurant
11. Sporting goods specializing in running shoes
12. Christmas ornaments
13. Greeting cards, gift wrap and party supplies
14. Nail salon
15. Roast beef restaurant
16. Hardware store
17. Nursery or lawn care
18. Paint, flooring, carpet or home décor store
19. Home improvement center
20. Mattresses
21. Arts and crafts including frames, flowers, wedding and party goods
22. Italian restaurant
23. Gas station
24. Retail sale of pets, pet food, accessories and pet services
25. Off-price sale of apparel (over 17,000sf)
26. Wholesale club

OTHER RESTRICTIONS AND PROHIBITED USES

1. Residential Use
2. Office
3. Adult bookstore or movie theater
4. Headshop
5. Bar or tavern (except in connection with a restaurant)
6. Massage parlor

7. Movie theater
8. Auditorium, school, church of any public assembly
9. Flea market or second-hand store
10. Gymnasium or health club
11. Dance hall, billiard or pool hall or night club
12. Bowling alley
13. Video arcade
14. Skating rink
15. Car wash
16. Motor vehicle repair
17. No drive-thru windows
18. Gambling or off-track betting
19. Buildings cannot exceed one (1) story
20. Funeral home
21. Automobile sales
22. Auction or bankruptcy sale
23. Pawn shop
24. Outdoor circus
25. Shooting gallery

The above is a general summary based on the Exclusive Uses and Other Restrictions list dated July 18, 2024 as provided by TKG. Please review the actual document or tenant lease for specific and exact information.

CHESTERFIELD
COMMONS

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Old Republic Title Company of St. Louis, Inc.
Issuing Office: 14323 South Outer 40 Road
Suite 200-S Chesterfield, MO 63017
Issuing Office's ALTA Registry ID:
Loan ID Number: N/A
Commitment Number: 2404468
Issuing Office File No.: 2404468

Property Address: 17159 Edison Avenue, Unit # A
Chesterfield, MO 63005

Revision Number: N/A

SCHEDULE A

1. Commitment Date: November 19, 2024 at 8:00 a.m.

2. Policy to be issued:
   a. 2021 ALTA OWNER'S POLICY (07-01-21)
   PROPOSED INSURED:
   TMF, LLC
   Proposed Amount of Insurance: $500,000.00
   The estate or Interest to be insured: Fee Simple

   b. 2021 ALTA LOAN POLICY (07-01-21)
   PROPOSED INSURED:
   To Be Determined
   Proposed Policy Amount: TBD
   The estate or Interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   City of Chesterfield, Missouri

5. The land is described as follows:
   In the County of St. Louis, State of Missouri:

   A tract of land being part of Lot 8 of "Chesterfield Common" a subdivision according tot the plat thereof recorded in Plat Book 348 pages 554 through 564 of the St. Louis County Records, in U.S. Surveys 125 and 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Commencing at the intersection of the East line of RHL Drive, 100' wide, with the North line of Lot 12 of said "Chesterfield Commons"; thence Northwardly along said East line of RHL Drive, 100 feet wide, along a curve to the right whose radius point bears North 81 degrees 45 minutes 29 seconds East 58.00 feet from the last mentioned point, a distance of 8.71 feet to a point; thence North 00 degrees 21 minutes 46 seconds East 65.32 feet to the actual point of beginning of the tract herein described; thence continuing along said East line of RHL Drive, 100' wide, North 00 degrees 21 minutes 46 seconds East 17.82 feet to a point; thence North 00 degrees 22 minutes 43 seconds West 154.50 feet to a point; thence North 00 degrees 21 minutes 46 seconds East 313.83 feet to a point; thence leaving said East line of RHL Drive, 100 feet wide, South 89 degrees 38 minutes 14 seconds East 38.32 feet to a point; thence North 52 degrees 08 minutes 37 seconds East 17.04 feet to a point; thence North 86 degrees 33 minutes 51 seconds East 124.87 feet to a point; thence North 83 degrees 27 minutes 53 seconds East 49.47 feet to a point; thence North 87 degrees 54 minutes 15 seconds East 50.99 feet to a point; thence North 88 degrees 57 minutes 15 seconds East 100.44 feet to a point; thence South 85 degrees 27 minutes 24 seconds East 150.06 feet to a point; thence North 89 degrees 25 minutes 17 seconds East 150.40 feet to a point; thence North 85 degrees 35 minutes 29 seconds East 48.03 feet to a point; thence North 76 degrees 28 minutes 59 seconds East 53.22 feet to a point; thence North 42 degrees 02 minutes 54 seconds East 26.33 feet to a point; thence North 09 degrees 44 minutes 58 seconds East 53.16 feet to a point; thence North 16 degrees 09 minutes 41 seconds East 46.43 feet to a point; thence North 58 degrees 10 minutes 08 seconds East 31.14 feet to a point; thence North 82 degrees 22 minutes 04 seconds East 76.63 feet to a point; thence South 81 degrees 11 minutes 18 seconds East 51.39 feet to a point; thence South 71 degrees 46 minutes 07 seconds East 53.50 feet to a point; thence South 67 degrees 54 minutes 44 seconds East 106.82 feet to a point; thence South 64 degrees 17 minutes 53 seconds East 113.03 feet to a point; thence South 84 degrees 04 minutes 42 seconds East 105.93 feet to a point; thence South 67 degrees 25 minutes 18 seconds East 25.57 feet to a point; thence South 31 degrees 08 minutes 45 seconds East 141.10 feet to a point; thence South 34 degrees 00 minutes 33 seconds East 269.76 feet to the North line of said Lot 12 of "Chesterfield Commons"; thence Westwardly along said North line the following courses and distances: South 79 degrees 40 minutes 24 seconds West 166.54 feet, South 75 degrees 46 minutes 09 seconds West 125.13 feet, South 81 degrees 39 minutes 49 seconds West 271.81 feet, South 81 degrees 53 minutes 33 seconds West 331.62 feet, South 81 degrees 18 minutes 09 seconds West 248.47 feet, South 79 degrees 26 minutes 42 seconds West 106.18 feet, South 79 degrees 10 minutes 32 seconds West 192.07 feet, South 83 degrees 44 minutes 16 seconds West 87.45 feet and South 83 degrees 23 minutes 33 seconds West 67.19 feet to the point of beginning and containing 16.953 acres according to calculations by Volz Inc. during December 2005.

Being the same property acquired by instrument recorded in Book 17062 page 2555.

Address: 17159 Edison Avenue, Unit # A
Chesterfield, MO 63005

Locator Number: 17U 320 102

SCHEDULE B - I
COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records

5. All documents which are to be recorded in connection with this file in the Office of the Recorder of Deeds must comply with Sections 59.005, 59.310 and 59.313 RSMo. Any document which does not comply with the provisions of these Sections will be subject to an additional $25.00 recording fee to be charged by the Recorder of Deeds.

6. The Company must be informed, prior to closing, of any alterations, repairs or new construction in progress, recently completed or contemplated, at which time additional requirements may become necessary.

7. A valid state issued driver license is required for all transactions closed through Old Republic Title Company of St. Louis, Inc. If non-driver state ID is provided, then a second form of identification will be required. Contact your closer for additional acceptable forms of identification.

8. Pursuant to Section 381.058 RSMo., Purchaser/Lender and Seller will be issued a closing protection letter at the cost of $25.00. A closing protection letter protects a buyer, lender or seller against losses because of the following acts of the title insurer's named issuing title agency or agent:
   a. Acts of theft of settlement funds or fraud with regard to settlement funds; and
   b. Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage.

   NOTE: "Pursuant to Section 381.412 RSMo., all monies due from the purchaser or the loan must be in the form of a Cashier's Check, Certified Check, or Wire Transfer ("Good Funds")."

   If funds at closing are not in the form of a Wire Transfer it could result in a delay in transferring possession.

9. The Land to be insured is reported as vacant by the Assessor's Office of the County of St. Louis.

10. Provide this Company a copy of 1) the articles of organization, (2) written operating agreement and all amendments thereto, (3) current membership roster and (4) a certificate of good standing of TMF, LLC and that said documents must be reviewed and approved for use prior to closing. The Company reserves the right to make further requirements after review.

11. Provide appropriate Broker's Affidavit signed by both seller and buyer.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

12. Provide a Seller's Affidavit acceptable to this company.

13. Duly authorized deed from City of Chesterfield, Missouri vesting title in TMF, LLC.

14. A copy of the Ordinance from the City of Chesterfield, Missouri authorizing above transaction should be presented to this Company for examination.

15. Duly authorized Deed of Trust from TMF, LLC securing the Loan.

16. Pay any unpaid assessments for maintenance of sewer system.

17. Pay any unpaid assessments by Monarch Chesterfield Levee District.

18. Pay any unpaid General and/or Special Taxes for the City of Chesterfield, if any.

Note: This Company will not insure the Proposed Insured against any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records until such time as all construction funds are properly disbursed through a disbursing agent acceptable to the Company.

SCHEDULE B - II
COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Standard Exceptions

2. (a) Rights or claims of parties in possession not shown by the public records.

   (b) Easements, or claims of easements, not shown by the public records.

   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.

   (d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

   (e) General taxes for the year 2024 and thereafter, none now due and payable.

3. Any Special Taxes entered against said property subsequent to the date hereof.

4. Terms and provisions contained in Ordinance No. 10160, a copy of which is recorded in Book 7340 page 1140.

5. Easement granted to St. Louis County Water Company by the instruments recorded in Book 7476 page 510, Book 7517 page 249 and Book 12065 page 1155.

6. Easement granted to the Metropolitan St. Louis Sewer District by the instruments recorded in Book 7901 page 2315, Book 7970 page 264 and Book 7933 page 884.

7. Terms and provisions of the agreement dated as of July 17, 1984 between Virginia M. Stone and Elizabeth Willi, Co-Executrixes of the Estate of Mathilda Willi, deceased and the Monarch-Chesterfield Levee District recorded on July 26th, 1984 in Book 7645 page 1617.

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8. Terms and provisions of the Development Plan according to the plats thereof recorded in Plat Book 347 pages 101 thru 143, Plat Book 347 pages 328 thru 333, Plat Book 348 pages 11 thru 16, ctitle.com/stl/Documents/DownloadAndView/?docId=62CA4B92-B5BA-41DC-A2F1-6E77F4126D93&system=" Plat Book 348 pages 372 thru 375, s.oldrepublictitle.com/stl/Documents/DownloadAndView/?docId=15A66B08-DB07-484A-AC07-F1FE9D668ECF&system=" Plat Book 348 pages 430 and 431, Plat Book 348 pages 440 thru 446, Plat Book 348 pages 549 thru 551, Plat Book 349 pages 1 thru 4, Plat Book 349 pages 5 thru 9 and Plat Book 349 pages 10 thru 11.

9. Terms and provisions of Ordinance No. 1344, a certified copy of which is recorded at Book 12008, Page 1759.

10. Notice of Consolidation dated as of April 12, 1999 executed by THF Chesterfield Development, LLC recorded on April 12, 1999 in Book 12068 page 606.

11. Easement granted to Union Electric Company d/b/a AmerenUE by the instruments recorded in Book 12120 page 687, Book 12147 page 1065, Book 12248 page 1181, Book 12508 page 1918, Book 12716 page 229, Book 13075 page 723 and Book 15907 page 658.

12. Looped Multi-feed Water System Use Restriction dated July 9, 1999 by and between THF Chesterfield Development, LLC and St. Louis County Water Company recorded in Book 12217 page 287.

13. Permanent Drainage Easement in favor of St. Louis County Water Company recorded in Book 12268 page 585.

14. Easement granted for water pipe in favor of St. Louis County Water Company by the instrument recorded in Book 12275 page 651.

15. Terms and provisions contained in Ordinance No. 1501, a copy of which is recorded in Book 12049 page 2050.

16. Terms and provisions contained in the City of Chesterfield Ordinance No. 1878, a copy of which is recorded in Book 14934 page 1595.

17. Restrictions, conditions and easements contained in the instrument recorded in Book 12329 page 298.

18. Easement granted to Laclede Gas Company by the instruments recorded in Book 12249 page 105, Book 12477 page 2692, Book 13572 page 918 and Book 15287 page 2279.

19. Easement granted to La Carnassier, LLC by the instrument recorded in Book 12424 page 73.

20. Terms and provisions contained in Ordinance No. 1600, a copy of which is recorded in Book 12460 page 2051.

21. Restrictions, conditions and easements contained in the instruments recorded in Book 12477 page 2684.

22. Easement granted to St. Louis County, Missouri, recorded in Book 12688 page 1609.

23. Culvert Maintenance Agreements with the City of Chesterfield recorded in Book 12725 page 992 and Book 12852 page 487.

24. Easements, covenants, conditions and restrictions established by the plat recorded in Plat Book 348 pages 554 thru 564, and as corrected by Surveyors Affidavit recorded in Book 12798 page 1164 and Declaration recorded in Book 12792 page 398 and as amended by the instruments recorded Book 12867 page 1309 and Book 12880 page 888.

Note: Vacation of Easement by the Metropolitan St. Louis Sewer District recorded in Book 18690 page 3751.

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Note: Partial release of easement by Union Electric Company d/b/a AmerenUE recorded 50 in Book 17517 page 2626.

Note: Vacation of easement by City of Chesterfield Ordinance No. 2399, a certified copy of which is recorded 51 in Book 17712 page 2171.

Note: Partial vacation of drainage easement by City of Chesterfield Ordinance No. 2594, a certified copy of which is recorded 52 in Book 18794 page 835.

25. Agreements, Restrictions and Covenants set forth by the Declaration of Restrictions recorded 53 in Book 12834 page 1220.

26. Rights of tenants under unrecorded leases to farm the Land.

27. Any assessments for maintenance of sewer system.

28. Assessments by Monarch Chesterfield Levee District.

NOTE: The following real estate tax figures are provided for informational purposes only.

sml
Commercial Assessment: $2,835,230.00 - 2024
Commercial Rate: $7.2871 - 2024
Commercial Surcharge: $1.7000 - 2024
Real Estate Taxes for the year 2024 are tax exempt.

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

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	Go to <u>www.oldrepublictitle.com</u> (*Contact Us*)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: · Give us your contact information or show your driver's license · Show your government-issued ID or provide your mortgage information · Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: · Sharing for affiliates' everyday business purposes - information about your creditworthiness · Affiliates from using your information to market to you · Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company
Old Republic Title Company	Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

City of Chesterfield
MINUTES – Executive Session (closed meeting)
Monday, March 4, 2024

A motion was made by Councilmember Moore, seconded by Councilmember Budoor, to go into Executive Session (closed meeting), as provided by RSMO 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys and RSMO 610.021 (2) for the purpose of discussing the lease, purchase or sale of real estate between the City's representatives and its attorneys. A roll call vote was taken, with the following results: Ayes – McGuinness, Mastorakos, Hurt, Budoor, Moore, Monachella and Hansen. Nays – None. Mayor Nation declared the motion passed unanimously.

The meeting was called to order by Mayor Bob Nation at 6:35 p.m. Also in attendance were City Administrator Mike Geisel, City Attorney Chris Graville, Assistant City Administrator Elliot Brown, Director of Public Works/City Engineer Jim Eckrich and City Clerk Vickie McGownd. Councilmember Wahl was absent.

Sale of Excess Property

City Administrator Mike Geisel informed City Council that The Staenberg Group (TSG) has offered to purchase approximately 16.95 acres of land known as 17159 Edison Avenue. The property is currently part of the stormwater reservoir. It was exacted from TSG in 2006 without compensation, at a time when the stormwater master plan was being developed, and the volume of stormwater storage was uncertain.

In response to TSG's inquiry about the property, the Public Works Department investigated the actual stormwater needs for the purposes of the master plan, and determined that the reservoir storage could be reduced by ten acres without increasing flood heights above a warning stage.

Mr. Geisel has consulted with City Attorney Chris Graville. They agree that since the City acquired this parcel by exaction from the developer without any compensation, the property may be conveyed back to the original owner free of charge, if determined that it is no longer needed; however, TSG has offered compensation of $500,000 without any contingencies for zoning of the property.

If the property is conveyed, the following stipulations/conditions would accompany the transfer:

BILL NO.________ ORDINANCE NO. _________

AN ORDINANCE OF THE CITY OF CHESTERFIELD AUTHORIZING THE SALE OF 16.95 ACRES OF EXCESS REAL ESTATE TO STAENBERG ADVISORS LLC OR ITS AFFILIATES

WHEREAS, the Staenberg Group submitted a proposal to acquire certain real estate within the City of Chesterfield; and

WHEREAS, the City determined that said real estate was in excess of what is required to meet the requirements of the Chesterfield Master Stormwater Plan; and

WHEREAS, not more than 10 acres of the total 16.95 acres of land may be reclaimed and re-purposed; and

WHEREAS, if this land is to be conveyed and re-purposed, the purchaser will be required to extend the stormwater infrastructure to ensure the integrity and function of the Chesterfield Valley Stormwater Master Plan; and

WHEREAS, the City of Chesterfield contracted for an independent appraisal of said property; and

WHEREAS, the City of Chesterfield desires to convey the real estate; and

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

<u>Section 1:</u> The City of Chesterfield, City Council hereby authorizes the sale of approximately 16.95 acres of real estate as depicted on EXHIBIT A attached hereto, locator number 17U320102, 17159 Edison Avenue Chesterfield Missouri, to the Staenberg Advisors LLC or their affiliates at a sale price of $250,000.

<u>Section 2:</u> The City Administrator is hereby authorized and directed to execute all necessary documents to convey the described.

<u>Section 3:</u> 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

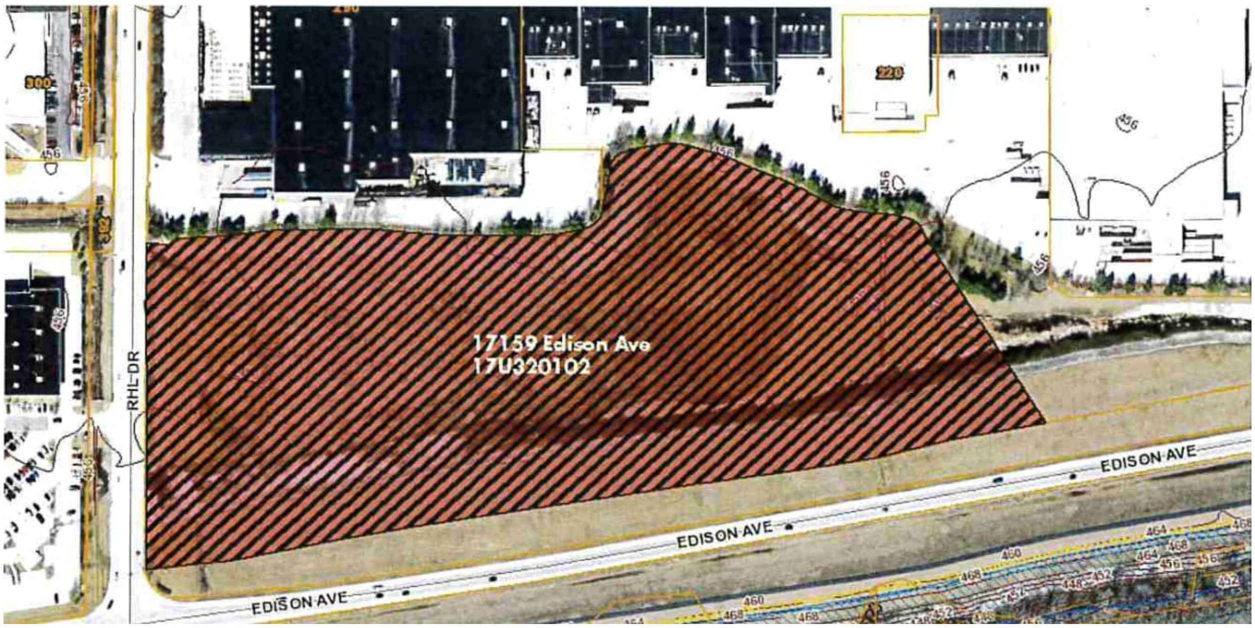
ATTEST:

Vickie McGownd

FIRST READING HELD:

EXHIBIT A

Depiction of the Property



Mike Geisel
City Administrator

690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711
Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: April 10, 2024

RE: Excess property sale

As previously directed by the City Council, we have obtained an independent appraisal of the real estate being considered for sale to the Staenberg group. The appraised value of the land was determined to be $500,000. This property was originally acquired and is currently being utilized for stormwater purposes, but has been determined to be in excess of what is necessary to comply with the master stormwater plan. In addition, given the essentially flat basin with no hydraulic gradient, it has become a nuisance and is extraordinarily difficult to mow and maintain. If the property is conveyed, there are substantial unique development requirements associated with the parcel, in that it will require approximately 8 feet of fill across ten acres, and extension of major stormwater infrastructure across the filled portion. Although 10 acres of the 17 acres of ground can be reclaimed, we encourage the conveyance of the entire 17 acre tract of land such that the remained will continue to function as a stormwater reservoir.

THE PROPERTY:

The specific property is located behind the west end of Chesterfield Commons, between the Lowes retail store and Edison Avenue. The property is currently part of the stormwater reservoir draining eastward to the pump station into Bonhomme Creek. This property was exacted from The Staenberg Group in 2006 without compensation, at a time when the stormwater master plan was being developed and refined, and the volume of stormwater storage was still uncertain. Unlike the majority of other stormwater reservoirs and channels, this property was conveyed to the City in fee, as opposed to an easement.

IMPACTS OF CONVEYANCE ON STORMWATER MATER PLAN:
When TSG initially inquired as to the availability of this property, our Public Works department investigated the actual stormwater needs for our master plan purposes and determined that the reservoir storage could be reduced by 10 acres, without increasing flood heights above a warning stage. Equally as important, the City, as owners of this property, have been challenged to maintain this reservoir. Since the basin is flat\level, it has proven to be extraordinarily difficult to mow the property without creating severe rutting, and this inability to mow frequently and routinely results in vegetation heights three feet or more. This vegetation subsequently impairs the function of the stormwater basin, impeding flow and clogging the pump station. Our inability to effectively maintain the property is an ongoing frustration. The City is eager to divest itself of maintaining this basin.

In analyzing the potential of conveying the property, there are a few stipulations\conditions that would accompany the transfer:

- Although the basin volume could be reduced by up to ten acres, the City would convey the entire 16.95 acres and the responsibility for maintaining the entire property, including the remaining stormwater basin, would transfer with the conveyance.
- Any development of the property would necessarily require that the owner go through the planning process.
- Not more than 10 acres of the basin could be recovered. That would require the developer provide at least 129,000 cubic yards of compacted fill material and extend 3 – 8’x5’ box culverts and 2 54” pipe culverts an additional 1,100 feet. The estimated cost of the fill, pipe, and culvert extensions exceed $2.4 million.
- It should also be understood that if 10 acres of the reservoir is ultimately filled, it marginally enhances the safety and level of protection against under-seepage from Bonhomme Creek. The additional fill will increase the hydraulic gradient between creek and reservoir, making any migration of groundwater less likely.

When initially contacted by TSG about their interest to re-acquire this property, I consulted with City Attorney Graville. It is our mutual belief that since the City acquired this parcel by exaction from the developer without any compensation, if we determined that the property was no longer needed, the City should convey\return the excess property to the original owner. Basically, you cannot\should not require a landowner to donate property to the City and then sell it back to them.

Although that may be the case, the Staenberg Group has offered compensation in the amount of $500,000 without any contingencies for zoning of the property. It is understood that development of the property involves substantial unusual development costs due to the import of fill material and extension of the enclosed culverts. It is also understood that the Staenberg Group would also inherit the obligation to maintain the remaining 6.95 acres of the tract (16.95-10 developable acres), that will remain as a stormwater reservoir.

If you have any questions or require additional information, please let me know.

attachments

Staenberg Exhibit

6/26/2023, 2:11:02 PM

Parcels

1:2,000

0.02 0.04 0.07 mi

0.03 0.06 0.12 km

Esri., Inc., City of Chesterfield, Missouri

Parcel Outline

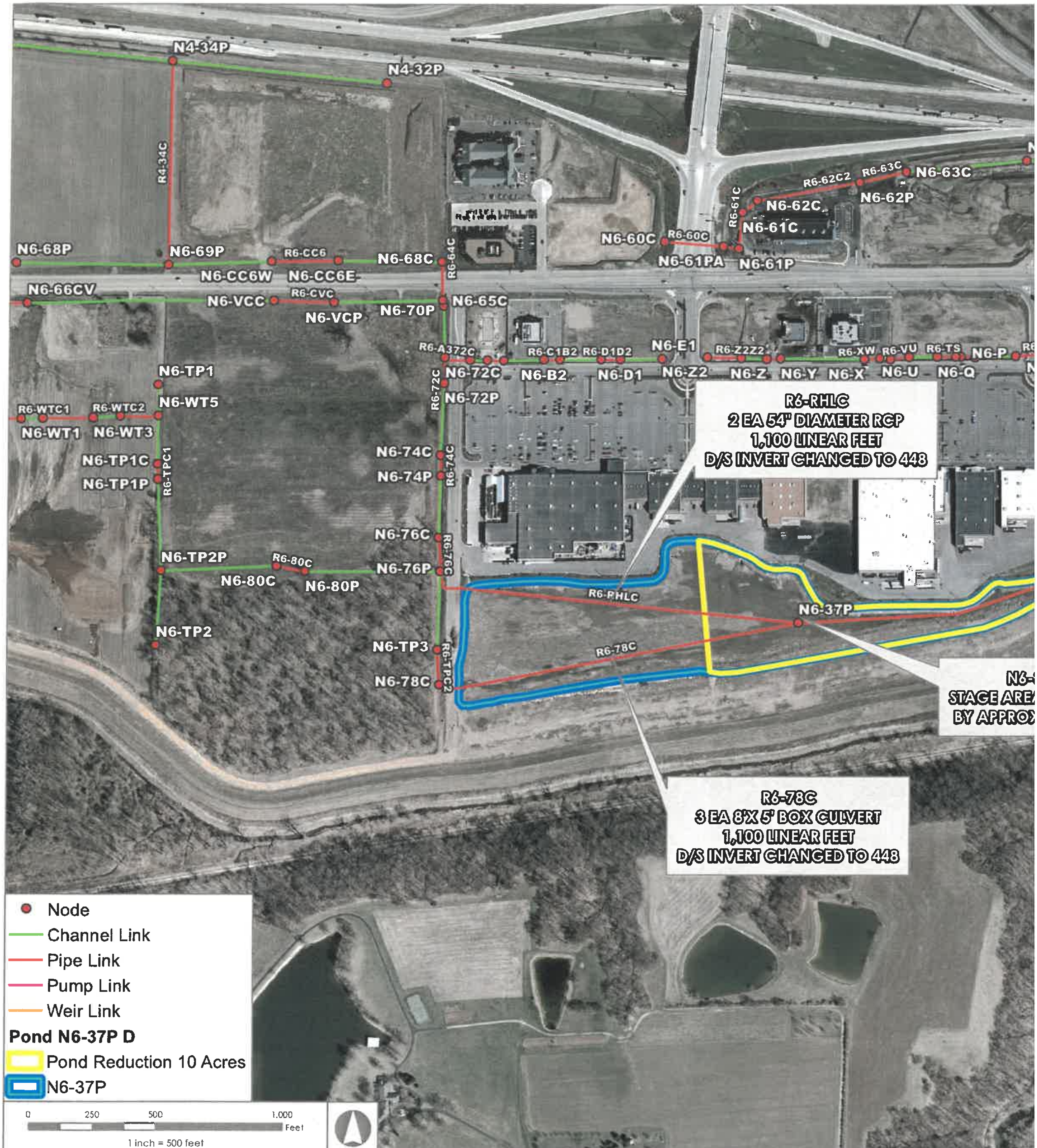
Total Parcel ~16.95 acres

Reservoir

can be reduced by ~10 acres

Esri, Inc., City of Chesterfield, Missouri |


+/- 4 Acres
Automotive
Automotive
hhgregg
The Sound Room
National Medical Billing Services
Hampton Inn
IHOP
Mexican Restaurant
Autotire
PNC Bank
Boones Crossing
Chesterfield Airport Road
MIDWEST
38 37 36 35
WALNUT GRILL
the old spaghetti factory
Cane's
SHAKE SHACK
34 33 31
SONIC
Rock & Brews
42 43
44
45
THE HOME DEPOT
46
47
LOWE'S
53 54 56 57 58 59 60
+/- 1.7 Acres
Recover ~10 acres
111 110 109 108
104 105 101 100 99
Edison Ave.
AVAILABLE
RETAIL SPACE / PAD SITES
THE KROENKE GROUP
FOR LEASING INFORMATION CALL:
(573) 449-8323



Thomas & Hutton compiled the map information from the following sources:

Data	Source	Date

DISCLAIMER

Stormwater Ma

Chesterfie

FE 2023-01 - Pond N6-37

From:	Tim Lowe <tlowe@tsgproperties.com>
Sent:	Thursday, February 15, 2024 11:00 AM
To:	Mike Geisel
Cc:	Justin Wyse
Subject:	Chesterfield Commons Land
Attachments:	Letter of Intent 02.15.24.pdf

Mike:

As discussed at our meeting earlier this week, I have attached a Letter of Intent to acquire the 16.95-acre parcel behind Chesterfield Commons. Please note the offer is a straight acquisition with a little due diligence and no zoning contingency. Please review at your convenience and let me know how you would like to proceed.

Thanks,
TIM

Tim Lowe
Senior Vice President of Leasing and Development
The Staenberg Group
2127 Innerbelt Business Center Drive, 2nd Floor
St. Louis, MO 63114
(314) 513-0018

THE STAENBERG GROUP
BEYOND DEVELOPMENT»™

THE STAENBERG GROUP
BEYOND DEVELOPMENT

February 15, 2023

Mr. Michael Geisel
City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: Land Acquisition

Dear Mike:

Pursuant to our ongoing conversations, outlined below is a brief proposal whereby Staenberg Advisors LLC would be willing to move forward with the purchase of the below referenced property.

It is expressly understood and agreed by both parties that the foregoing non-binding proposal constitutes an outline of the proposed terms with respect to the purchase of the above-referenced property and does not create any contractual rights or obligations on the part of either party. In no event shall any contractual rights or obligations exist until such time as a definitive Purchase and Sale Agreement ("PSA") is fully executed and delivered to both parties.

Seller:	City of Chesterfield
Buyer:	Staenberg Advisors LLC, or its affiliated assignee
Property:	An approximate gross area of 16.95 acres as shown on Exhibit A.
Property Addresses:	17159 Edison Avenue Chesterfield, MO 63005
Parcel Locater Numbers:	17U320102
Purchase Price:	$500,000.00
Contingency Period:	Buyer shall have sixty (60) days after execution of the PSA to review title, obtain a survey and perform a Phase I assessment. There will be no zoning contingency.
Closing Date:	Closing shall occur no later than fifteen (15) days after expiration of the Contingency Period.
Delivery Conditions:	Seller shall deliver the Property in its existing "as-is" condition.
Closing Costs:	Buyer shall pay all Closing Costs.

PSA: Buyer's form to serve as initial draft.

After you have had an opportunity to review the above proposal, please feel free to contact Tim Lowe at (314) 513-0018 should you need to discuss this proposal in more detail.

Kindest Regards,

STAENBERG GROUP, INC.

Michael H. Staenberg
President

cc: Tim Lowe

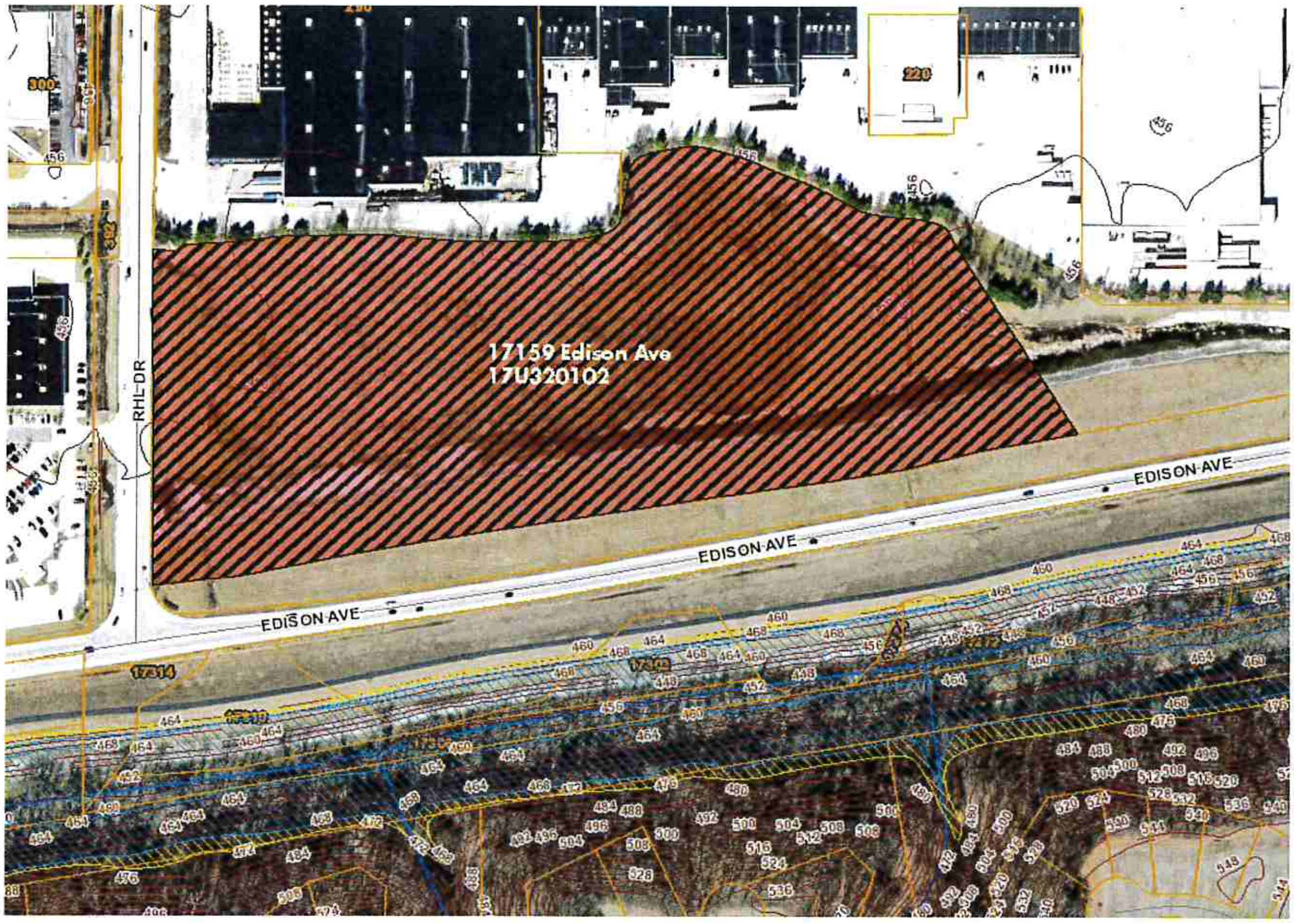
APPROVED:

____

Date: ________________________

EXHIBIT A

Depiction of the Property



APPRAISAL OF
17159 EDISON AVENUE
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

DATE OF REPORT
APRIL 1, 2024

DATE OF VALUE
MARCH 7, 2024

PREPARED FOR
MR. JAMES A. ECKRICH, P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
CITY OF CHESTERFIELD

PREPARED BY

RealEstate
ANALYSTSLIMITED

FILE NUMBER – 2024-044

Real Estate ANALYSTS LIMITED
12166 Old Big Bend Road - Suite 107
St. Louis, Missouri 63122
PH 314.965.1171
www.reanalysts.net

April 1, 2024

Mr. James A. Eckrich, P.E.
Director of Public Works / City Engineer
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Dear Mr. Eckrich:

At your request, we have inspected and appraised a 16.95+/- acre parcel of land at 17159 Edison Avenue, in the City of Chesterfield, St. Louis County, Missouri, 63005. Our assignment is to provide a current "As-Is" market value opinion for the real property.

This **Appraisal Report**, of which this letter is a part, describes in an abbreviated summary format the land, improvements, and methods of appraisal; and contains pertinent data considered in reaching our conclusions. The scope and content of this appraisal follows the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation.

After inspecting the subject property and its neighborhood, and after making other necessary investigations, we have concluded that the current "As-Is" Market Value of the Fee Simple interest in subject real property, as of March 7, 2024, is:

FIVE HUNDRED THOUSAND DOLLARS ($500,000)

Our market value conclusion is premised on the exposure time estimate contained in the Reconciliation Section of this report. The following appraisal report, of which this letter of transmittal is a part, will indicate how we have arrived at this value conclusion. This letter is invalid as an opinion of value if detached from the report that contains the text and exhibits.

It has been a pleasure working on this assignment for you. If you or your associates have any questions concerning the information contained in this report, we will be happy to answer them.

Respectfully submitted,

REAL ESTATE ANALYSTS LIMITED

Michael A. Green	Michael C. Curran, MAI
Principal	Principal

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location:	17159 Edison Avenue, City of Chesterfield, St. Louis County, Missouri, 63005
Type of Property:	Stormwater retention basin
Land Area (Gross):	16.95 acres
Potential Usable Land Area:	10.00 acres (after fill and pipe / culvert extensions)
Owner of Record:	City of Chesterfield
Prospective Buyer:	Staenberg Advisors LLC
Proposed Purchase Price:	$500,000, or $1.15 per sq. ft. of usable land area
Purchase Proposal Letter Date:	February 15, 2023
Highest & Best Use – Usable Land:	Future commercial or light industrial use
Current Zoning:	"C-8", Planned Commercial District
Tax Parcel Locator Number:	17U-32-0102
Assessment Classification:	Commercial - Exempt
2023 Assessed Value:	$2,835,230
2023 Assessor's Market Value:	$8,860,100 or $522,713.86 per acre or $12.00 per square foot of land area
2023 Real Estate Taxes:	Tax Exempt
Property Rights Appraised:	Fee Simple Interest
Type of Report:	Appraisal Report
Date of Value:	March 7, 2024
Date of Report:	April 1, 2024
Indicated "As-Is" Value by:	
Cost Approach	N/A
Income Approach	N/A
Sales Comparison Approach	$500,000
Concluded:	**$500,000**

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EXHIBITS

ADDENDA

NATURE OF ASSIGNMENT

Purpose of Appraisal

Our assignment is to appraise the 16.95+/- acre parcel of land at 17159 Edison Avenue, in the City of Chesterfield, St. Louis County, Missouri, 63005. Our assignment is to provide a current "As-Is" market value opinion for the real property.

Type of Report

This **Appraisal Report** presents a summary discussion of the subject property, the neighborhood, the data analyzed and the valuation analysis.

Identity of the Client and Intended User(s)

This appraisal is intended for use only by the client, Mr. Jim Eckrich with the City of Chesterfield. Use of this report by others is not intended by the appraiser, nor is it intended to be used for other purposes.

Intended Use

The intended use of this appraisal is to assist you with decision-making related to possible disposition.

Property Interest Appraised

This appraisal is of the Fee Simple Estate.

According to *The Dictionary of Real Estate Appraisal*, 7th edition, 2022, Fee Simple Estate is *An absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

Type and Definition of Value

We have been asked to determine Market Value, which is defined as:

"The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. *buyer and seller are typically motivated;*
2. *both parties are well informed or well advised, and acting in what they consider their best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Our market value conclusion is premised on the exposure time estimate contained in the Reconciliation Section of this report.

Scope of Work

The scope of this appraisal is as follows:

- To identify the property by street address, tax parcel number, and legal description.
- To inspect the subject property. The subject was inspected on March 7, 2024, by Michael C. Curran, MAI.
- To review the St. Louis County Assessor's Records in respect to ownership, property characteristics, and real estate assessment and taxes.
- To review the City of Chesterfield zoning map and ordinances pertaining to the permitted uses of the site.
- To assess the economic effects of the neighborhood and the community at large upon the subject property.
- To determine the size of the site. The land area was obtained from St. Louis County Assessor's records. A site plan or survey was not available.
- The appraisal includes any necessary data and analysis in support of the assignment results with a thorough presentation of the relevant data, analysis, and projections using all relevant approaches to value, to produce credible value conclusion(s).
- To gather and analyze comparable land sale data and when and where possible, to obtain confirmation of market data by one or more parties to the transaction, or a participating broker. If this were not the case, the information was obtained from sources we believe to be reliable. Additional data sources such as MLS, Realist, Loopnet, and CoStar were reviewed.
- In the preparation of this appraisal, we gathered comparable land sale data and analyzed this data as it relates to the subject. The analysis of the data resulted in the conclusions of value presented in this appraisal report.
- The Cost Approach and Income Approaches were not utilized in this assignment. The Sales Comparison approach to value was the only approach considered relevant and applicable and, as such, was utilized in this assignment.

Effective Date of Appraisal and Date of Report

The effective date of this appraisal is March 7, 2024, concurrent with the date of our most recent inspection. The date of report issuance is April 1, 2024.

Extraordinary Assumptions and Hypothetical Conditions

None.

Additional Definitions

Exposure Time

According to *The Dictionary of Real Estate Appraisal*, 7th ed., 2022, Exposure Time is *the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.)*

Extraordinary Assumption

According to *The Dictionary of Real Estate Appraisal*, 7th ed., 2022, an Extraordinary assumption is *an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016- 2017 ed.)*

Hypothetical Condition

According to *The Dictionary of Real Estate Appraisal*, 7th ed., 2022, a Hypothetical Condition is *a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)*

CERTIFICATION OF VALUE – REPORT DATED APRIL 1, 2024

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct;

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.

4. We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

8. Michael C. Curran made a personal inspection of the property that is the subject of this report. Michael A. Green did not make a personal inspection of the property.

9. No one provided significant real property appraisal assistance to the persons signing this certification.

10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

11. Michael C. Curran and Michael A. Green have not performed appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

12. Michael C. Curran and Michael A. Green have acted in an independent capacity and the appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

13. Michael C. Curran and Michael A. Green are competent to complete this report in accordance with the Competency Provision of USPAP.

14. As of the date of this report, I, Michael Curran, have completed the continuing education program for Designated Members of the Appraisal Institute.

REAL ESTATE ANALYSTS LIMITED

Michael A. Green	Michael C. Curran, MAI
Missouri State Certified	Missouri State Certified
Real Estate Appraiser	Real Estate Appraiser
RA001032	RA001584

ASSUMPTIONS AND LIMITING CONDITIONS

The conduct of this appraisal is necessarily guided and its results influenced by the terms of the assignment and the assumptions, which together form the basis of the study. The following conditions and assumptions, together with lesser assumptions embodied in this report, constitute the framework of our analyses and conclusions.

1. Unless otherwise stated, the value of the property is based upon the present conditions of the national and local economies, the present purchasing power of the U.S. dollar, present financing rates as of the date of this appraisal, and is subject to any future changes which may occur in any or all of these conditions.

2. The forecasts, projections, and operating estimates contained in this report are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes in future conditions.

3. All information and comments concerning the location, neighborhood, market, trends, construction quality and costs, obsolescence, condition, necessary repairs, expenses, income, taxes, zoning, or any other data of or relating to the property appraised herein, represent the estimates and opinions of Real Estate Analysts Limited, formed after an examination and study of the property.

4. While it is believed the information, estimates, and analyses given and the opinions and conclusions drawn there from are correct, Real Estate Analysts Limited does not guarantee them. We believe the information that was furnished to us by others is reliable, but we assume no responsibility for its accuracy.

5. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good and the property marketable. All existing liens and encumbrances except as specified herein have been disregarded and the property appraised as though free and clear and under responsible ownership and competent management.

6. The sketches in this report are included to assist the reader in visualizing the property. We have made no engineering tests or surveys of the property, and assume no responsibility for the structural soundness of the improvements, stability, and/or load bearing capacity of the soil and subsoil, adequacy of drainage, location of property lines and improvements on the site, hidden or unapparent conditions, or any other matters of a related nature.

7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

9. Unless otherwise stated in this report, the existence of electro-magnetic fields (EMF), poor indoor air quality (IAQ), carbon monoxide and other gases or substances/materials, including without limitation radon, asbestos, polychlorinated byphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. THE APPRAISER, HOWEVER, IS NOT QUALIFIED TO TEST SUCH SUBSTANCES/MATERIALS, OR CONDITIONS. If the presence of such gas or substances, such as radon, asbestos, urea formaldehyde foam insulation, or other hazardous materials or environmental conditions may affect the value of the property, then any loss in value would have to be deducted from our concluded value because the value we have estimated in this appraisal is predicated on the assumption that there is no such condition on or in the property, or in such proximity thereto that it would cause a loss in value. NO RESPONSIBILITY IS ASSUMED FOR ANY SUCH CONDITIONS, NOR FOR ANY EXPERTISE OR ENGINEERING KNOWLEDGE REQUIRED TO DISCOVER THEM.

10. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Unless otherwise stated, the value conclusion stated in this report is based on the assumption that the property is not in compliance with ADA requirements.

11. Possession of this report or a copy thereof does not carry with it the right of publication, nor may it be used for any purpose by anyone but the client without the previous written consent of the appraiser and then only with proper written qualification, and in its entirety.

12. We are not required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless previous arrangements have been made.

13. The distribution, if any, of the value concluded in this report between land and improvements applies only under the stated program of utilization. The separate allocations of value for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used.

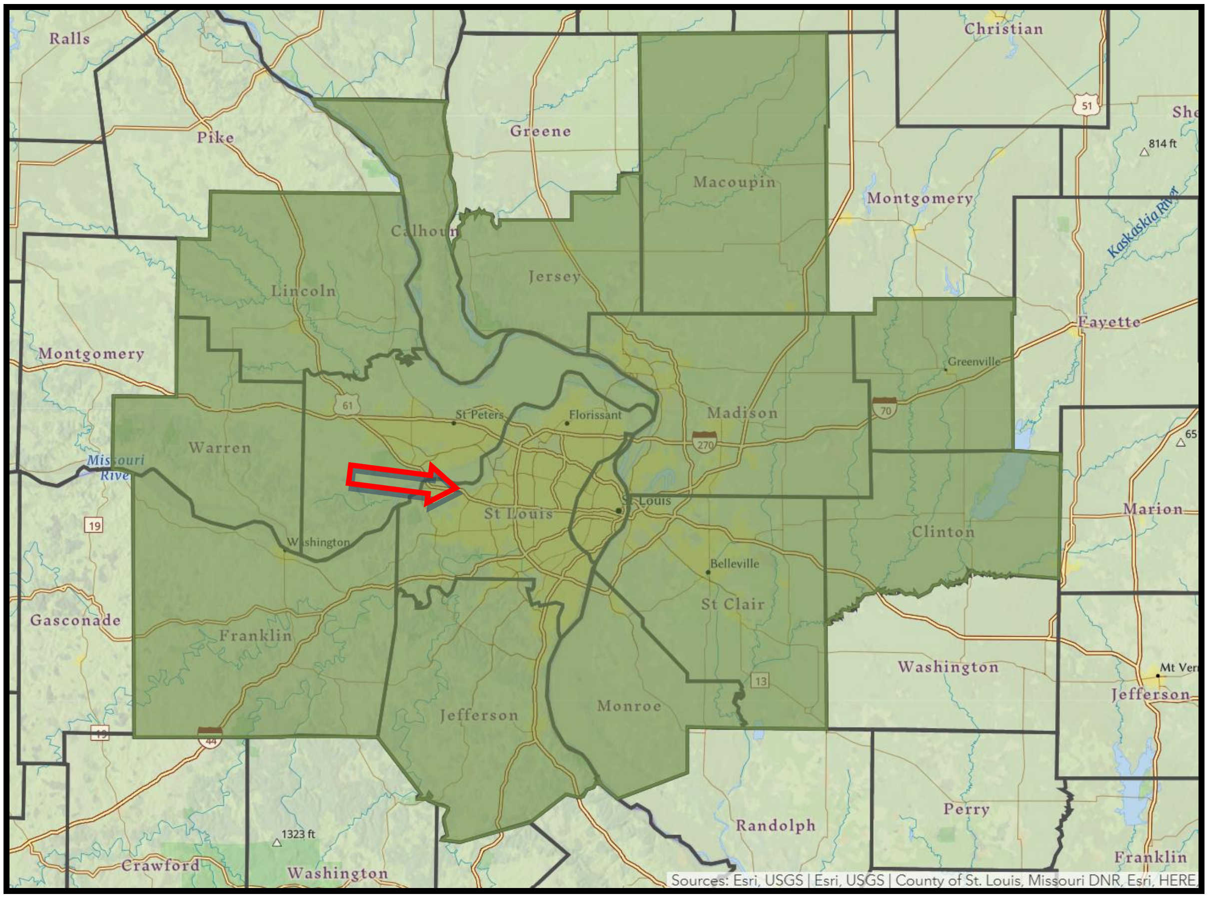
14. Any value estimates provided in this report apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

15. This report was not prepared for syndication purposes, nor is it to be used for syndication purposes without the consent of the appraisers and then only with proper qualifications.

16. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

17. This appraisal report has been prepared for the exclusive benefit of the addressee/s. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

VICINITY MAP



GENERAL LOCATION AND AREA DATA

Metropolitan Area

Greater St. Louis is the 21st largest metro area in the country, with a total population of 2.82 million. The CBSA includes seven counties in Missouri (City of St. Louis, Franklin, Jefferson, Lincoln, St. Charles, St. Louis, and Warren) and eight counties in Illinois (Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair). The following information obtained from ESRI Business Analyst, compares the demographics of the St. Louis CBSA and the United States.

Sites	2020 Total Population (U.S. Census)	2023 Total Population (Esri)	2028 Total Population (Esri)	2020-2023 Population: Annual Growth Rate (Esri)	2023-2028 Population: Annual Growth Rate (Esri)	2023 Median Household Income (Esri)	2028 Median Household Income (Esri)	2023-2028 Median Household Income: Annual Growth Rate (Esri)	2023 Total Housing Units (Esri)
St. Louis City, MO	301,578	293,739	289,682	-0.81%	-0.28%	$52,107	$58,163	2.22%	172,988
St. Louis County, MO	1,004,125	998,778	990,252	-0.16%	-0.17%	$76,495	$87,797	2.79%	446,675
St. Charles County, MO	405,262	419,594	432,080	1.08%	0.59%	$96,151	$106,461	2.06%	168,065
Jefferson County, MO	226,739	229,756	231,304	0.41%	0.13%	$71,734	$80,690	2.38%	94,305
Warren County, MO	35,532	37,507	39,071	1.68%	0.82%	$75,638	$82,620	1.78%	16,035
Lincoln County, MO	59,574	62,744	65,775	1.61%	0.95%	$78,775	$90,354	2.78%	24,520
Franklin County, MO	104,682	106,139	106,935	0.43%	0.15%	$69,296	$78,773	2.60%	46,247
St. Clair County, IL	257,400	252,919	248,361	-0.54%	-0.36%	$67,040	$76,244	2.61%	114,433
Madison County, IL	265,859	263,961	261,659	-0.22%	-0.18%	$66,874	$74,968	2.31%	119,349
Monroe County, IL	34,962	35,453	35,710	0.43%	0.14%	$89,904	$99,026	1.95%	14,908
Macoupin County, IL	44,967	44,123	43,131	-0.58%	-0.45%	$57,892	$63,922	2.00%	20,946
Jersey County, IL	21,512	21,212	20,855	-0.43%	-0.34%	$71,546	$79,491	2.13%	9,719
Clinton County, IL	36,899	36,701	36,466	-0.17%	-0.13%	$73,157	$78,994	1.55%	15,748
Calhoun County, IL	4,437	4,216	3,983	-1.56%	-1.13%	$74,411	$83,664	2.37%	2,201
Bond County, IL	16,725	16,314	15,946	-0.76%	-0.46%	$54,804	$60,054	1.85%	6,836
St. Louis (CBSA)	2,820,253	2,823,156	2,821,210	0.03%	-0.01%	$73,017	$82,735	2.53%	1,272,975
United States	331,449,281	337,470,185	342,640,129	0.56%	0.30%	$72,603	$82,410	2.57%	144,063,309

As shown above, according to ESRI, Business Analyst, the 2020 U.S. Census Population of the CBSA was 2,820,253, and it is expected to decrease to 2,821,210, by 2028. Population for individual counties in the (CBSA) shows a continuing pattern of migration to less urbanized areas.

St. Louis County, the most heavily populated area, has limited opportunities for future growth. The total population as of 2023 is 998,778, or a -0.53 percent decrease from the 2020 U.S. Census Population of 1,004,125. The City of St. Louis attained its population peak of over 850,000 in the 1950s, and the number of residents declined from that time up through the present. The total population as of 2023 is 293,739, or a -2.60 percent decrease from the 2020 U.S. Census Population of 301,578.

In percentage terms, the counties of St. Charles, Lincoln and Warren in Missouri have posted the largest gains. Between 2020 and 2023, the population increase for St. Charles County was 3.54 percent, and Lincoln and Warren Counties indicated increases of 5.32 percent and 5.56 percent respectively. During this same time-period, the greatest percentage of growth in Illinois was in Monroe County, with a 1.40 percent increase.

Regarding the local business environment, Greater St. Louis Inc. provides the following information:

> *Greater St. Louis, the nation's 21st largest metro, is one of the largest regional economies in the U.S., with a gross metro product of $173 billion. The 15-county bi-state area comprises 2.8 million residents, 1.5 million workers and 88,000 business establishments. Throughout its history, St. Louis was founded as a trading center, grew into a manufacturing powerhouse, expanded its service sector, and developed into a major tech hub. The region ranks as the third most economically diverse U.S. metro area mirroring the national industry mix. Greater St. Louis has competitive strengths in advanced manufacturing, bioscience and health innovation, digital transformation, financial and business services, and mobility and transportation.*
>
> *The region is a major national transportation hub close to the geographic and population centers of the U.S. Located at the intersection of three major rivers, five interstate highways, five airports and six Class I railroads, our strategic central location provides efficient access to U.S. and global markets.*
>
> *Greater St. Louis has a vast and talented workforce of 1.5 million people. And each year, we welcome about 50,000 people relocating into the region, a major source of new workforce talent for employers. Workers are employed in a range of specialized occupations, including business specialists, technicians, scientists, engineers, healthcare professionals, teachers, artists, computer programmers, analysts, and more.*
>
> *In Greater St. Louis, workers and employers both are supported by one of the largest educational markets in the U.S., producing considerable numbers of new graduates every year. Thirty four-year colleges and universities enroll more than 100,000 students and award more than 25,000 bachelor's or advanced degrees annually, while over 40,000 attend the St. Louis region's 10, two-year community, vocational, and technical colleges. Here, more than 35 percent of adults have a bachelor's degree or higher, well above the U.S. average.*
>
> *Greater St. Louis is home to 22 major headquarters listed on the Fortune 1000, Forbes Global 2000 and Forbes list of America's Largest Private Companies. These companies have locations across the globe, employ hundreds of thousands of people and have hundreds of billions in revenues.*
>
> *Currently, in the midst of an entrepreneurial renaissance, Greater St. Louis forms more than 6,000 new businesses annually — a number that employs more than 50,000. Venture capital investment in area startups has risen to record levels recently, with more than $400 million invested in 2020.*
>
> *Greater St. Louis has a Cost of Doing Business index of 93 percent of the U.S. metro average, a key advantage for a large metro area. The region's affordability and income levels offer the seventh-highest standard of living among the 53 largest U.S. metro areas.*

The 25 largest employers in the metropolitan area, published by the St. Louis Business Journal, are summarized in the following table:

No.	Company	HQ	Local Employees
1.	BJC HealthCare	St. Louis MSA	30,920
2.	Washington University in St. Louis	St. Louis MSA	19,617
3.	Walmart, Inc.	Bentonville, AR	17,500
4.	Boeing Defense, Space & Security	Washington, DC	15,796
5.	Mercy Health	St. Louis MSA	15,084
6.	SSM Health Care	St. Louis MSA	14,226
7.	Scott Air Force Base	St. Louis MSA	13,000
8.	Schnuck Markets Inc.	St. Louis MSA	8,768
9.	McDonald's Corp.	Oak Brook, IL	8,415
10.	Archdiocese of St. Louis	St. Louis MSA	7,000
11.	City of Saint Louis	St. Louis MSA	6,609
12.	Charter Communications	Stamford, CT	6,230
13.	Ameren Corp.	St. Louis MSA	6,169
14.	Special School District of St. Louis County	St. Louis MSA	5,890
15.	Edward Jones	St. Louis MSA	5,514
16.	Walgreens	Deerfield, IL	5,440
17.	St. Louis County Government	St. Louis MSA	4,994
18.	Centene Corp.	St. Louis MSA	4,677
19.	St. Lukes Hospital	St. Louis MSA	4,606
20.	Enterprise Holdings, Inc.	St. Louis MSA	4,500
21.	Saint Louis University	St. Louis MSA	4,400
22.	World Wide Technology	St. Louis MSA	4,169
23.	General Motors Co.	Detroit, MI	4,124
24.	Bayer Crop Science Division	St. Louis MSA	4,000
25.	Rockwood School District	St. Louis MSA	3,977

Greater St. Louis is home to 15 *Fortune* 1000 headquarters, of which 7 are *Fortune* 500, summarized as follows:

No.	Company	Rank	Revenues ($ Billions)
1.	Centene	25	144.5
2.	Emerson Electric	206	19.6
3.	Reinsurance Group of America	257	16.3
4.	Edward Jones	333	12.4
5.	Graybar Electric	378	10.5
6.	Olin	410	9.4
7.	Ameren	480	7.7
8.	Core & Main	528	6.7
9.	Post Holdings	545	6.4
10.	Peabody Energy	650	4.9
11.	Stifel Financial	686	4.6
12.	Arch Resources	787	3.7
13.	Energizer Holdings	884	3.1
14.	Caleres	900	2.9
15.	Belden	959	2.6

Additionally, Bunge Limited, incorporated in Bermuda, recently relocated their global headquarters from White Plains, New York, to the St. Louis metro area, which was also home to their U.S. headquarters.

Greater St. Louis is also home to some of the nation's largest private companies. The following St. Louis companies are listed among Forbes' America's Largest Private Companies:

No.	Company	Rank
1.	Enterprise Holdings	9
2.	World Wide Technology	27
3.	Edward Jones	31
4.	Graybar Electric	55
5.	Dot Foods	56
6.	Clayco Construction	105
7.	McCarthy Holdings	127
8.	Apex Oil	128
9.	Arco Construction	145
10.	Schnuck Markets	179
11.	Alberici Corp.	209

The following information obtained from Greater St. Louis Inc. details the various taxes charged within the St. Louis metropolitan area:

Tax	Missouri	Illinois
Corporate Income Tax	4% of Missouri taxable income based on a single factor, market-based apportionment corporate income tax model based only on sales.	9.5% of Illinois taxable income (federal taxable income with state modifications based on a one-factor in-state sales formula), which includes 7% state income tax and 2.5% personal property replacement tax (1.5% for S-Corps, partnerships and trusts).
Personal Income Tax	$283 plus 5.4% of Missouri taxable income over $8,704.	4.95% of federal taxable income with state modifications.
Local Income Tax	City of St. Louis residents, workers and businesses pay a 1% earnings tax. Businesses pay based on the average allocation of gross receipts, payroll and property in the City of St. Louis. Employers also pay a payroll tax of 0.5% (20% of which is credited against the 1% earnings tax due).	No local earnings taxes.
Corporate Franchise Tax	No tax imposed.	Initial franchise tax of 0.15% of paid-in capital, thereafter annual franchise tax of 0.1% of paid-in capital, minimum of $25, maximum of $2 million. Illinois began to phase out this tax in 2020 and will completely repeal it after 2023.
Property Tax	Residential property is assessed at 19% of true or fair market value; commercial and industrial property at 32%; personal property at 33.3%. Business inventories are not taxed. Tax rates are the aggregate of local taxing districts and a 0.03% state tax.	Real property is assessed at 33.3% of market value. Personal property is not taxed. Business inventories are not taxed. Tax rates are the aggregate of local taxing districts.
Sales & Use Tax	4.225% of purchase price of tangible personal property and enumerated services. In lieu of a regular use tax, a 4% special use tax is imposed on motor vehicles, trailers, boats and outboard motors. Local sales taxes also apply and vary by jurisdiction.	6.25% of purchase price of tangible personal property and selected services. 1% tax on qualifying food, drugs and medical appliances. Local sales taxes also apply and vary by jurisdiction.

St. Louis County

St. Louis County, organized in 1812, is the most populous county in the state of Missouri. It is comprised of 90 + municipalities and is situated west of the Mississippi River. St. Louis County is generally defined as comprising four areas: Central, South, West, and North County.

Clayton, the county seat, is located in the Central portion. Clayton acts as a Secondary Central Business District and contains over seven million square feet of office space, as well as luxury condominiums and homes. The central county also contains some of the older inner ring suburbs such as Kirkwood, Webster Groves, Richmond Heights, and Brentwood, which have been developed for many years but are experiencing in-fill residential and commercial construction.

South County contains the largest number of unincorporated areas, such as Affton, Mehlville, Lemay, and Oakville. Several new single-family subdivisions have been developed over the last few years in the area.

West County includes, among others, the cities of Creve Coeur, Des Peres, Town and Country, and Chesterfield. The finest residential subdivisions are located in this area, especially along the I-64 corridor. This corridor is also a prestigious office location. Chesterfield Valley has become one of the area’s major retail centers.

North County has more industrial development than other sections of the county. The St. Louis Lambert International Airport is located in this region and anchors several nearby industrial developments. The inner ring suburbs of North County are older and have been developed for many years. Some are now experiencing re-development.

St. Louis County offers many employment opportunities, good housing and schools, recreational facilities, churches, and shopping centers, all of which contribute to making the county a good place to live, work, and raise a family.

Demographic information provided by ESRI, Business Analyst, as well as a map of the various municipalities located in St. Louis County are included on the following pages:

esri

County Summary

St. Louis County, MO 32 Prepared by Esri

Population	
2010 Population	998,917
2020 Population	1,004,125
2023 Population	998,778
2028 Population	990,252
2010-2020 Annual Rate	0.05%
2020-2023 Annual Rate	-0.16%
2023-2028 Annual Rate	-0.17%
2023 Male Population	47.8%
2023 Female Population	52.2%
2023 Median Age	42.1

In the identified area, the current year population is 998,778. In 2020, the Census count in the area was 1,004,125. The rate of change since 2020 was -0.16% annually. The five-year projection for the population in the area is 990,252 representing a change of -0.17% annually from 2023 to 2028. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 39.1.

Households	
2023 Wealth Index	119
2010 Households	404,743
2020 Households	411,076
2023 Households	411,640
2028 Households	412,413
2010-2020 Annual Rate	0.16%
2020-2023 Annual Rate	0.04%
2023-2028 Annual Rate	0.04%
2023 Average Household Size	2.38

The household count in this area has changed from 411,076 in 2020 to 411,640 in the current year, a change of 0.04% annually. The five-year projection of households is 412,413, a change of 0.04% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2020. The number of families in the current year is 258,023 in the specified area.

Median Household Income	
2023 Median Household Income	$76,495
2028 Median Household Income	$87,797
2023-2028 Annual Rate	2.79%
Average Household Income	
2023 Average Household Income	$119,462
2028 Average Household Income	$137,188
2023-2028 Annual Rate	2.81%
Per Capita Income	
2023 Per Capita Income	$49,409
2028 Per Capita Income	$57,309
2023-2028 Annual Rate	3.01%

Households by Income

Current median household income is $76,495 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $87,797 in five years, compared to $82,410 for all U.S. households

Current average household income is $119,462 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $137,188 in five years, compared to $122,048 for all U.S. households

Current per capita income is $49,409 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $57,309 in five years, compared to $47,525 for all U.S. households

Housing	
2010 Total Housing Units	438,006
2020 Total Housing Units	444,653
2023 Total Housing Units	446,675
2028 Total Housing Units	448,223

Currently, 64.6% of the 446,675 housing units in the area are owner occupied; 27.5%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 444,653 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.14%. Median home value in the area is $271,435, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 3.95% annually to $329,434.

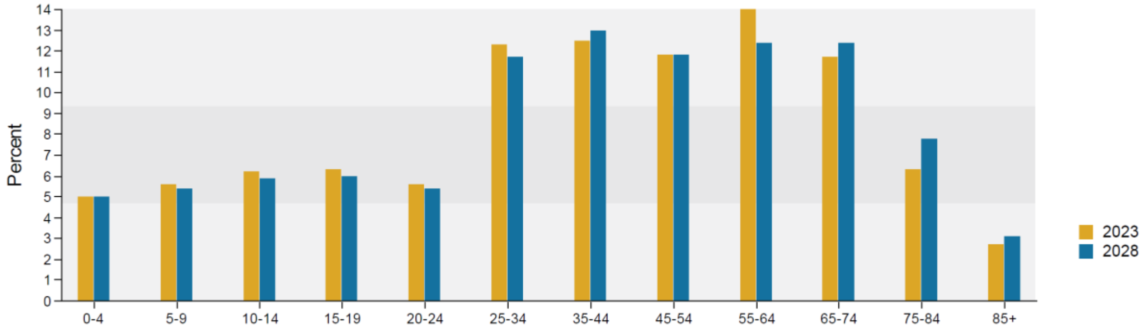
Source: Esri, U.S. Census

County Summary

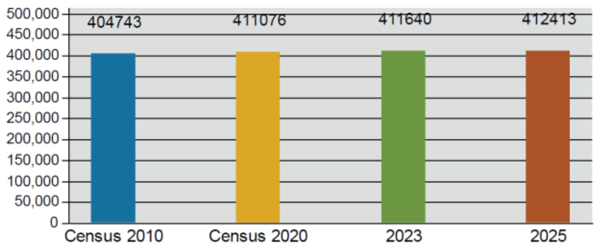
St. Louis County, MO 32

Prepared by Esri

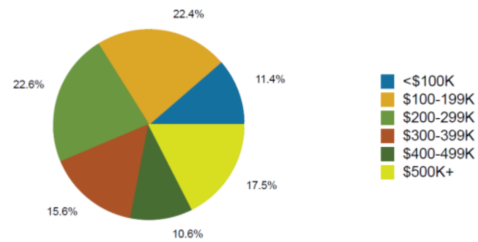
Population by Age



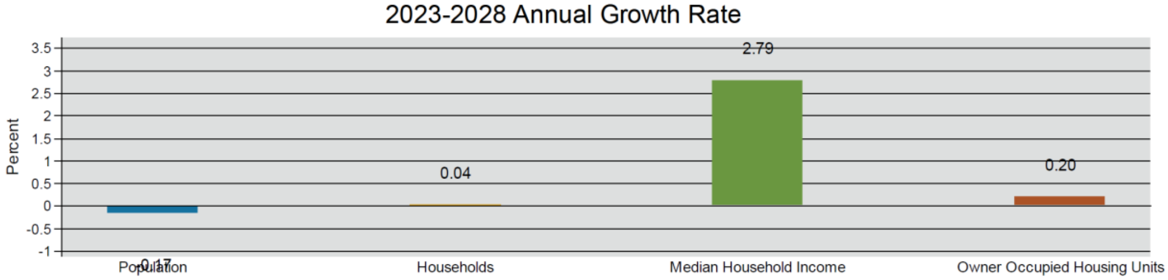
Households



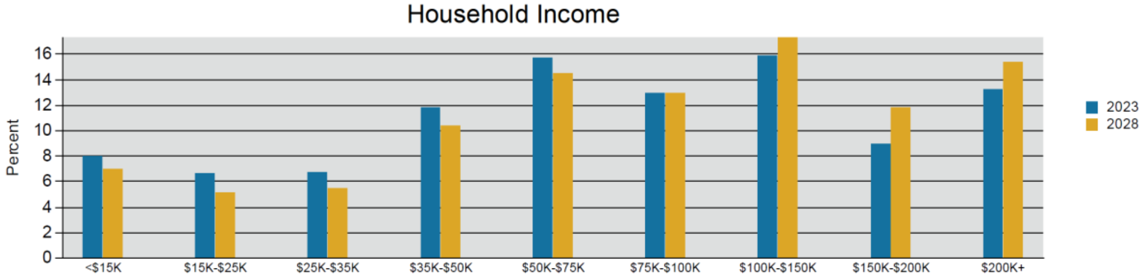
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



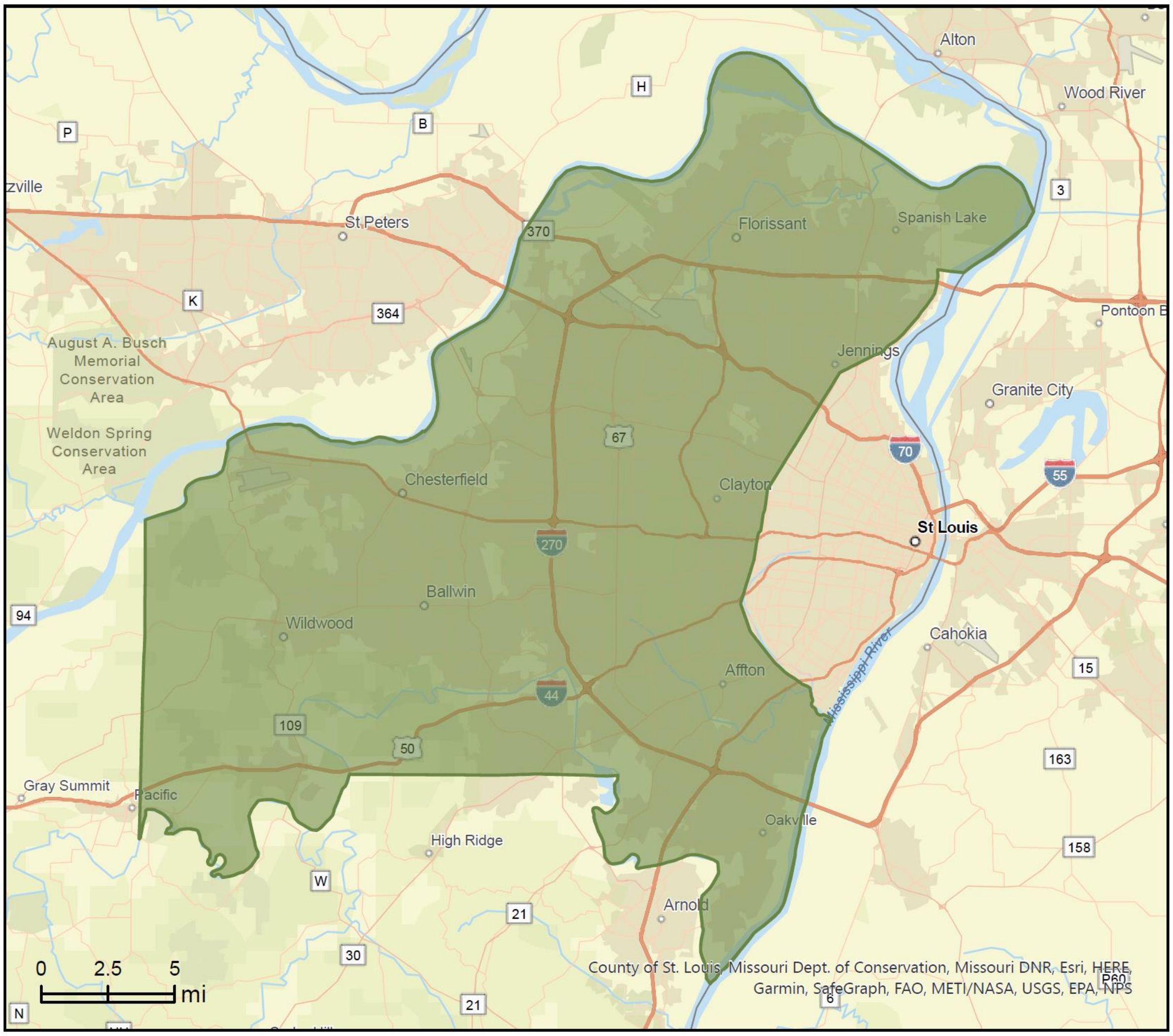
Source: Esri, U.S. Census

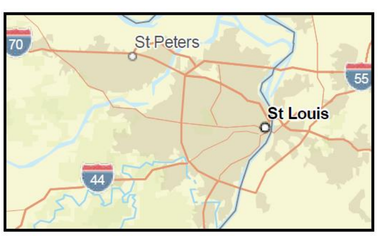
esri

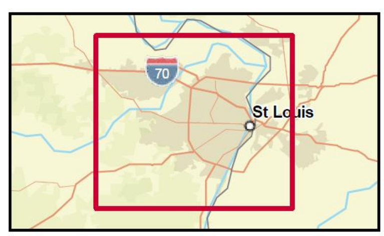
Site Map

St. Louis County, MO 27
St. Louis County, MO (29189)
Geography: County

Prepared by Esri





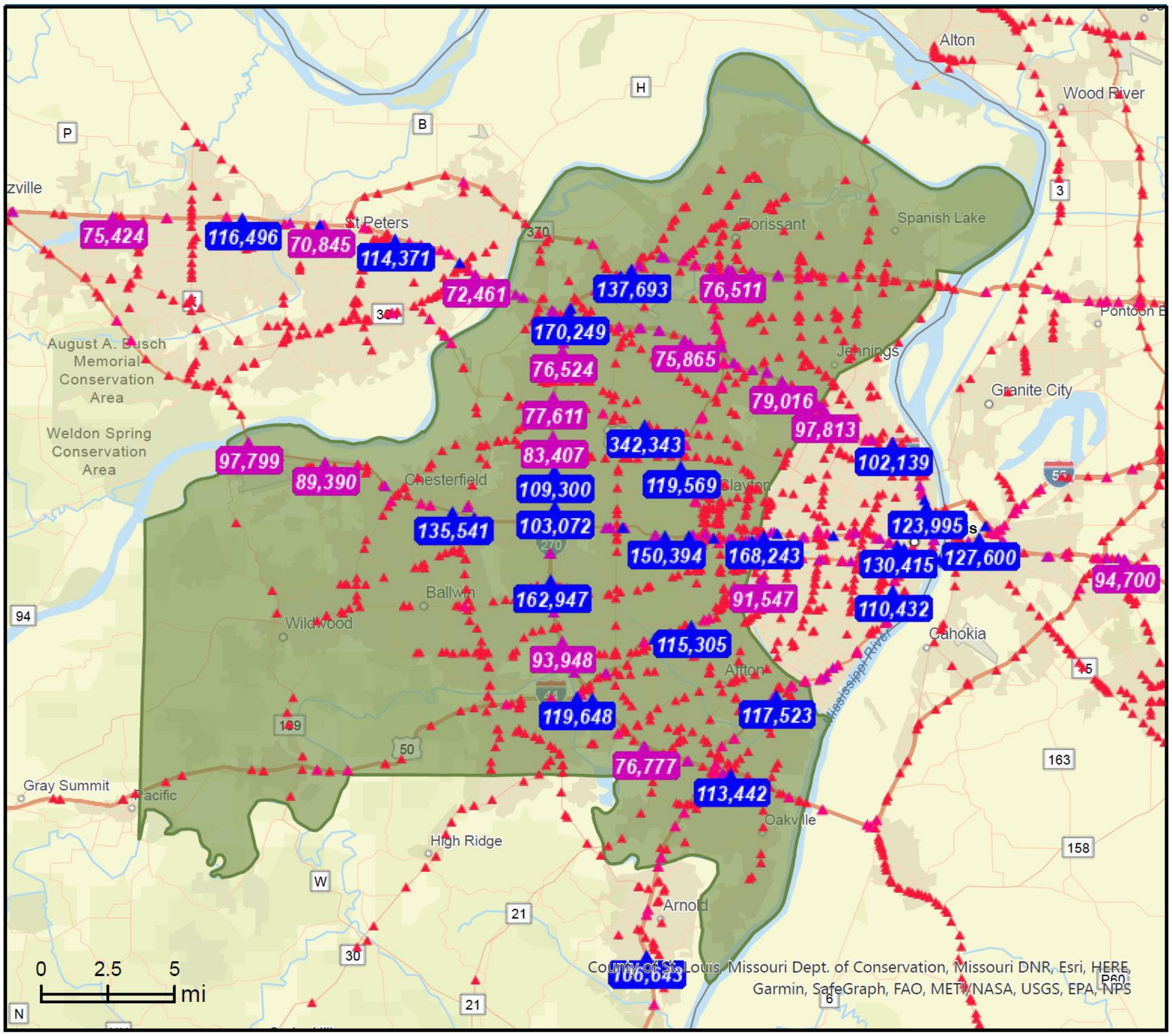


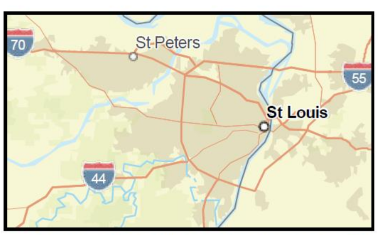
June 29, 2023

Traffic Count Map

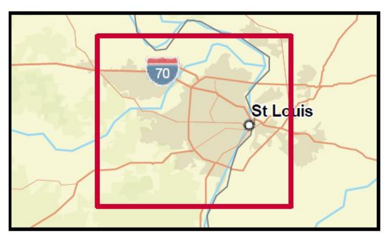
St. Louis County, MO 27
St. Louis County, MO (29189)
Geography: County

Prepared by Esri



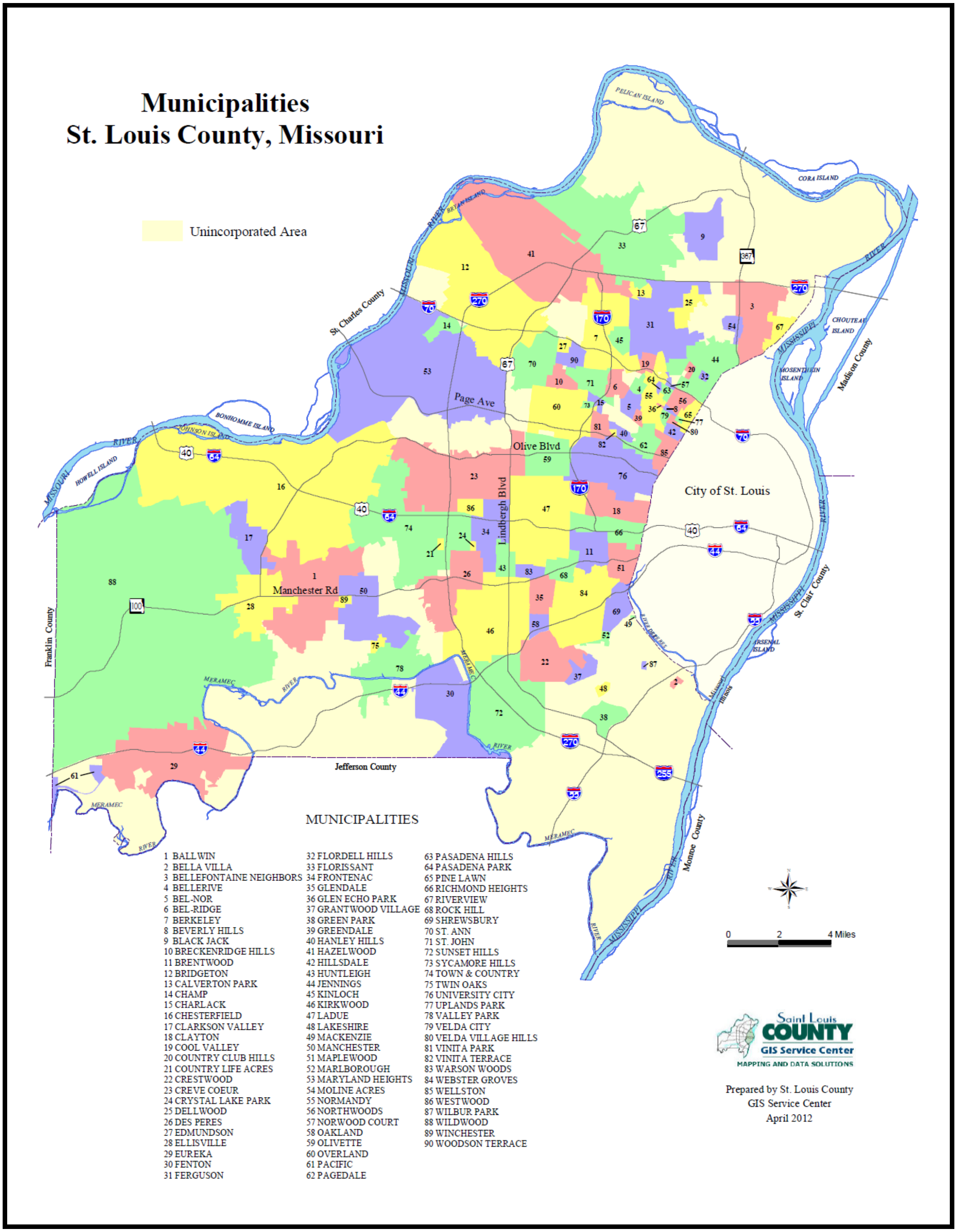


Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

June 29, 2023


Municipalities
St. Louis County, Missouri
Unincorporated Area
City of St. Louis
Olive Blvd
Page Ave
Lindbergh Blvd
Manchester Rd
St. Charles County
Franklin County
Jefferson County
St. Clair County
Madison County
Monroe County
MUNICIPALITIES
1 BALLWIN
2 BELLA VILLA
3 BELLEFONTAINE NEIGHBORS
4 BELLERIVE
5 BEL-NOR
6 BEL-RIDGE
7 BERKELEY
8 BEVERLY HILLS
9 BLACK JACK
10 BRECKENRIDGE HILLS
11 BRENTWOOD
12 BRIDGETON
13 CALVERTON PARK
14 CHAMP
15 CHARLACK
16 CHESTERFIELD
17 CLARKSON VALLEY
18 CLAYTON
19 COOL VALLEY
20 COUNTRY CLUB HILLS
21 COUNTRY LIFE ACRES
22 CRESTWOOD
23 CREVE COEUR
24 CRYSTAL LAKE PARK
25 DELLWOOD
26 DES PERES
27 EDMUNDSON
28 ELLISVILLE
29 EUREKA
30 FENTON
31 FERGUSON
32 FLORDELL HILLS
33 FLORISSANT
34 FRONTENAC
35 GLENDALE
36 GLEN ECHO PARK
37 GRANTWOOD VILLAGE
38 GREEN PARK
39 GREENDALE
40 HANLEY HILLS
41 HAZELWOOD
42 HILLSDALE
43 HUNTLEIGH
44 JENNINGS
45 KINLOCH
46 KIRKWOOD
47 LADUE
48 LAKESHIRE
49 MACKENZIE
50 MANCHESTER
51 MAPLEWOOD
52 MARLBOROUGH
53 MARYLAND HEIGHTS
54 MOLINE ACRES
55 NORMANDY
56 NORTHWOODS
57 NORWOOD COURT
58 OAKLAND
59 OLIVETTE
60 OVERLAND
61 PACIFIC
62 PAGEDALE
63 PASADENA HILLS
64 PASADENA PARK
65 PINE LAWN
66 RICHMOND HEIGHTS
67 RIVERVIEW
68 ROCK HILL
69 SHREWSBURY
70 ST. ANN
71 ST. JOHN
72 SUNSET HILLS
73 SYCAMORE HILLS
74 TOWN & COUNTRY
75 TWIN OAKS
76 UNIVERSITY CITY
77 UPLANDS PARK
78 VALLEY PARK
79 VELDA CITY
80 VELDA VILLAGE HILLS
81 VINITA PARK
82 VINITA TERRACE
83 WARSON WOODS
84 WEBSTER GROVES
85 WELLSTON
86 WESTWOOD
87 WILBUR PARK
88 WILDWOOD
89 WINCHESTER
90 WOODSON TERRACE
0 2 4 Miles
Saint Louis COUNTY
GIS Service Center
MAPPING AND DATA SOLUTIONS
Prepared by St. Louis County
GIS Service Center
April 2012

City of Chesterfield

Chesterfield, one of St. Louis County's 90+ communities (incorporated in 1988), is situated in west St. Louis County. It is generally defined as being bounded on the north and west by the Missouri River, on the south by Clayton Road, and on the east by Highway 141/Woods Mill Road. The primary north/south thoroughfare is Clarkson Road, and the main east/west thoroughfare is Highway 40/64.

The city is served by the accredited Rockwood and Parkway School Districts. It is also the home of Logan College of Chiropractic, Maryville University, and St. Joseph Institute for the Deaf, and is within 45 minutes of four other universities and colleges.

The city's population is served by a multitude of shopping, entertainment, and recreational facilities, in two main areas of the city: surrounding the Chesterfield Mall (at the intersection of Clarkson Road and Olive Street), and in the area known as the Chesterfield Valley (an area along Highway 40 in the valley bordering the Missouri River, which has shown tremendous growth in the last several years and continues to do so). Among the amenities provided in the Chesterfield Mall area are a community swimming pool and Faust Park, which houses a carousel built in 1920 and the Butterfly House. The Chesterfield Valley area contains a Mega-screen Cinema, and a plethora of dining and shopping establishments. Also located in the Chesterfield Valley area is the Spirit of St. Louis Airport, a general aviation reliever airport, providing charter and other services, surrounded by the 1,000-acre Spirit Industrial Park.

Major Employers in the City of Chesterfield include:

Largest Employers	Industry	Employment
Mercy Health	Health Care & Social Assistance	15,174
McDonald's	Accommodation & Food Services	7,550
St. Luke's Hospital	Health Care & Social Assistance	4,529
Dierbergs Markets	Retail Trade	4,000
Lowe's Home Centers Inc	Retail Trade	2,753
Delmar Gardens Enterprises	Health Care & Social Assistance	2,711
Parkway School District	Educational Services	2,610
Reinsurance Group of America Inc.	Finance & Insurance	947
Windstream	Information	909
Opaa! Food Management Inc.	Accommodation & Food Services	800

Key Demographic information provided by ESRI, Business Analyst, as well as various maps of the City of Chesterfield are included on the following pages:

esri

City Summary

Chesterfield City, MO 5 | Prepared by Esri

Population	
2010 Population	47,727
2020 Population	49,999
2023 Population	51,014
2028 Population	51,627
2010-2020 Annual Rate	0.47%
2020-2023 Annual Rate	0.62%
2023-2028 Annual Rate	0.24%
2023 Male Population	48.4%
2023 Female Population	51.6%
2023 Median Age	49.3

In the identified area, the current year population is 51,014. In 2020, the Census count in the area was 49,999. The rate of change since 2020 was 0.62% annually. The five-year projection for the population in the area is 51,627 representing a change of 0.24% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 49.3, compared to U.S. median age of 39.1.

Households	
2023 Wealth Index	222
2010 Households	19,274
2020 Households	20,051
2023 Households	20,627
2028 Households	21,106
2010-2020 Annual Rate	0.40%
2020-2023 Annual Rate	0.88%
2023-2028 Annual Rate	0.46%
2023 Average Household Size	2.43

The household count in this area has changed from 20,051 in 2020 to 20,627 in the current year, a change of 0.88% annually. The five-year projection of households is 21,106, a change of 0.46% annually from the current year total. Average household size is currently 2.43, compared to in the year 2020. The number of families in the current year is 13,873 in the specified area.

Median Household Income	
2023 Median Household Income	$128,177
2028 Median Household Income	$149,518
2023-2028 Annual Rate	3.13%
Average Household Income	
2023 Average Household Income	$192,016
2028 Average Household Income	$215,764
2023-2028 Annual Rate	2.36%
Per Capita Income	
2023 Per Capita Income	$77,680
2028 Per Capita Income	$88,248
2023-2028 Annual Rate	2.58%

Households by Income

Current median household income is $128,177 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $149,518 in five years, compared to $82,410 for all U.S. households

Current average household income is $192,016 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $215,764 in five years, compared to $122,048 for all U.S. households

Current per capita income is $77,680 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $88,248 in five years, compared to $47,525 for all U.S. households

Housing	
2010 Total Housing Units	20,457
2020 Total Housing Units	21,306
2023 Total Housing Units	22,012
2028 Total Housing Units	22,269

Currently, 72.4% of the 22,012 housing units in the area are owner occupied; 21.3%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 21,306 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.01%. Median home value in the area is $430,880, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.12% annually to $455,465.

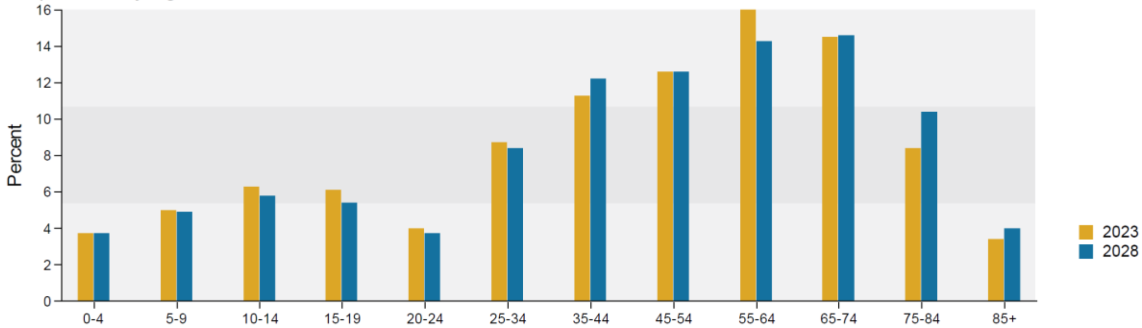
Source: Esri, U.S. Census

City Summary

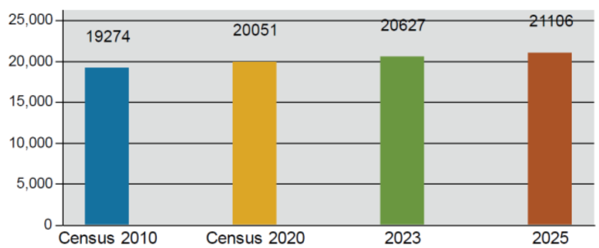
Chesterfield City, MO 5

Prepared by Esri

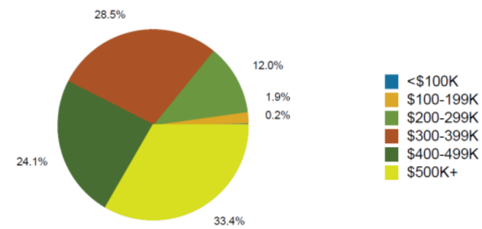
Population by Age



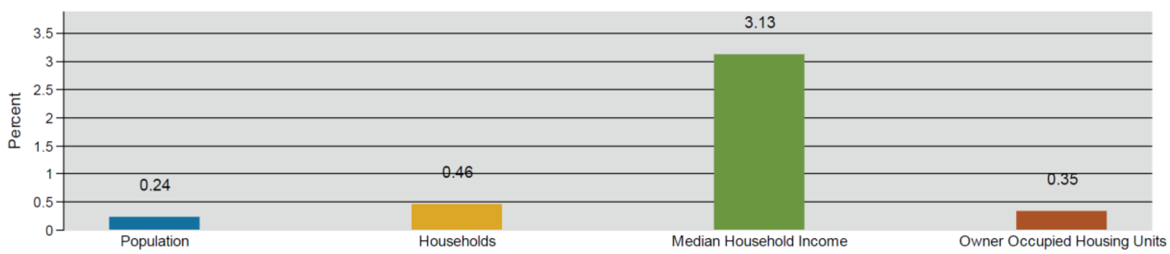
Households



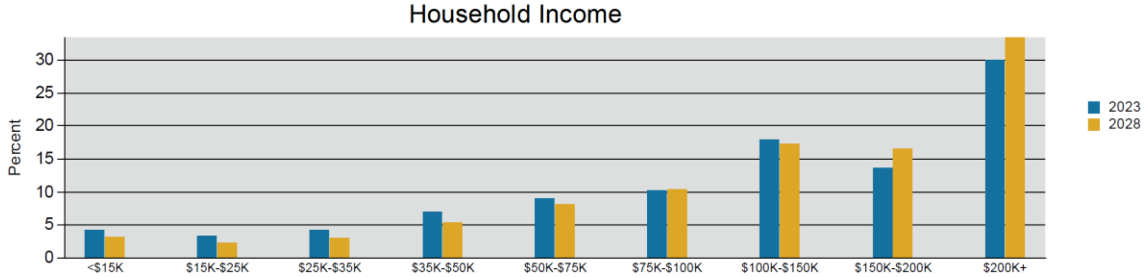
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

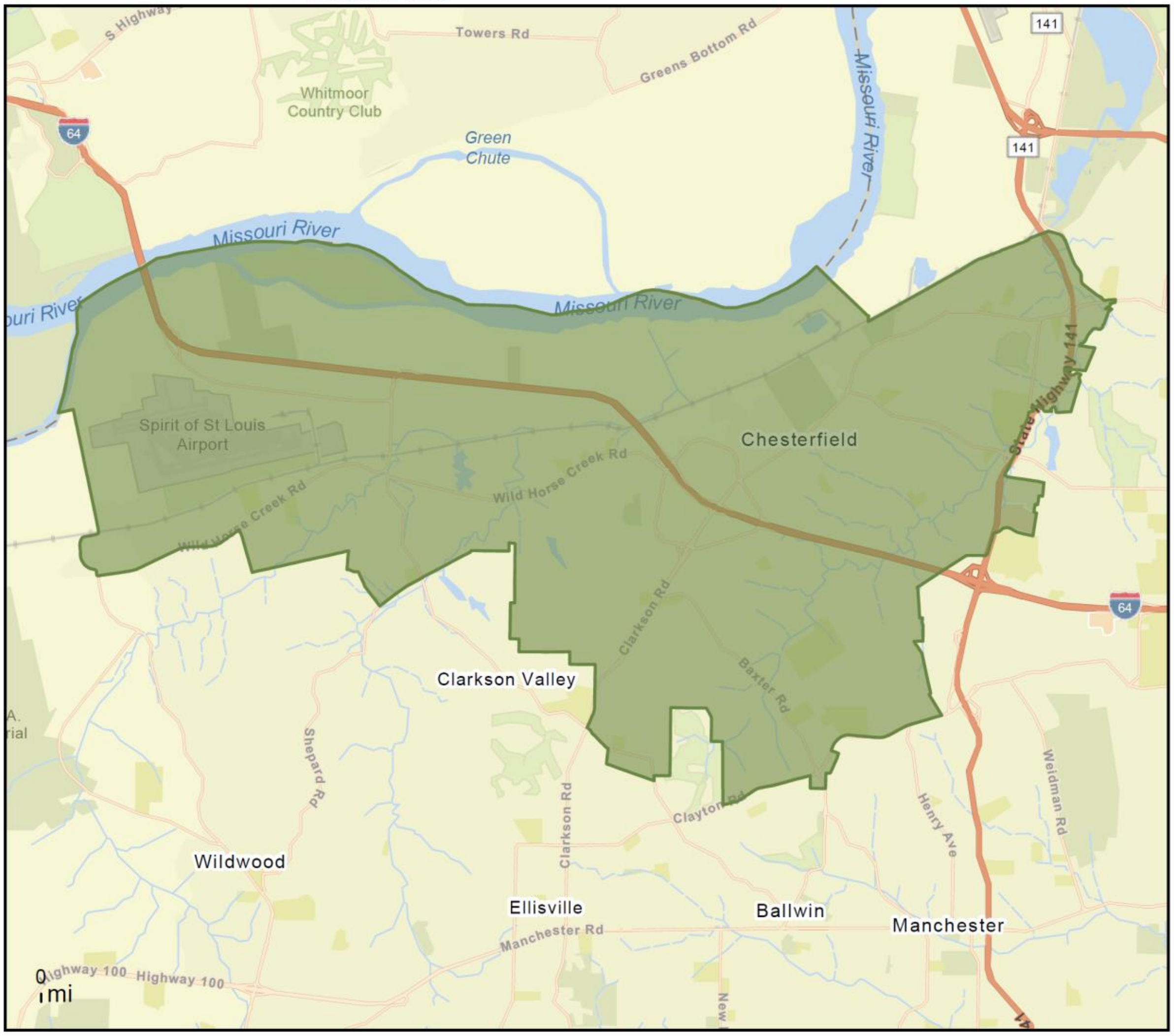


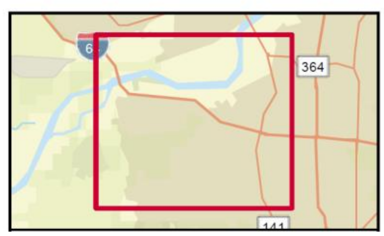
Source: Esri, U.S. Census

Site Map

Chesterfield City, MO 5
Chesterfield City, MO (2913600)
Geography: Place

Prepared by Esri





March 13, 2024

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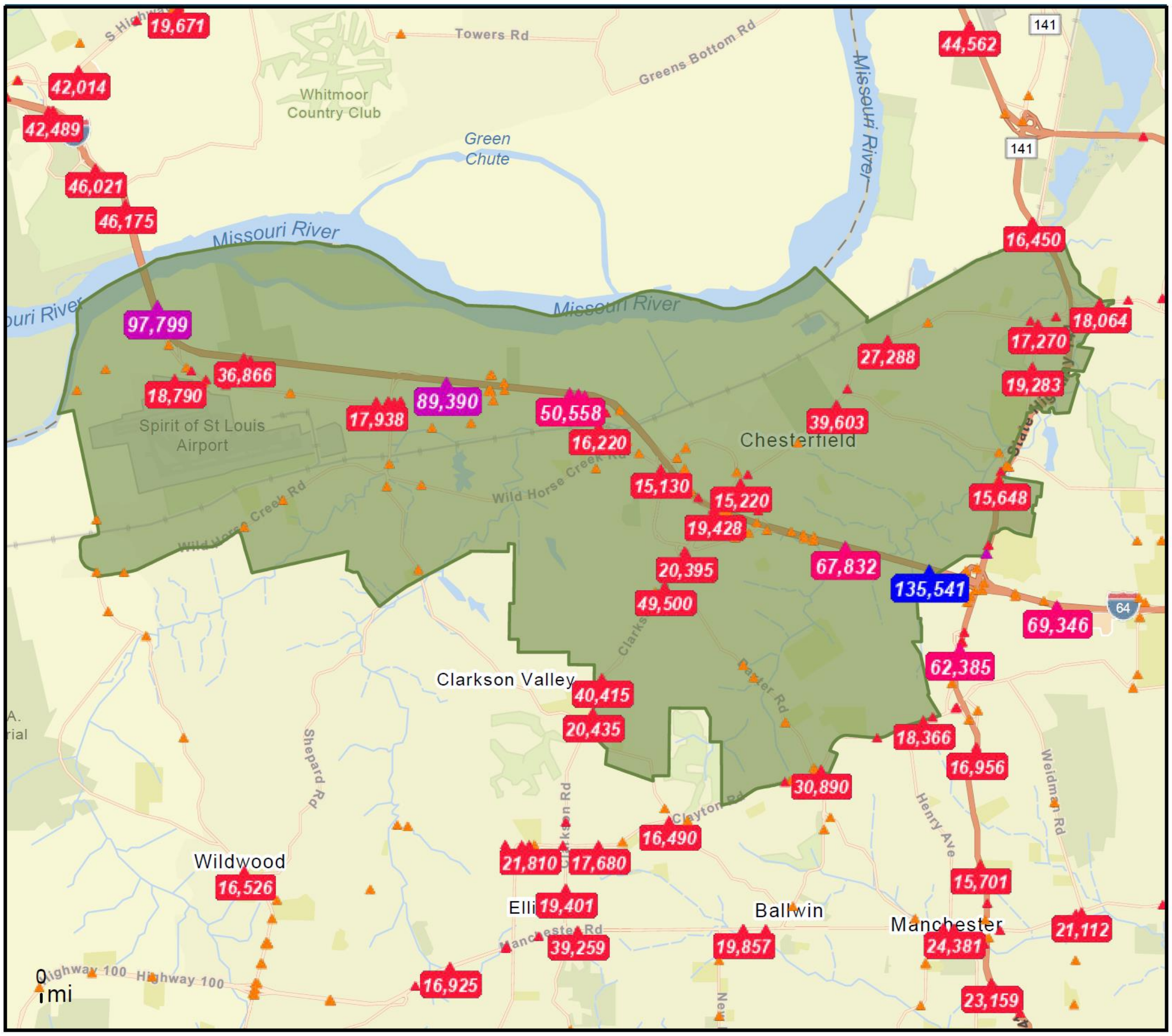
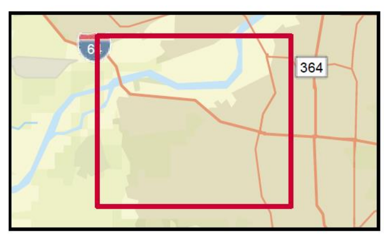
Traffic Count Map

Chesterfield City, MO 5
Chesterfield City, MO (2913600)
Geography: Place

Prepared by Esri



Average Daily Traffic Volume
- ▲Up to 6,000 vehicles per day
- ▲6,001 - 15,000
- ▲15,001 - 30,000
- ▲30,001 - 50,000
- ▲50,001 - 100,000
- ▲More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

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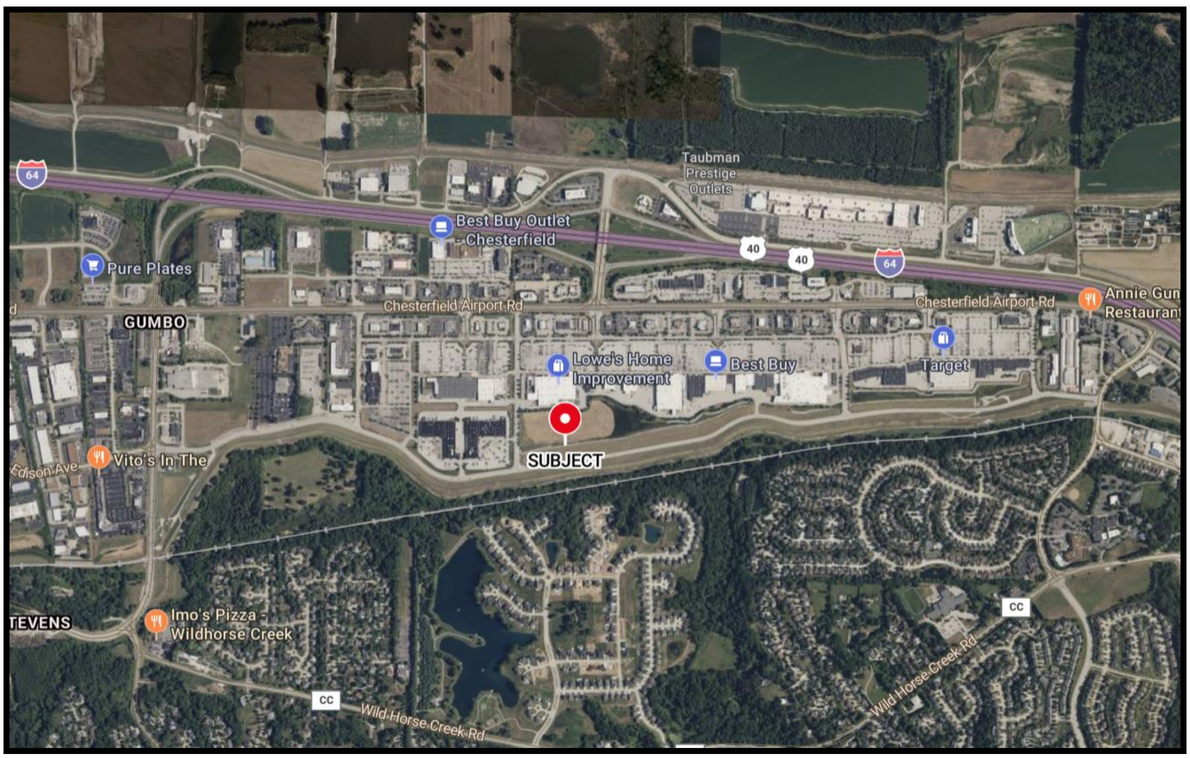
Neighborhood Analysis

The neighborhood analysis provides a bridge between the analysis of general influences on all property values and the study of a specific property. The goal of the neighborhood analysis is to determine how the operation of social, economic, government, and environmental forces influences property values in the specific area in which the subject property is located. According to The Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th edition, 2022, a neighborhood may be defined as:

A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.

- **Boundaries and Access -** The subject property is located in the western portion of St. Louis County and the City of Chesterfield, just south and east of the Missouri River in an area known as Chesterfield Valley. The boundaries of the subject neighborhood are considered to be the Missouri River to the west and north, Clarkson Road and Olive Boulevard to the east, and Wild Horse Creek Road to the south. The Chesterfield Valley's close proximity to Interstate 64 provides it with convenient access to all parts of St. Louis County and St. Charles County. The subject lies west of Long Road and south of Chesterfield Airport Road, along Edison Road. Access to the neighborhood is considered excellent.



- **Homogeneous Uses** – Land uses within the neighborhood are a mixture of commercial, industrial, institutional (e.g. Spirit Airport), and retail. The majority of developments west of Long Road in Chesterfield Valley are office and industrial. More retail is available and located east of Long Road, including the Chesterfield Commons shopping center. Uses on the south side of Highway 40 along Chesterfield Airport Road east of Long Road and west of Baxter Road are almost entirely commercial. As mentioned previously, this corridor includes the Chesterfield Commons shopping center. This center features many big box retailers with small strip centers, fast food and sit-down restaurants on out lots. Chesterfield Commons is one of the largest power centers in the U.S. and there is over $1 billion in retail sales in the Chesterfield trade area. The area west of Long Road also features some commercial development, but there are also many light industrial uses including office/warehouse and flex buildings.

- **Neighborhood Trends** – The neighborhood is prosperous and supports a varied economic base with strong retail, office, and residential markets. The Chesterfield/I-64 office market corridor is regarded as the premier office location in St. Louis. Two competing outlet malls were opened in 2013 in Chesterfield Valley bringing a total of 800,000-square feet of store space to the market. Taubman Centers built 450,000-square feet on 49 acres on the north side of I-64 at the Boones Crossing exit. This outlet mall was recently purchased by The Staenberg Group and has been rebranded and reconfigured, due to declines in occupancy at this property. Farther west, St. Louis Premium Outlets (Simon Property Group) constructed 350,000-square feet south of I-64 and east of the Boone Bridge in a larger development known as Chesterfield Blue Valley.

  On of the larger current developments in Chesterfield Valley is the Gateway Studios & Production Services studio facilities at 900 Spirit of St. Louis Boulevard, just north of Spirit Airport along Chesterfield Airport Road and Interstate 64. The facility will accommodate the development and manufacturing of stadium and arena-sized music tours, motion-picture/television productions, and corporate events. It is the largest entertainment and production services and rehearsal facility of its kind in the U.S. The facility is situated on 32-acres, will contain 330,000 square feet of building area, and will employ over 100 highly skilled music and film manufacturing and production professionals.

  During the last five years, several new office, industrial, and retail facilities have been or are being constructed in the Chesterfield Valley area while continuing development moves westward along Chesterfield Airport Road. Chesterfield Valley is a destination retail and entertainment area within the St. Louis metro area, drawing patrons from St. Charles County and other outlying areas.

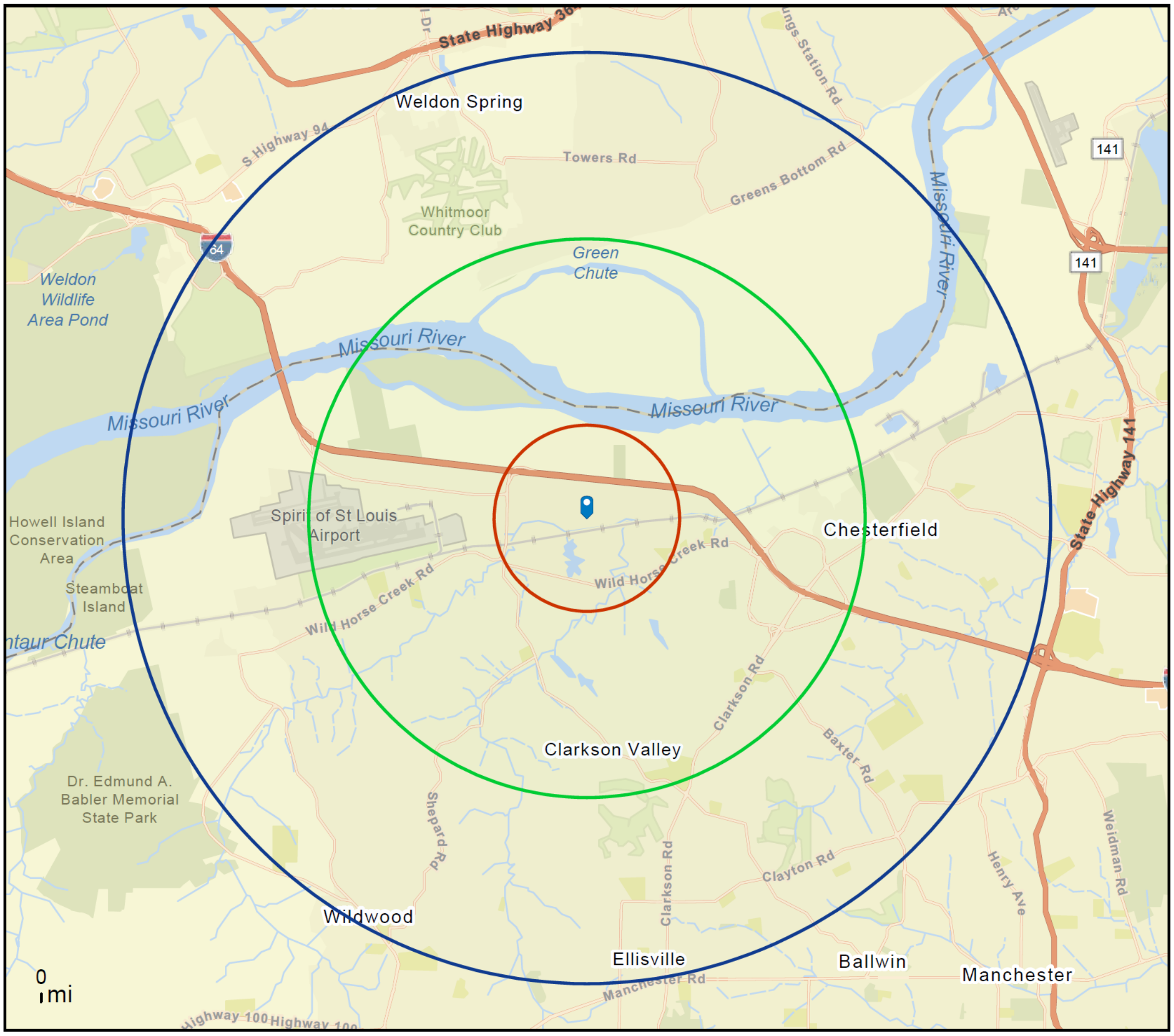
- **Summary** – In summary, the subject neighborhood lies within an affluent area of West St. Louis County that has seen considerable development over the last few years supported by a strong local economy. Due to its good location and since it is well-served by an excellent network of major highways and local roads, this is expected to continue.

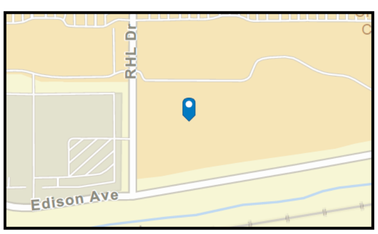
A demographic ring study is presented on the following pages (1, 3, & 5 miles around the subject).

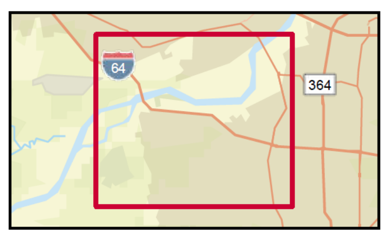
Site Map

Chesterfield, Missouri
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.66456
Longitude: -90.60184







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esri

Demographic Ring Study - 1, 3 & 5 Mile Radii

Prepared by Esri

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population			
2010 Population	2,094	20,592	89,781
2020 Population	2,085	22,014	91,880
2023 Population	2,080	23,206	93,560
2028 Population	2,083	24,029	94,543
2010-2020 Annual Rate	-0.04%	0.67%	0.23%
2020-2023 Annual Rate	-0.07%	1.64%	0.56%
2023-2028 Annual Rate	0.03%	0.70%	0.21%
2023 Male Population	49.6%	49.2%	49.0%
2023 Female Population	50.4%	50.8%	51.0%
2023 Median Age	40.3	45.3	47.1

In the identified area, the current year population is 2,080. In 2020, the Census count in the area was 2,085. The rate of change since 2020 was -0.07% annually. The five-year projection for the population in the area is 2,083 representing a change of 0.03% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 39.1.

	1 mile	3 miles	5 miles
Households			
2023 Wealth Index	268	225	228
2010 Households	628	8,180	33,247
2020 Households	665	8,809	34,411
2023 Households	675	9,372	35,331
2028 Households	686	9,841	36,128
2010-2020 Annual Rate	0.57%	0.74%	0.34%
2020-2023 Annual Rate	0.46%	1.92%	0.82%
2023-2028 Annual Rate	0.32%	0.98%	0.45%
2023 Average Household Size	3.08	2.45	2.62

The household count in this area has changed from 665 in 2020 to 675 in the current year, a change of 0.46% annually. The five-year projection of households is 686, a change of 0.32% annually from the current year total. Average household size is currently 3.08, compared to in the year 2020. The number of families in the current year is 589 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2023 Median Household Income	$171,001	$141,970	$132,891
2028 Median Household Income	$194,133	$157,386	$151,790
2023-2028 Annual Rate	2.57%	2.08%	2.70%
Average Household Income			
2023 Average Household Income	$229,995	$209,348	$193,975
2028 Average Household Income	$256,801	$231,296	$216,291
2023-2028 Annual Rate	2.23%	2.01%	2.20%
Per Capita Income			
2023 Per Capita Income	$77,792	$84,138	$73,947
2028 Per Capita Income	$88,165	$94,267	$83,522
2023-2028 Annual Rate	2.54%	2.30%	2.47%
Households by Income			

Currently, 88.5% of the 714 housing units in the area are owner occupied; 6.0%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 700 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.61%. Median home value in the area is $484,879, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.52% annually to $497,665.

Source: Esri, U.S. Census

THE PROPERTY

Ownership and Sales History

According to the records of the St. Louis County Assessor's Office, title to the subject property is currently vested in the City of Chesterfield. There have been no ownership transfers involving the subject property in the last three years. The property has not been actively marketed for sale to the general public in the last three years.

The City of Chesterfield has received a Letter-of-Intent (LOI) to purchase the site from The Staenberg Group for $500,000, or $29,499 per gross acre, or $0.68 per gross square foot of land area (16.95 gross acres or 738,342 gross square feet of land area). The $500,000 price equates to $50,000 per usable acre or $1.15 per usable square foot (10.00 usable acres or 435,600 usable square feet of land area). A copy of the LOI is presented in the Addenda.

The City of Chesterfield acquired ownership of the property from THF Chesterfield Development LLC via a warranty deed transfer recorded on February 10, 2006, in Deed Book 17062, Page 2555. Consideration was $0.

Legal Description

A metes-and-bounds legal description was not available. An abbreviated property description for the subject property obtained from Assessor's records follows:

CHESTERFIELD COMMONS SUBDIVISION - LOT PT 8 (STORM DETENTION POND)

Real Estate Taxes

Real estate taxes for properties located in St. Louis County are based upon the property's assessed valuation on the first day of January for each tax year. Real estate taxes in this County represent ad valorem taxes, meaning a tax applied in proportion to value. In the State of Missouri, property taxes are paid the year they are assessed, therefore, the taxes assessed for the 2024 calendar year are due and payable on or before December 31, 2024. According to Missouri State Law, agricultural property is assessed at 12.0 percent, residential property is assessed at 19.0 percent, and commercial property is assessed at 32.0 percent of the appraised market value. Reassessment of all properties every two years is mandatory.

The Assessor's assessed values and appraised values for 2023 are shown below.

Tax Parcel Locator Number:	17U-32-0102
Assessment Classification:	Commercial - Exempt
2023 Assessed Value:	$2,835,230
2023 Assessor's Market Value:	$8,860,100 or $522,713.86 per acre or $12.00 per square foot of land area
2023 Real Estate Taxes:	Tax Exempt

Description of the Site

- **Size/Dimensions** – According to Assessor's records, the subject site contains 16.95 gross acres, or 738,342 gross square feet. Most of the subject site currently functions as a stormwater retention basin. Per the owner, approximately 10.00 acres or 435,600 square feet of the site could be filled and utilized as future development land.

- **Configuration** – The subject parcel is irregular in shape, as shown on the aerial tax map which is presented on a following page.

- **Topography / Drainage** - The parcel is generally level and lies below the grade of Edison Avenue and RHL Drive**.** Most of the subject site currently functions as a stormwater retention basin. We understand that approximately 10.00 acres or 435,600 square feet of the site could be filled and utilized as future development land. Drainage appears adequate.

- **Flood Plain** - According to Flood Insurance Community Panel No. 29189C0165K dated February 4, 2015, the subject site is located in "Zone X", an "Area with Reduced Flood Risk due to Levee". Flood insurance is typically not required.

- **Access** – Future access to the subject could likely be made available from adjacent Edison Avenue, RHL Drive, and the rear access drive of Chesterfield Commons - similar to the property to the west which is improved with two large industrial service center buildings. An aerial photograph follows:

Average daily traffic count along RHL Drive near the subject ranges from 4,418 to 8,992. Average daily traffic count along Edison Avenue near the subject ranges from 4,561 to 6,421. A traffic count map is presented on a following page.

- **Ground Stability** - We were not furnished a soils analysis, therefore, no conclusion can be ascertained with regard to the stability of the site. However, based upon visual inspection, no problems were identified.

Legal

- **Zoning Analysis** - The use of the property is regulated and controlled by the zoning ordinances of the City of Chesterfield. It is currently zoned "C-8"; Planned Commercial District. Planned Districts are covered by a site-specific ordinance. Any new development of the subject site would require zoning approval. Given the types of commercial and industrial development surrounding the site, a complementary commercial or industrial development would likely be approved for ten developable acres of the site after extension of drainage pipes and culverts and after the addition of fill material.

- **Easements/Encumbrances/Moratoriums** - The subject parcel is encumbered with the standard easements associated with utility and street right-of-way use, which do not have any negative effect on value. After disposition, 6.95 acres of the site will be encumbered by a stormwater easement.

- **Encroachments** – We were not provided with an ALTA survey for the subject property, but there were no obvious encroachments. A survey should be obtained to confirm that the subject site is free from encroachments.

- **Utilities** – All public utilities are located nearby.

Environmental - As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Upon physical inspection of the subject property, no indication to the “untrained eye" of environmental hazard could be found.

Potential Development Cost

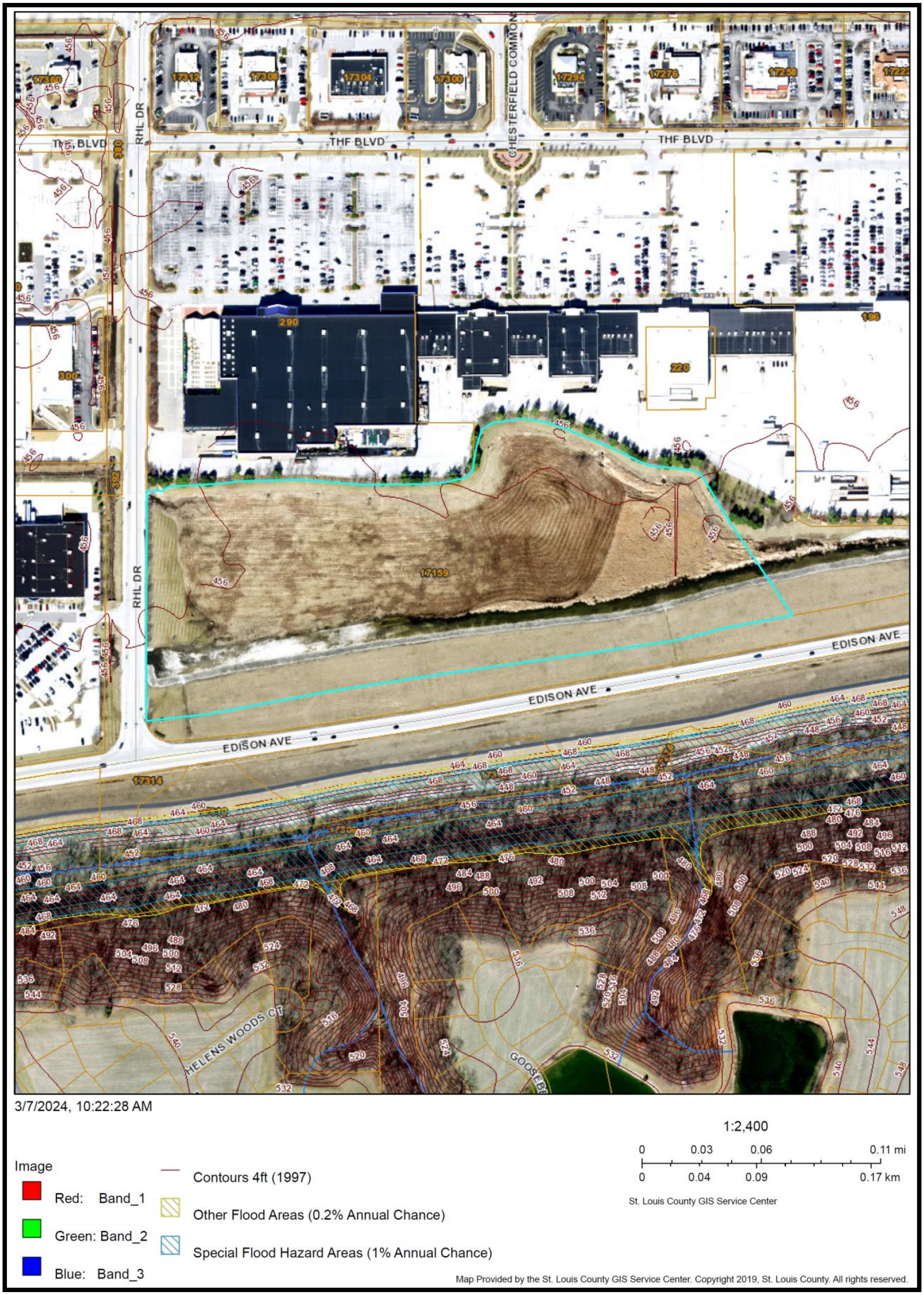
As noted previously, approximately 10.00 acres or 435,600 square feet of the site could be filled and utilized as future development land. Per the owner, this land development would cost over $2.4 million and require:

1. At least 129,000 cubic yards of compacted fill material, and

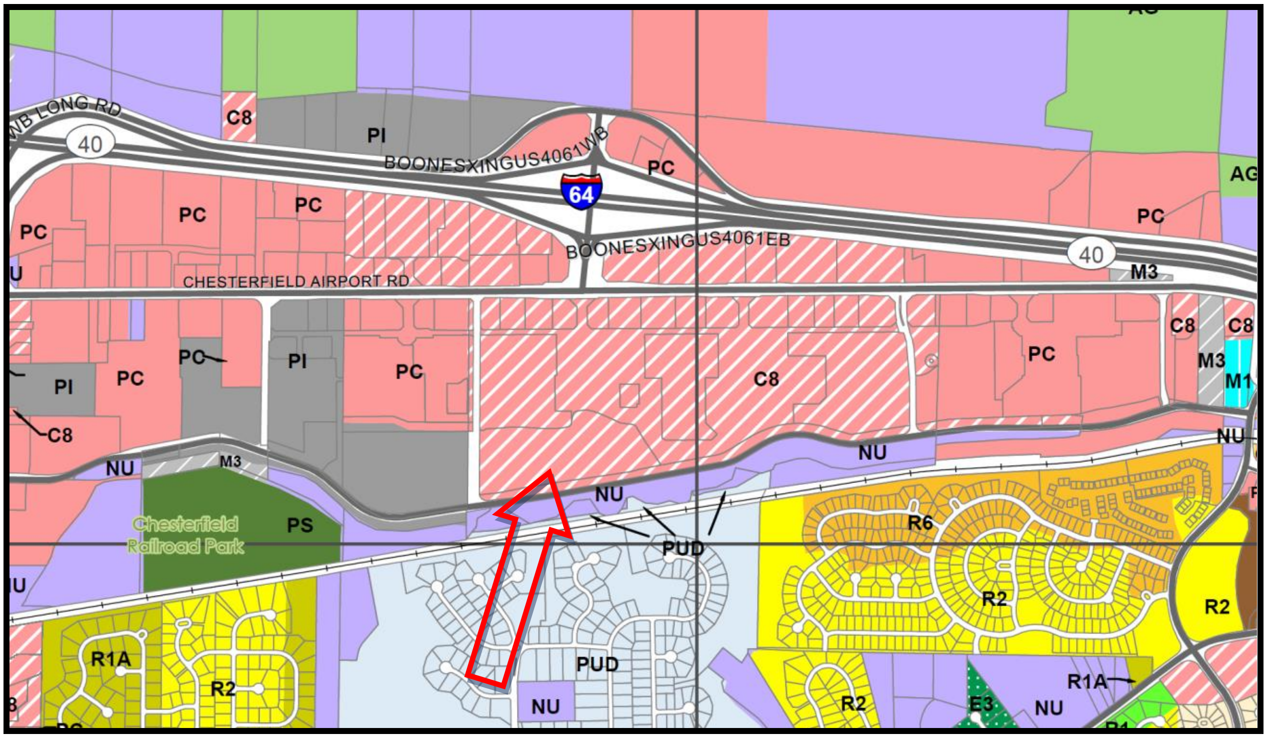
2. Extension of three 8’ x 5’ box culverts and two 54” pipe culverts an additional 1,100 feet.

Additional descriptive property information follows.

Aerial Tax Map - With Flood & Topography Overlays



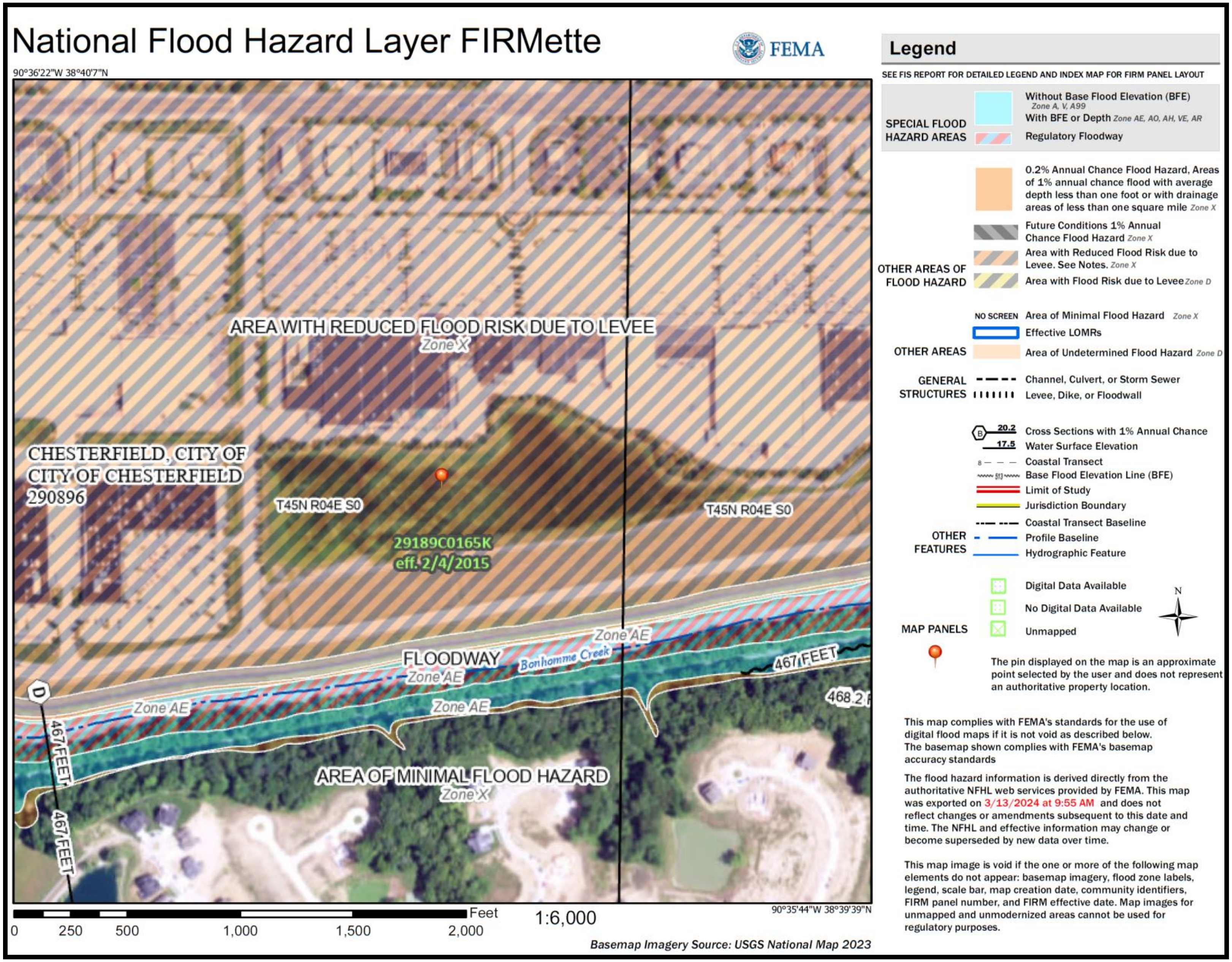
Zoning Map



Zoning Class, Description

- AG, Agriculture
- PC, Planned Commercial District
- PC_R, Planned Commercial & Residence District
- C2, Shopping District
- C3, Shopping District
- C4, Highway Service Commercial District
- C7, General Extensive Commercial District
- C8, Planned Commercial District
- E-1/2 AC, Estate District (one-half acre)
- E-1 AC, Estate District (one acre)
- E-2 AC, Estate District (two acre)
- E2, Estate Residence District (one acre)
- E3, Estate Residence District (one-half acre)
- PI, Planned Industrial District
- LI, Light Industrial District
- M1, Industrial District
- M2, Industrial District
- M3, Planned Industrial District
- MU, Medical Use District
- NU, Non-Urban District
- PS, Park and Scenic
- UC, Urban Core
- PUD, Planned Unit Development
- LLR, Large Lot Residential District
- R1, Residence District
- R1A, Residence District
- R2, Residence District (15,000 sq. ft.)
- R3, Residence District (10,000 sq. ft.)
- R4, Residence District (7,500 sq. ft.)
- R5, Residence District (6,000 sq. ft.)
- R6, Residence District (2,000 sq. ft.)
- R6A, Residence District (4,000 sq. ft.)
- R6AA, Residence District
- R7, Residence District (1,750 sq. ft.)
- R8, Residence District (500 sq. ft.)

Flood Map

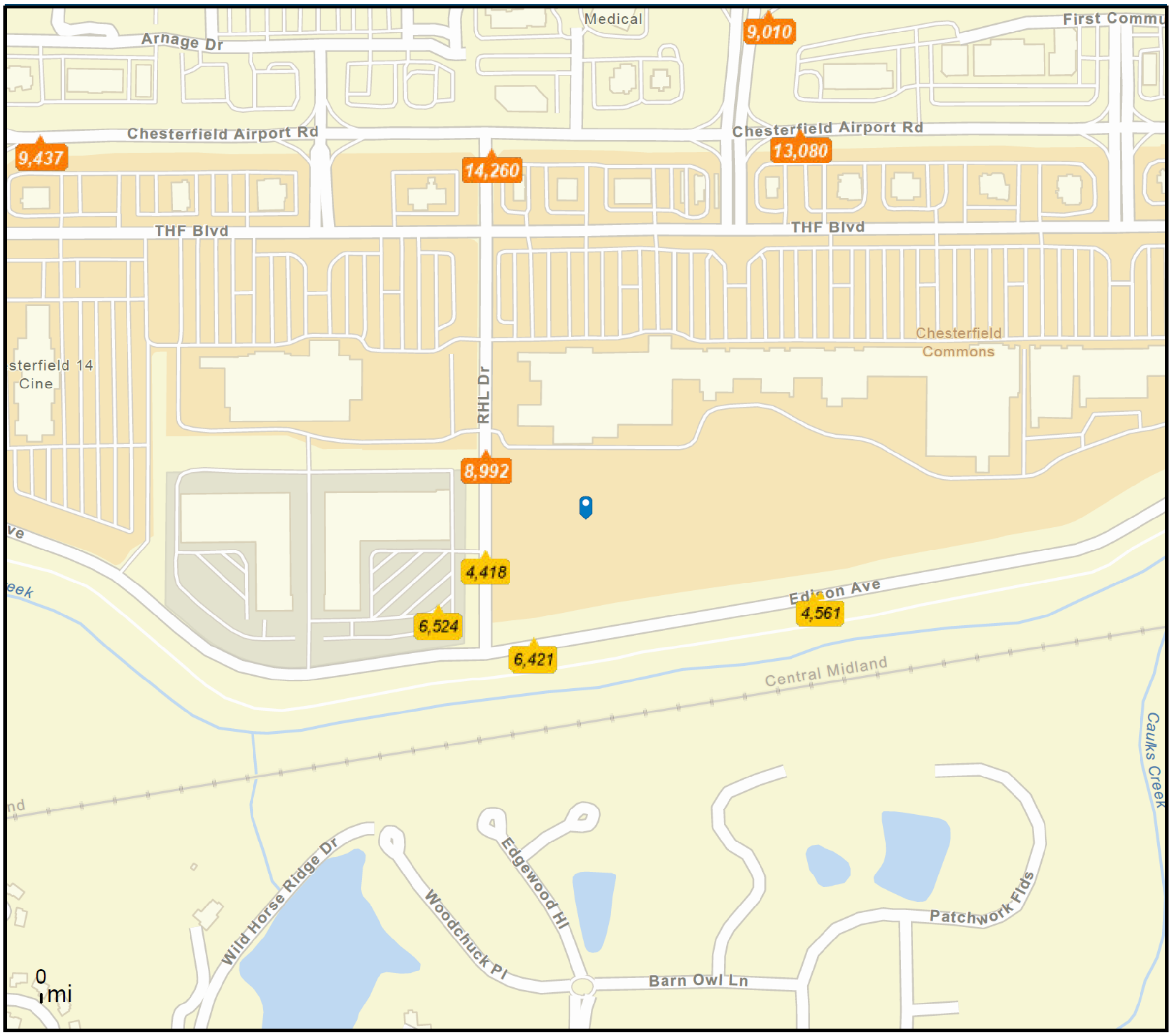

National Flood Hazard Layer FIRMette
FEMA
90°36'22"W 38°40'7"N
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
Zone X
CHESTERFIELD, CITY OF
CITY OF CHESTERFIELD
290896
T45N R04E S0
T45N R04E S0
29189C0165K
eff. 2/4/2015
Zone AE
FLOODWAY
Zone AE
Bonhomme Creek
Zone AE
Zone AE
467 FEET
468.2
467 FEET
467 FEET
AREA OF MINIMAL FLOOD HAZARD
Zone X
Feet
0 250 500 1,000 1,500 2,000
1:6,000
90°35'44"W 38°39'39"N
Basemap Imagery Source: USGS National Map 2023
Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
OTHER AREAS
Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
OTHER FEATURES
Profile Baseline
Hydrographic Feature
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
N
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2024 at 9:55 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

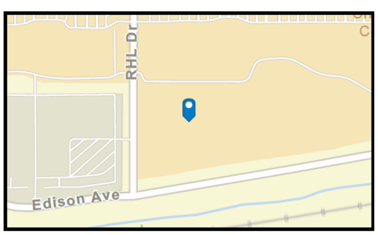
Traffic Count Map

Traffic Count Map - Close Up

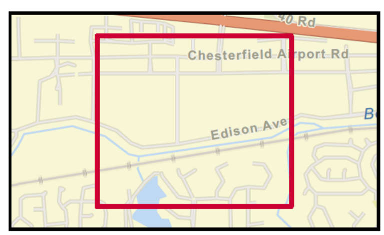
Chesterfield, Missouri
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.66456
Longitude: -90.60184





Average Daily Traffic Volume
- ▲Up to 6,000 vehicles per day
- ▲6,001 - 15,000
- ▲15,001 - 30,000
- ▲30,001 - 50,000
- ▲50,001 - 100,000
- ▲More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

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PHOTOGRAPHS OF SUBJECT

Subject Property – Looking East at Subject along Edison Avenue from RHL Drive

Subject Property – Looking East at Subject from RHL Drive

PHOTOGRAPHS OF SUBJECT

Subject Property – Looking East at Subject from RHL Drive

Subject Property – Looking East at Subject from RHL Drive

PHOTOGRAPHS OF SUBJECT

Subject Property – Looking East at Subject from RHL Drive

Subject Property – Looking Southwest toward RHL Drive & Edison Avenue

PHOTOGRAPHS OF SUBJECT

Subject Property – Looking Southwest toward RHL Drive & Edison Avenue

Subject Property – Looking Northwest toward RHL Drive

PHOTOGRAPHS OF SUBJECT

Subject Property – Looking South Along RHL Drive

Subject Property – Looking North along RHL Drive

PHOTOGRAPHS OF SUBJECT

Subject Property – Looking East

Subject Property – Looking South from rear of Chesterfield Commons Shopping Center

PHOTOGRAPHS OF SUBJECT

Subject Property – Looking Southeast from rear of Chesterfield Commons Shopping Center

Looking South from rear of Chesterfield Commons Shopping Center

HIGHEST AND BEST USE

According to *The Dictionary of Real Estate Appraisal*, 7th ed., 2022, Highest and Best Use is t*he reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.* These criteria are most often considered sequentially but due to their interaction may also be considered in concert, depending on the particular situation.

It is recognized that in cases where a site has existing improvements, the highest and best use may be determined to be different from the existing use. The existing use will continue, however, unless and until the land value in its highest and best use exceeds the total value of the property in its existing use.

The determination of the highest and best use of the land lies in market analysis and the economic concept of supply and demand. This entails ascertaining that use of the property which will produce the most value to both the owner and the community for the longest foreseeable time, and which will be consistent with the uses of the surrounding properties, the neighborhood, and the community.

An analysis of the factors affecting highest and best use as they pertain to the land as though vacant and the improved site follows.

Highest and Best Use as Vacant

The highest and best use factors considered are identified as follows:

Legally Permissible

The subject property is currently zoned “C-8”; Planned Commercial District by the City of Chesterfield. The purpose of the “C-8” district is to: *“…offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. It allows innovative designs, meets market niches, and promotes well-designed developments.”*

Planned Districts, including the “C-8”, Planned Commercial District, are covered by a site-specific ordinance. Any new development of the subject site would require zoning approval. Given the types of commercial and industrial developments surrounding the subject site, a complementary commercial or light industrial development would likely be approved for ten developable acres of the site after extension of drainage pipes and culverts and after the addition of fill material.

Physically Possible

The size, shape, topography, accessibility, availability of utilities, soil conditions, and the risk of natural disasters, in particular flooding, affect the uses for which a site can be developed. It is our opinion that developing 10 acres of the site is physically possible.

Financially Feasible

Of the legally permissible and physically possible uses, only some may be financially feasible. We utilized the land acquisition and development cost provided by the owner to assist with determining the financial feasibility of the proposed land development and to support the “As-Is” market value estimate for the site. Land acquisition cost, development cost (including a developer profit allowance), and capitalized mowing cost are summarized in the following table:

		Usable Land Acres	Per Usable Land Acre	Usable Land Sq. Ft.	Per Usable Land Sq. Ft.
Proposed Purchase Price ("As-Is")	$500,000	10.0	$50,000	435,600	$1.15
Add: Cost of Fill & Culvert Extensions	$2,400,000	10.0	$240,000	435,600	$5.51
Subtotal Site Development Costs	$2,900,000	10.0	$290,000	435,600	$6.66
Add: Developer Profit @ 10% of Development Costs	$240,000	10.0	$24,000	435,600	$0.55
Total Land Acquisition & Development Costs	$3,140,000	10.0	$314,000	435,600	$7.21
Add: Capitalized Retention Basin Mowing Costs	$120,000	10.0	$12,000	435,600	$0.28
Total Acquisition & Development Costs "As-Complete"	**$3,260,000**	**10.0**	**$326,000**	**435,600**	**$7.48**

As shown above, the City of Chesterfield estimates the cost of fill and culvert extensions at $2.4 million. A typical developer would undertake this project if an adequate level of profit could be realized. A ten (10) percent allowance for developer profit is considered reasonable and was added to the land acquisition and development cost.

Further, the developer would be responsible for mowing the 6.95-acre portion of the subject site that would remain a retention basin. Annual mowing costs were estimated from information obtained from angi.com, then capitalized to reflect the present value of future mowing costs, as follows:

	Minimum	Average	Maximum
Cost to Mow a 5-Acre Site (angi.com)	$450	$550	$650
Divided by # of Acres	5.00	5.00	5.00
Mowing Cost per Acre	$90	$110	$130
Multiplied by # of Subject Acres	6.95	6.95	6.95
Cost Per Mow	$626	$765	$904
Multiplied by # of Mowings per Year (1)	13	13	13
Annual Mowing Cost	$8,132	$9,939	$11,746
Rounded	$8,000	$10,000	$12,000
Capitalized at:	10%	10%	10%
Capitalized Mowing Cost	$80,000	$100,000	$120,000

(1) Assumes mowing every two weeks during a 26-week growing season.

We have utilized mowing costs at the higher end of the range above due to the inherently greater difficulty in mowing a retention basin compared to a typical lawn. As shown in the table near the top of this page, the total indicated land acquisition cost, development cost (including a developer profit allowance), and capitalized mowing cost is $3,260,000, or $7.48 per square foot of land area. This total cost, including a profit allowance, is supported by the “As-Complete” value indication by the Sales Comparison Approach of $3,260,000. Accordingly, the development of 10 acres of the subject site provides an adequate profit to the developer and is considered financially feasible.

Maximally Productive

This analysis determines which of the financially feasible land uses produces the highest residual land value. This then determines which of the various financially feasible uses is maximally productive.

It is our opinion that the maximally productive use and the highest and best use of this site, as-vacant, is to develop 10 acres for future commercial or light industrial use.

METHOD OF APPRAISAL

The traditional methods by which market data may be processed into a value indication include the Cost Approach, the Income Approach, and the Sales Comparison Approach.

The **Cost Approach** is based on the presumption that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. The Cost Approach is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there are no comparable properties in the marketplace. This approach is used to value improved property.

The **Income Approach** is a procedure in appraisal analysis which converts the anticipated benefits (dollar income or amenities) to be derived from the ownership of the property into a value estimate. The Income Approach is widely applied in appraising income producing properties. Anticipated future income and/or reversions are discounted to a present value figure through the capitalization process. This approach is largely used to value improved property, or income producing land.

The **Sales Comparison Approach** is based upon the presumption that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. This approach is applicable when an active market provides sufficient quantities of reliable data which can be verified from authoritative sources. The Sales Comparison Approach is relatively unreliable in an inactive market or in estimating the value of properties for which no real comparable sales data is available.

In concluding a value for the property in question, the applicable approaches are analyzed and then correlated with the most meaningful data given greatest weight in the valuation process. In this case, since the property being appraised consists of a to-be-developed commercial site, the applicable approach to estimating market value is the Sales Comparison Approach.

The Cost Approach was not utilized due to the inherent difficulty in reliably estimating development costs for a specific site. The absence of a value indication from the Cost Approach does not diminish the reliability of our analysis or value conclusion. However, in the Highest & Best Use Analysis above, we did utilize the acquisition and development cost estimates provided by the owner to assist with determining the financial feasibility of the proposed development and to support the "As-Is" market value estimate for the site by the Sales Comparison Approach.

SALES COMPARISON APPROACH

An effort was made to obtain sales and current listings of properties with characteristics similar to the subject property on an “As-Is” basis. Our work included a search of the public and private records. Unfortunately, recent sales of large retention pond sites with development potential similar to the subject were unavailable. However, sales of developed sites in the area were available. Accordingly, to estimate the “As-Is” value of the land, we first estimated the “As-Complete” (post-development) value of the land and deducted certain required development costs (including a developer profit allowance) and capitalized mowing costs to provide an indication of “As-Is” value.

We have utilized the sale price per square foot of usable land area as the operable unit of comparison in this analysis. In the accompanying valuation section, sales have been adjusted for market conditions, i.e. time. Other adjustments made in comparing the properties are, by necessity, subjective in nature, but we have attempted to be consistent in their application.

Details of recent sales which were considered in our analysis are summarized on the following pages. Following the individual sale summaries is a location map and an adjustment grid that summarizes the pertinent details of each sale transaction and the adjustments applied to each sale in recognizing differences between that property and the subject.

Land Sale No. 1

Property Identification

Record ID	2528
Property Type	Industrial Land
Property Name	Lot 26, Spirit Trade Center
Address	503 Trade Center Drive, Chesterfield, St. Louis County, Missouri 63005
Tax ID	18V-64-0060
MSA	St. Louis
Market Type	Chesterfield Valley

Sale Data

Grantor	MDC Spirit 2 LLC
Grantee	Steris Instrument Mgmt. Svcs. Inc.
Sale Date	July 28, 2023
Deed Book/Page	72800085
Property Rights	Fee simple
Marketing Time	4 years
Financing	Cash Equivalent
Verification	CoStar / DCM Group; St. Louis County Records / Realist, Confirmed by Michael Curran
Sale Price	$1,097,712
Cash Equivalent	$1,097,712

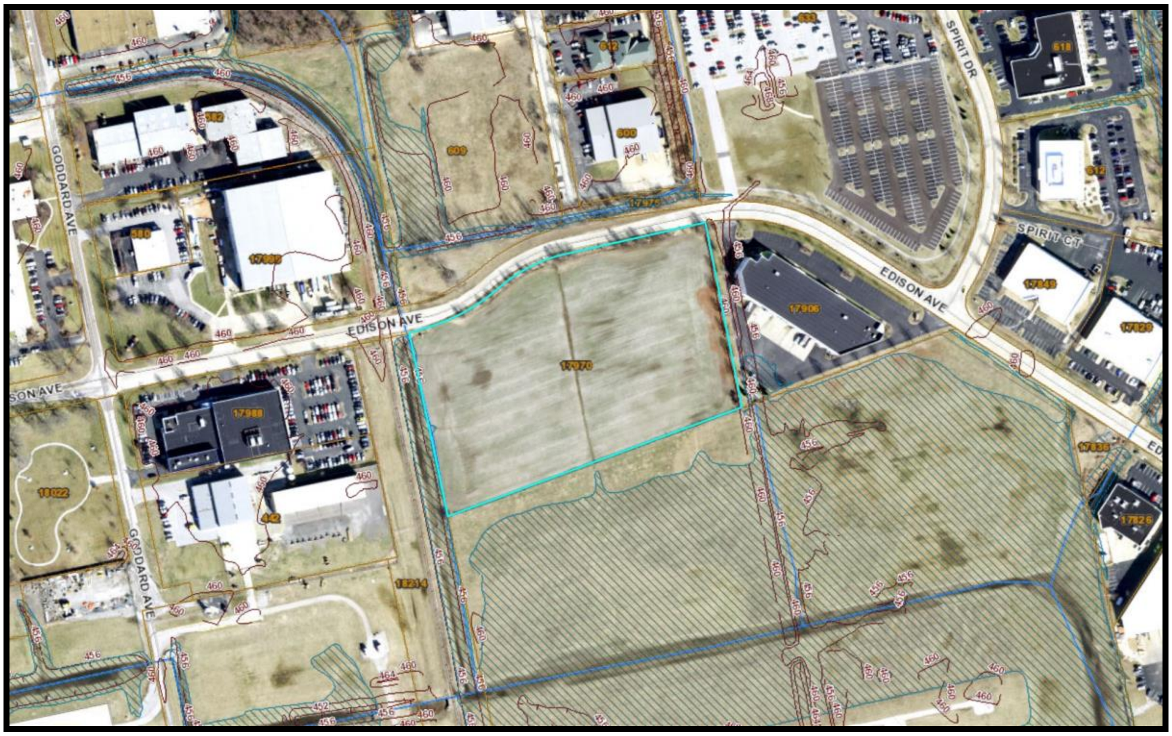
Land Sale No. 1 (Cont.)

Land Data	
Zoning	"M-3", Industrial District
Topography	Level
Utilities	All available
Shape	Rectangular
Flood Info	Levee protected
Land Size Information	
Gross Land Size	4.200 Acres or 182,952 SF
Indicators	
Sale Price/Gross Acre	$261,360
Sale Price/Gross SF	$6.00

Remarks

This site was purchased by the adjacent property owner. It had been most recently listed for sale through DCM Group since September 2019 at an asking price of $1,454,000, or $7.95 per square foot of building area. Per the broker, the site would allow up to a 62,000 square foot office building or a 47,000 square foot office / warehouse. Outside storage is permitted. This site backs to the Spirit of St. Louis Airport runway.

Land Sale No. 2



Property Identification	
Record ID	2529
Property Type	Industrial Land
Address	17970 Edison Avenue, Chesterfield, St. Louis County, Missouri 63005
Tax ID	17V-31-0081
MSA	St. Louis
Market Type	Chesterfield Valley
Sale Data	
Grantor	Edison South Investors LLC
Grantee	Edison Partners LLC
Sale Date	August 30, 2022
Deed Book/Page	83000018
Property Rights	Fee-Simple
Marketing Time	Over 10 yrs.
Financing	Cash Equivalent
Verification	Hilliker Corporation / CoStar; St. Louis County Records / Realist, Confirmed by Michael Curran
Sale Price	$1,600,000
Cash Equivalent	$1,600,000

Land Sale No. 2 (Cont.)

Land Data	
Zoning	"PI", Planned Industrial District
Topography	Level
Utilities	All available
Shape	Rectangular
Flood Info	Levee protected
Land Size Information	
Gross Land Size	7.120 Acres or 310,147 SF
Indicators	
Sale Price/Gross Acre	$224,719
Sale Price/Gross SF	$5.16

Remarks

This site was purchased for construction of a planned 80,000 square foot office /warehouse. The property had been listed for sale for over 10 years. In May 2016, the asking price was $6.95 per square foot. In January 2022, the price was reduced to $6.00 per square foot. This site backs to the Spirit of St. Louis Airport runway.

Land Sale No. 3

Property Identification

Record ID	2530
Property Type	Industrial Land
Property Name	Planned Porsche Dealership
Address	17455 North Outer Forty Road, Chesterfield, St. Louis County, Missouri 63005
Tax ID	17U-52-0269
MSA	St. Louis
Market Type	Chesterfield Valley

Sale Data

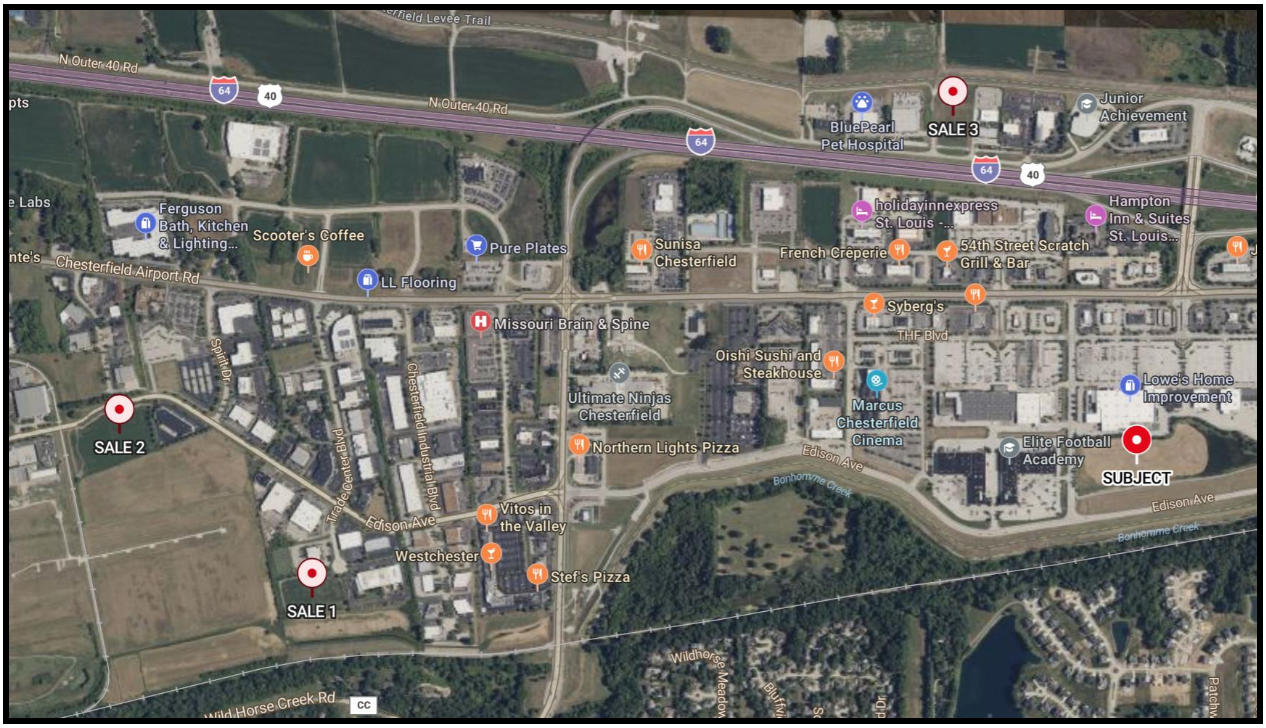
Grantor	MCB Design LLC
Grantee	Indigo Properties STL LLC
Sale Date	August 18, 2022
Deed Book/Page	81800329
Property Rights	Fee-Simple
Financing	Cash Equivalent
Verification	St. Louis County Records; Realist, Confirmed by Michael Curran
Sale Price	$2,000,000
Cash Equivalent	$2,000,000

Land Sale No. 3 (Cont.)

Land Data	
Zoning	"PI", Planned Industrial
Topography	Level
Utilities	All available
Shape	Rectangular
Flood Info	Levee protected
Land Size Information	
Gross Land Size	5.249 Acres or 228,646 SF
Indicators	
Sale Price/Gross Acre	$381,025
Sale Price/Gross SF	$8.75

Remarks
The site was purchased for construction of a Porsche automobile dealership.

Map of Comparable Sales



The elements of comparison for which adjustments may be required include:

- **Property Rights** - Any dissimilarity in property rights conveyed in the sale of the comparable and those being valued in respect to the subject need to be considered.

- **Financing Terms** - Any significant unusual financing conditions affecting the sale, such as advantageous seller financing, are adjusted in the cash equivalence calculation.

- **Conditions of Sale** – Any known unusual or atypical buyer and/or seller motivations, such as one of the parties acting under duress, or where the sale is known not to be an arm's length transaction, are adjusted for in the analysis.

- **Immediate Expenditures Made by Buyer** - A knowledgeable buyer will consider expenditures that will have to be made upon purchase of a property because these costs will affect the price the buyer agrees to pay. These could include the cost of demolishing the existing improvements.

- **Time/Market Conditions** - Market conditions change over time. Therefore, past sales must be examined in the light of the direction of change, if any, between the date of the sale of the comparable and the date of valuation of the subject property.

Physical Characteristics

- **Location** - The location of a site in terms of its neighborhood and the economic influences of that neighborhood are critical factors in the value of real property.

- **Access** - Access is critical. Buyers will pay a premium for a site that offers a quicker access to major traffic ways.

- **Size/Configuration** - All else being equal, a smaller site will tend to be priced at and sell for a higher unit price than a larger site, and adjustments for significant variations in size are warranted. In addition, generally the more symmetrical a site is the more useful it is to a developer or user; hence the value is usually higher.

- **Topography** - Sites may differ in value due to topographical characteristics. Sites with steeply sloping terrain may make the construction of improvements more difficult and therefore more expensive.

- **Zoning** - Land use and development may be regulated by city or county government and these regulations may preclude or restrict (in terms of height, density and size) certain types of development. Sites with fewer restrictions allowing more varied or intensive development may command a higher price, all other things being equal.

- **Utilities** - The need to provide all or some utilities to a site is a cost to a developer and would tend to result in a lower price paid compared to a similar site with all utilities provided.

- **Site Improvements** - Land already improved with utilities, curb cuts, gutters, paving and other improvements making the site ready for immediate development may command a higher price than a similar site without such improvements. Sites may also be improved with structures that are considered an encumbrance to the proposed development and this would tend to adversely affect price.

- **Flood Plain Status** - Sites may differ in value due to location within a flood plain. Sites within a flood plain require compacted fill prior to construction, making construction more difficult and therefore more expensive.

The characteristics for which adjustments are required as discussed above are analyzed in relation to each comparable as follows:

Property Rights - The sales were of the fee simple interest, the same interest that is being valued at the subject.

Financing Terms – As far as we are aware the comparables were not subject to any unusual financing terms.

Conditions of Sale – As far as we are aware the comparables were not subject to any unusual conditions of sale.

Immediate Expenditures Made by Buyer – As far as we are aware, none of the comparables were subject to any significant expenditures made by the buyer(s) immediately after the purchase.

Time/Market Conditions – The sales occurred between August 2022 and July 2023. We have applied adjustments to represent market trends from the date of sale to the present. In our opinion, property values in the subject neighborhood have increased from August 2022 to the valuation date by approximately 3.0 percent annually.

The adjustments for physical characteristics are as follows:

Sale No. 1 is a 4.2-acre parcel of industrial land located west of the subject in Chesterfield Valley. This comparable is considered substantially similar to the subject in terms of general location, access, and visibility, and no adjustments were required. However, the specific location of this comparable in an industrial park setting abutting the airport runway is considered inferior to the subject's location in a more extensively commercially developed area, requiring an upward adjustment. This comparable is smaller than the subject and smaller parcels typically sell for higher prices per-square-foot than larger parcels, due to economies of scale. A downward adjustment was applied for the smaller size of the comparable compared to the subject. This comparable is similar to the subject in terms of configuration, topography, zoning, utilities, site improvements, and flood status, and did not require adjustments. No other adjustments were required.

Sale No. 2 is a 7.12-acre parcel of industrial land also located west of the subject in Chesterfield Valley. This comparable is considered substantially similar to the subject in terms of general location, access, and visibility, and no adjustments were required. However, the specific location of this comparable in an industrial park setting abutting the airport runway is considered inferior to the subject's location in a more extensively commercially developed area, requiring an upward adjustment. This comparable is smaller than the subject and smaller parcels typically sell for higher prices per-square-foot than larger parcels, due to economies of scale. A downward adjustment was applied for the smaller size of the comparable compared to the subject. This comparable is similar to the subject in terms of configuration, topography, zoning, utilities, site improvements, and flood status, and did not require adjustments. No other adjustments were required.

Sale No. 3 is a 5.249-acre parcel of industrial / commercial land located northwest of the subject fronting Interstate 64 in Chesterfield Valley. This comparable is considered substantially similar to the subject in terms of general location, specific location, and access, and no adjustments were required. However, this comparable fronts Interstate 64 and has visibility which is superior to the subject, requiring a downward adjustment. This comparable is smaller than the subject and smaller parcels typically sell for higher prices per-square-foot than larger parcels, due to economies of scale. A downward adjustment was applied for the smaller size of the comparable compared to the subject. This comparable is similar to the subject in terms of configuration, topography, zoning, utilities, site improvements, and flood status, and did not require adjustments. No other adjustments were required.

An adjustment grid has been prepared, and is presented below. The differences discussed above are converted into percentage adjustment, and applied to the unit sale prices of the comparable properties. In cases where subjective judgment is employed in the section of an adjustment, care has been taken to apply such adjustments in a uniform way.

Typically, adjustments are made in a particular order; i.e., adjustments for property rights, financing, and sale and market conditions are made and applied first. Additional adjustments are made to this subtotal, first for location and then for physical characteristics.

Land Sale Adjustment Grid

			Subject	Sale 1	Sale 2	Sale 3	Average
Address			17159 Edison Avenue, Chesterfield, MO	503 Trade Center Drive, Chesterfield, MO	17970 Edison Avenue, Chesterfield, MO	17455 North Outer Forty Road, Chesterfield, MO	
Sale Date			3/7/2024	7/28/2023	8/30/2022	8/18/2022	
Sale Price			N/A	$ 1,097,712	$ 1,600,000	$ 2,000,000	
Land Area/USF			435,600	182,952	310,147	228,646	240,582
Land Area/Usable Acres			10.000	4.200	7.120	5.249	
Zoning			"C-8"	"M-3"	"PI"	"PI"	
Topography			Level	Level	Level	Level	
Utilities			All Available	All Available	All Available	All Available	
Flood Plain			Levee Protected	Levee Protected	Levee Protected	Levee Protected	
Price/Usable Acre			N/A	$ 261,360	$ 224,719	$ 381,026	$ 289,035
Price/Usable Sq. Ft.			N/A	$ 6.00	$ 5.16	$ 8.75	$ 6.64
Adjustments							
Property Rights				0.00%	0.00%	0.00%	
Financing Terms				0.00%	0.00%	0.00%	
Time - Ann Adj. to	12/31/2021	@	3%	0.00%	0.00%	0.00%	
Time - Ann Adj. to	12/31/2022	@	3%	0.00%	1.00%	1.00%	
Time - Ann Adj. to	12/31/2023	@	3%	1.00%	3.00%	3.00%	
Time - Ann Adj. to	3/7/2024	@	3%	1.00%	1.00%	1.00%	
Conditions of Sale				0.00%	0.00%	0.00%	
Total				2.00%	5.00%	5.00%	
Adjusted Price				**$ 6.12**	**$ 5.42**	**$ 9.18**	**$ 6.91**
General Location				0.00%	0.00%	0.00%	
Specific Location				30.00%	30.00%	0.00%	
Access / Visibility				0.00%	0.00%	-10.00%	
Size/Configuration				-5.00%	-2.50%	-5.00%	
Topography				0.00%	0.00%	0.00%	
Zoning				0.00%	0.00%	0.00%	
Utilities				0.00%	0.00%	0.00%	
Improvements				0.00%	0.00%	0.00%	
Flood Plain				0.00%	0.00%	0.00%	
Total				25.00%	27.50%	-15.00%	
Adjusted Price				**$ 7.65**	**$ 6.91**	**$ 7.81**	**$ 7.45**

Minimum	$ 6.91
Maximum	$ 7.81
Average	$ 7.45
Median	$ 7.65

Concluded Market Value "As-Complete" per Usable Land Square Foot:	$7.48
Multiplied by Usable Land Square Feet:	435,600
= Indicated Market Value "As-Complete":	$3,258,288
Market Value "As-Complete" - Rounded:	**$3,260,000**
Less: Development Cost (Fill, Pipe & Culvert Extensions):	$2,400,000
Less: Developer Profit @ 10% of Development Cost:	$240,000
Less: Capitalized Retention Basin Mowing Costs (6.95 Acres):	$120,000
Market Value "As-Is" - Rounded:	**$500,000**

Concluded "As-Complete" & "As-Is" Values

After adjustments, the comparables indicate an "As-Complete" value range of $6.91 to $7.81 per usable square foot, with an average of $7.45 per usable square foot and a median of $7.65 per usable square foot. As noted in the discussion of financial feasibility presented within the Highest & Best Use section of this report, land acquisition cost, development cost (including a developer profit allowance), and capitalized mowing cost total $7.48 per usable square foot, which falls near the midpoint of the range of the comparables. Placing similar weight on all sales, with support from the feasibility analysis performed within the Highest & Best Use section of this report, we have concluded the "As-Complete" value for the subject land near the midpoint of the adjusted range, at $7.48 per usable square foot, which equates to **$3,260,000**, rounded.

After deduction of land development cost, an allowance for developer profit, and capitalized mowing cost, we have concluded the "As-Is" value for the subject land of **$500,000**, which is consistent with the proposed purchase price of $500,000.

FINAL RECONCILIATION

One of the three recognized approaches to value has been applied in estimating the market value of the subject property – the Sales Comparison Approach, as follows.

	"As-Is"
Cost Approach	N/A
Income Approach	N/A
Sales Comparison Approach	$500,000
Concluded	**$500,000**

The Cost Approach was not utilized due to the inherent difficulty in reliably estimating development costs for a specific site. The absence of a value indication from the Cost Approach does not diminish the reliability of our analysis or value conclusion. However, in the Highest & Best Use Analysis section of the report, we did utilize the acquisition and development cost estimates provided by the owner to assist with determining the financial feasibility of the proposed development and to support the “As-Is” market value estimate for the site by the Sales Comparison Approach.

The Income Approach was not utilized in this appraisal since the subject property consists of vacant land and is not subject to a lease. The Sales Comparison Approach is considered the most appropriate approach for valuing vacant, owner-occupied land like the subject.

After inspecting the subject property and its neighborhood, and after making other necessary investigations, we have concluded that the current “As-Is” Market Value of the Fee Simple interest in subject real property, as of March 7, 2024, is:

FIVE HUNDRED THOUSAND DOLLARS ($500,000)

The “As-Is” value concluded above is consistent with the proposed purchase price of $500,000.

Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is always presumed to occur prior to the effective date of the appraisal. We have estimated exposure time at twelve months.

ADDENDA

Mike Geisel

From:	Tim Lowe <tlowe@tsgproperties.com>
Sent:	Thursday, February 15, 2024 11:00 AM
To:	Mike Geisel
Cc:	Justin Wyse
Subject:	Chesterfield Commons Land
Attachments:	Letter of Intent 02.15.24.pdf

Mike:

As discussed at our meeting earlier this week, I have attached a Letter of Intent to acquire the 16.95-acre parcel behind Chesterfield Commons. Please note the offer is a straight acquisition with a little due diligence and no zoning contingency. Please review at your convenience and let me know how you would like to proceed.

Thanks,
TIM

Tim Lowe
Senior Vice President of Leasing and Development
The Staenberg Group
2127 Innerbelt Business Center Drive, 2nd Floor
St. Louis, MO 63114
(314) 513-0018

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BEYOND DEVELOPMENT»™

THE STAENBERG GROUP
BEYOND DEVELOPMENT

February 15, 2023

Mr. Michael Geisel
City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: Land Acquisition

Dear Mike:

Pursuant to our ongoing conversations, outlined below is a brief proposal whereby Staenberg Advisors LLC would be willing to move forward with the purchase of the below referenced property.

It is expressly understood and agreed by both parties that the foregoing non-binding proposal constitutes an outline of the proposed terms with respect to the purchase of the above-referenced property and does not create any contractual rights or obligations on the part of either party. In no event shall any contractual rights or obligations exist until such time as a definitive Purchase and Sale Agreement ("PSA") is fully executed and delivered to both parties.

Seller:	City of Chesterfield
Buyer:	Staenberg Advisors LLC, or its affiliated assignee
Property:	An approximate gross area of 16.95 acres as shown on Exhibit A.
Property Addresses:	17159 Edison Avenue Chesterfield, MO 63005
Parcel Locater Numbers:	17U320102
Purchase Price:	$500,000.00
Contingency Period:	Buyer shall have sixty (60) days after execution of the PSA to review title, obtain a survey and perform a Phase I assessment. There will be no zoning contingency.
Closing Date:	Closing shall occur no later than fifteen (15) days after expiration of the Contingency Period.
Delivery Conditions:	Seller shall deliver the Property in its existing "as-is" condition.
Closing Costs:	Buyer shall pay all Closing Costs.

PSA: Buyer's form to serve as initial draft.

After you have had an opportunity to review the above proposal, please feel free to contact Tim Lowe at (314) 513-0018 should you need to discuss this proposal in more detail.

Kindest Regards,

STAENBERG GROUP, INC.

Michael H. Staenberg
President

cc: Tim Lowe

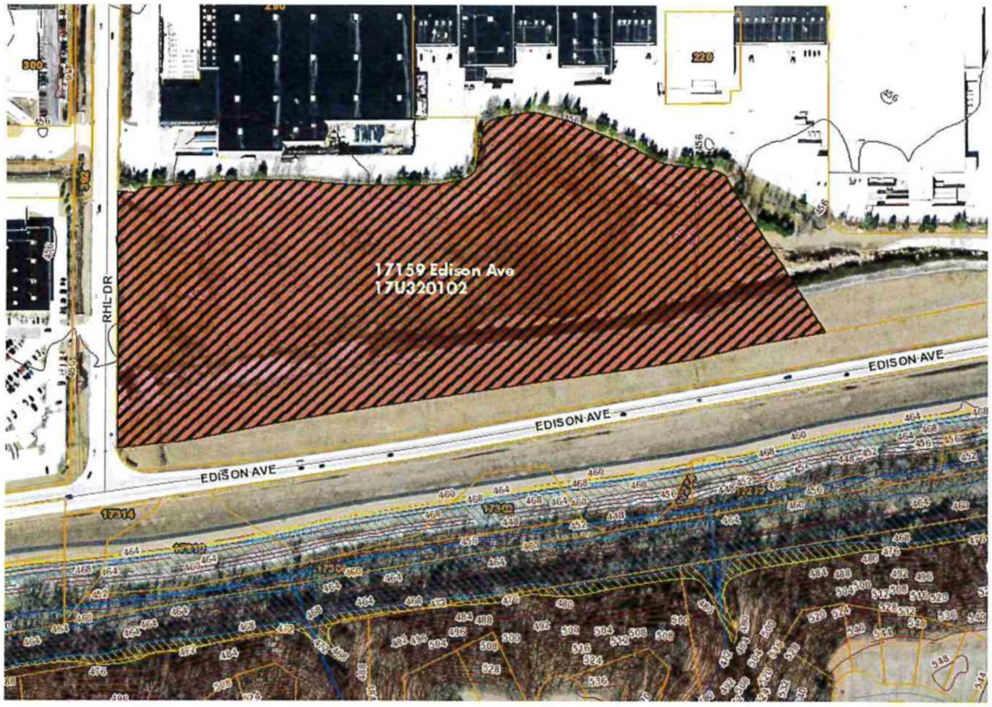
APPROVED:

____

Date: ________________________

EXHIBIT A

Depiction of the Property



Mike Geisel

City Administrator

690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

City of Chesterfield

OFFICE OF THE CITY ADMINISTRATOR

TO: **Mayor & City Council**

Date: **February 22, 2024**

RE: **Excess property sale - Confidential**

I received the attached offer to purchase ~16.95 acres of land from the Staenberg Group at an offer price of $500,000.

THE PROPERTY:

The specific property is located behind the west end of Chesterfield Commons, between the Lowes retail store and Edison Avenue. The property is currently part of the stormwater reservoir draining eastward to the pump station into Bonhomme Creek. This property was exacted from The Staenberg Group in 2006 without compensation, at a time when the stormwater master plan was being developed and refined, and the volume of stormwater storage was still uncertain. Unlike the majority of other stormwater reservoirs and channels, this property was conveyed to the City in fee, as opposed to an easement.

IMPACTS OF CONVEYANCE ON STORMWATER MATER PLAN:

When TSG initially inquired as to the availability of this property, our Public Works department investigated the actual stormwater needs for our master plan purposes and determined that the reservoir storage could be reduced by 10 acres, without increasing flood heights above a warning stage. Equally as important, the City, as owners of this property, have been challenged to maintain this reservoir. Since the basin is flat\level, it has proven to be extraordinarily difficult to mow the property without creating severe rutting, and this inability to mow frequently and routinely results in vegetation heights three feet or more. This vegetation subsequently impairs the function of the stormwater basin, impeding flow and clogging the pump station. Our inability to effectively maintain the property is an ongoing frustration. The City is eager to divest itself of maintaining this basin.

In analyzing the potential of conveying the property, there are a few stipulations\conditions that would accompany the transfer:

- Although the basin volume could be reduced by up to ten acres, the City would convey the entire 16.95 acres and the responsibility for maintaining the entire property, including the remaining stormwater basin, would transfer with the conveyance.
- Any development of the property would necessarily require that the owner go through the planning process.
- Not more than 10 acres of the basin could be recovered. That would require the developer provide at least 129,000 cubic yards of compacted fill material and extend 3 – 8'x5' box culverts and 2 54" pipe culverts an additional 1,100 feet. The estimated cost of the fill, pipe, and culvert extensions exceed $2.4 million.
- It should also be understood that if 10 acres of the reservoir is ultimately filled, it marginally enhances the safety and level of protection against under-seepage from Bonhomme Creek. The additional fill will increase the hydraulic gradient between creek and reservoir, making any migration of groundwater less likely.

When initially contacted by TSG about their interest to re-acquire this property, I consulted with City Attorney Graville. It is our mutual belief that since the City acquired this parcel by exaction from the developer without any compensation, if we determined that the property was no longer needed, the City should convey\return the excess property to the original owner. Basically, you cannot\should not require a landowner to donate property to the City and then sell it back to them.

Although that may be the case, the Staenberg Group has offered compensation in the amount of $500,000 without any contingencies for zoning of the property. It is understood that development of the property involves substantial unusual development costs due to the import of fill material and extension of the enclosed culverts. It is also understood that the Staenberg Group would also inherit the obligation

to maintain the remaining 6.95 acres of the tract (16.95-10 developable acres), that will remain as a stormwater reservoir.

Accordingly, I recommend that City Council review and consider the offer from The Staenberg Group to convey the full 16.95 acre parcel of land known as 17159 Edison Avenue and as more fully described in the attachments to this memorandum.

With regard to the value of the conveyance, I suggest that we contract for a commercial appraisal of the property before we commit to any conveyance. ***While I must emphasize that we originally exacted the property and acquired it at no cost, we should be aware of the value. It would be understandable and justifiable to simply convey the property back to TSG as the original owner at no cost. But if we are going to receive compensation, then we should have a basis to justify that level of compensation.***

If you have any questions or require additional information, please let me know.

attachments

QUALIFICATIONS

Real Estate Analysts Limited was founded in 1977 in the City of St. Louis, Missouri, with the goal of offering quality real estate appraisal and consulting services to its clients. The staff is thoroughly experienced in all phases of real estate analysis, from appraisal to feasibility studies, from site selection to investment counseling. The firm's success is a result not only of its staff and experience, but also of its thoroughness and philosophy of integrity and confidentiality. Real Estate Analysts Limited is dedicated to fulfilling the requirements of each assignment and giving the client the information needed to make sound and profitable decisions.

Real Estate Analysts Limited's professionals are thoroughly trained and experienced in all facets of real estate appraisal, investment analysis, and market research. All are state certified general real estate appraisers in Missouri, with several credentialed in Illinois as well. Our staff include a Member of the Appraisal Institute. The MAI designation is generally considered the highest measure of competency, and most difficult to attain in the industry. Several members of our staff have also been qualified as expert witnesses in the courts of various jurisdictions.

Real Estate Analysts Limited provides a wide range of services, including real estate appraisals, market and feasibility studies, highest and best use analyses, economic analyses, financial analyses, tax appeals, cost-benefit studies, investment counseling, urban redevelopment and implementation planning, and studies relative to urban problems for local, state, and federal agencies.

Real Estate Analysts Limited's clientele ranges from the smallest individual investor or owner to many of the nation's "Fortune 500" firms. Considerable appraisal work is done for real estate developers and owners of all forms of investment real estate, banks, other financial institutions and lending agencies, numerous city, state, and federal government agencies, attorneys, architects, large and small businesses and corporations, and an assortment of other clients having a need for occasional or frequent valuation of real property.

Michael A. Green, Principal, has been actively engaged in the appraisal profession since 1984, initially in London England and has prepared appraisals of all types of commercial and industrial properties and vacant land for sale/purchase, financing, ad valorem and capital gains tax, and for litigation purposes. Mr. Green is a member of the St. Louis Association of Realtors (SLAR), the Missouri Association of Realtors (MAR), and the National Association of Realtors (NAR). He is a State Certified General Real Estate Appraiser in the State of Missouri, and has a license valid through September 28, 2024, Certificate No. RA001032. He is also licensed in the State of Illinois through September 30, 2025, License No. 553.001354.

Michael C. Curran, Principal, holds the MAI designation sponsored by the Appraisal Institute. He specializes in real estate valuation and consulting and has performed these services for various purposes including estate and gift tax planning, litigation, financing, condemnation, purchase price allocation for federal tax reporting & financial reporting, and internal business planning. Prior to joining Real Estate Analysts Limited in November 2002, Mr. Curran held a managerial position in the valuation practice of Deloitte & Touche LLP in St. Louis. Prior to joining Deloitte & Touche LLP, Mr. Curran held a similar managerial position in the valuation practice of Arthur Andersen LLP in St. Louis, which he joined in October 1990 as a staff appraiser. Prior valuation experience includes two years as a commercial real estate analyst with the Johnson County Assessor’s Office in Johnson County, Kansas, and two years as a staff appraiser with a division of Home Savings of America (acquired by Washington Mutual in 1998) in Kansas City. He is a State Certified General Real Estate Appraiser in the State of Missouri; certification valid through June 30, 2024; Certificate No. RA001584. He is also licensed in the State of Illinois through September 30, 2025, License No. 553.001601; and the State of Kansas through June 30, 2024, License No. G1966. Mr. Curran has a Master of Business Administration degree with concentrations in finance and accounting from Rockhurst College and a Bachelor of Business Administration degree from Pittsburg State University.

Appraiser License

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. RA001032

MICHAEL A GREEN
4562 WABASH AVENUE
SAINT LOUIS MO 63109
USA

EXECUTIVE DIRECTOR

DIVISION DIRECTOR

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. RA001584

MICHAEL C CURRAN
REAL ESTATE ANALYSTS LIMITED
6255 KNOX INDUSTRIAL DRIVE
SAINT LOUIS MO 63139
USA

EXECUTIVE DIRECTOR

DIVISION DIRECTOR

RECORD OF PROCEEDING

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

APRIL 16, 2024

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

President Pro-Tem Mary Ann Mastorakos 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
Councilmember Mary Monachella	Mayor Bob Nation
Councilmember Barbara McGuinness	
Councilmember Aaron Wahl	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Merrell Hansen	
Councilmember Gary Budoor	

APPROVAL OF MINUTES

The minutes of the March 18, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the March 18, 2024 City Council minutes. A voice vote was taken with an affirmative result (Councilmember Wahl abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Mastorakos announced that the next meeting of City Council is scheduled for Monday, May 6, at 7 p.m.

COMMUNICATIONS AND PETITIONS

President Pro-Tem Mastorakos recognized members of Girl Scout Troops 696 and 3796. Girl Scout Leader Dana Mulden Deffer was in attendance with Senior Girl Scouts from Marquette High School, working on their Public Policy Badges.

Ms. Linda Meeh, 200 Appaloosa Drive, representing Appaloosa Way subdivision, requested that the City consider amendments to municipal ordinances for fences, related to color and appearance, materials, maintenance and upkeep.

APPOINTMENTS

There were no appointments.

SWEARING-IN CEREMONY

President Pro-Tem Mastorakos recognized City Clerk Vickie McGownd. Ms. McGownd conducted the Swearing-In Ceremony for: Councilmember Mary Monachella – Ward I, Councilmember Mary Ann Mastorakos – Ward II; Councilmember Michael Moore – Ward III; and Councilmember Merrell Hansen – Ward IV.

ROLL CALL

A roll call was then re-taken, with the following results:

PRESENT	ABSENT
Councilmember Mary Monachella	Mayor Bob Nation
Councilmember Barbara McGuinness	
Councilmember Aaron Wahl	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Merrell Hansen	
Councilmember Gary Budoor	

TEMPORARY ADJOURNMENT - RECEPTION

President Pro-Tem Mastorakos temporarily adjourned the meeting at 7:25 p.m., for those in attendance to attend a reception for the re-elected officials.

The meeting was reconvened at 7:57 p.m.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3498 Adds an additional 16.32-acre tract land zoned "NU" Non- Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria **(First Reading) Planning Commission recommends approval, as amended. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee with the recommendation of adding a third site entrance for emergency access only**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3498.

Councilmember Hansen made a motion, seconded by Councilmember Moore, to amend Bill No. 3498 to incorporate the green sheet amendment, as recommended by the Planning and Public Works Committee, providing for a third entrance for emergency use only. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the motion as amended, with a unanimous affirmative result, and the motion, as amended, was declared passed. Bill No. 3498 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, April 18, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for the 2024 Asphalt Mill and Overlay Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid from E. Meier Contracting for the 2024 Asphalt Mill and Overlay Project and authorization for the City Administrator to execute a contract in an amount not to exceed $1.3 million; and concurrently approving allocation of the remaining budgeted funds in the amount of $500,000 to a change order with Amcon Municipal Concrete for additional concrete slab and sidewalk work. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, McGuinnes, Mastorakos, Monachella, Wahl, Moore, Hansen and Budoor. Nays – None. Whereupon President Pro-Tem Mastorakos declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for the St. Louis Metro American Public Works Association (APWA) Salt Cooperative. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the negotiated renewal pricing for the APWA Salt Cooperative from Compass Minerals for the 2024-2025 winter season, at a unit price of $87.41 per ton, which represents a four percent increase over current pricing. The City of Chesterfield does not anticipate purchasing any deicing salt for the fall delivery and if a winter/spring order is necessary, there is an existing purchase order, authorized last year, for deicing salt that has not been fully consumed. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, McGuinness, Moore, Budoor, Mastorakos, Wahl, Hurt and Hansen. Nays – None. Whereupon President Pro-Tem Mastorakos declared the motion passed.

Mr. Geisel reported that Napoli Brothers Pizza and Pasta, located at 17084 N. Outer Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor, for consumption on premises, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve issuance of a new liquor license to Napoli Brothers Pizza and Pasta. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3497 Provides for the approval of a Record Plat and Escrow Agreements for Tara Ridge Subdivision, a 35.0 acre tract of land zoned "PUD" Planned Unit Development District located on the north side of Wild Horse Creek Road **(First & Second Reading) Planning and Public Works Committee recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second reading of Bill No. 3497. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3497 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3497 with the following results: Ayes – Budoor, Moore, Wahl, Monachella, Mastorakos, McGuinness, Hansen and Hurt. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3497 approved, passed it and it became **ORDINANCE NO. 3287.**

Bill No. 3499 Accepts the donation of 15.9 Acres of Parkland from Lower Missouri River, LLC **(First Reading)**

Councilmember Hurt made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3499. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3499 was read for the first time.

Bill No. 3500 Authorizes the sale of 16.95 acres of excess real estate to Staenberg Advisors LLC or its affiliates **(First Reading)**

Councilmember McGuinness made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3500. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3500 was read for the first time.

Bill No. 3501 Authorizes the City Administrator to execute a Transportation Alternative Funds Program Agreement with the Missouri Highways and Transportation Commission for construction of the Pathway on the Parkway Project from Clarkson Road to Chesterfield Pines

Lane **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3501. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3501 was read for the first time.

Bill No. 3502 Authorizes the City of Chesterfield to execute a contract with St. Louis County, Missouri for Vector Control Services and authorizes and directs the City Administrator of the City of Chesterfield to enter into a contract with St. Louis County, Missouri for Vector Control Service **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3502. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3502 was read for the first time.

Bill No. 3503 Provides for the approval of a Boundary Adjustment Plat for a 290.9-acre tract of land located north of North Outer 40 Road (16W620025, 16W620036, 16W610015, 16W330022, 17W640035, 16W330021, 16W320011, 16V110077, 16W310045, 16W240041) **(First and Second Reading) Department of Planning recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second reading of Bill No. 3503. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3503 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3503 with the following results: Ayes – Monachella, Hansen, Mastorakos, Wahl, Hurt, Moore, McGuinness and Budoor. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3503 approved, passed it and it became **ORDINANCE NO. 3288.**

Bill No. 3504 Vacates an easement on part of lot 1 and lot 3 of Hay Barn Lane Plat Book 179, page 77 of the St. Louis County, Missouri records, located in U.S. surveys 370 & 1978, township 45 north, range 4 east of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri **(First and Second Reading) Planning and Public Works Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first and second reading of Bill No. 3504. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3504 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3504 with the following results: Ayes – Hansen, Budoor, Monachella, Hurt, Wahl, McGuinness, Mastorakos and Moore. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3504 approved, passed it and it became **ORDINANCE NO. 3289.**

UNFINISHED BUSINESS

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

NEW BUSINESS

President Pro-Tem Mastorakos opened the floor to receive nominations for President Pro-Tem for April 2024-April 2025. Councilmember Moore nominated Councilmember Dan Hurt to serve as President Pro-Tem for the term April 2024-April 2025, and Councilmember Hurt accepted the nomination. With no further nominations offered, a voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt, in his capacity as the newly elected President Pro-Tem, announced the following proposed slate for the City Council Standing Committee assignments:

PLANNING AND PUBLIC WORKS COMMITTEE
Councilmember Dan Hurt, Ward III – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Merrell Hansen, Ward IV

FINANCE AND ADMINISTRATION COMMITTEE
Councilmember Barbara McGuinness, Ward I – **CHAIRPERSON**
Councilmember Aaron Wahl, Ward II
Councilmember Michael Moore, Ward III
Councilmember Gary Budoor, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE
Councilmember Gary Budoor, Ward IV – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Dan Hurt, Ward III

PUBLIC HEALTH AND SAFETY COMMITTEE
Councilmember Aaron Wahl, Ward II – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Michael Moore, Ward III
Councilmember Merrell Hansen, Ward IV

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the City Council Committee Assignments listed above for April 2024-April 2025.

Councilmember Budoor made a motion, seconded by Councilmember Wahl, to amend the proposed assignments by swapping Councilmember Budoor's proposed seat on the Finance & Administration Committee with Councilmember Hansen's proposed seat on the Public Health & Safety Committee. A voice vote was taken with a negative result [(2-6) Councilmembers Wahl and Budoor voted "Aye"]. The motion to amend was declared failed.

A voice vote was taken to approve the slate, as presented by newly-elected President Pro-Tem Hurt, with a unanimous affirmative result, and the motion was declared passed.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Mastorakos adjourned the meeting at 8:37 p.m.

____
President Pro-Tem Mary Ann Mastorakos

ATTEST:

____
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: __________________

City of
Chesterfield

RECORD OF PROCEEDING

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

MAY 6, 2024

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

President Pro-Tem 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
Councilmember Mary Monachella	Mayor Bob Nation
Councilmember Barbara McGuinness	
Councilmember Aaron Wahl	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Merrell Hansen	
Councilmember Gary Budoor	

APPROVAL OF MINUTES

The minutes of the April 16, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the April 16, 2024 Executive Session minutes. A voice vote was taken with-a unanimous affirmative result and the motion was declared passed.

The minutes of the April 16, 2024 City Council meeting were submitted for approval. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve the April 16, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tern Hurt announced that the next meeting of City Council is scheduled for Monday, May 20, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Jacqueline Cotton, 16457 Cobbleskilie Drive, introduced herself as a candidate for state representative.

President Pro-Tern Hurt presented a proclamation and plaque to Mr. Rob Kilo as the 2023 Citizen of the Year.

TEMPORARY ADJOURNMENT - RECEPTION

President Pro-Tern Hurt temporarily adjourned the meeting at 7:17 p.m. for those in attendance to join a reception for the Citizen of the Year.

The meeting reconvened at 7:45 p.m.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3498 — Adds an additional 16.32-acre tract land zoned "NU" Non- Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria **(Second Reading) Planning Commission recommends approval, as amended. Planning & Public Works Committee recommends approval, as amended.** Green Sheet Amendment recommended by Planning & Public Works Committee with the recommendation of adding a third site entrance for emergency access only

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3498. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3498 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3498 with the following results: Ayes - Monachella, Moore, McGuinness, Hurt, Wahl, Mastorakos, Budoor and Hansen. Nays - None. Whereupon President Pro-Tern Hurt declared Bill No. 3498 approved, passed it and it became **ORDINANCE NO. 3290.**

Bill No. 3505 — Amends City of Chesterfield ordinance 3255 to add an additional 16.679-acres of land zoned “C-8” Planned Commercial to an existing 96.017-acres of land zoned “PC&R” Planned Commercial and Residential District located south of Interstate 64, west of Clarkson Road, and east of Chesterfield Parkway **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3505. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3505 was read for the first time.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve the sign package for Total Access Urgent Care. Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Wahl, to amend the sign approval by incorporating the green sheet amendments, as recommended by the Planning & Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed. A voice vote was then taken on the amended motion, and the motion, as amended, was declared passed.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, May 9, at 5:30 p.m.

<u>Finance & Administration Committee</u>

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is scheduled for Monday, May 13, at 5:30 p.m.

<u>Parks Recreation & Arts Committee</u>

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Wednesday, May 22, at 5:30 p.m.

<u>Public Health & Safety Committee</u>

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Accessible Sidewalk Ramp Improvement Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid as submitted by Spencer Contracting for the annual Community Development Block Grant (CDBG) Accessible Sidewalk Ramp Improvement Project and authorization for the City Administrator to execute a contract in an amount not to exceed the budgeted amount of $55,000. $41,900 of this cost will be reimbursed to the City of Chesterfield through the CDBG Program. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve this recommendation. A roll call vote was taken with the following results: Ayes - Hurt, Monachella, Hansen, Moore, Wahl, McGuinness, Budoor and Mastorakos. Nays - None. Whereupon President Pro-Tern Hurt declared the motion passed.

OTHER LEGISLATION

Bill No. 3499 Accepts the donation of 15.9 Acres of Parkland from Lower Missouri River, L.L.C **(Second Reading)**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3499. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3499 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3499 with the following results: Ayes - Mastorakos, Hansen, Moore, Budoor, McGuinness, Monachella, Wahl and Hurt. Nays - None. Whereupon President Pro-Tern Hurt declared Bill No. 3499 approved, passed it and it became **ORDINANCE NO. 3291.**

Bill No. 3500 Authorizes the sale of 16.95 acres of excess real estate to Staenberg Advisors LLC or its affiliates **(Second Reading)**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3500. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3500 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3500 with the following results: Ayes - Hurt, Wahl, McGuinness, Mastorakos, Budoor, Hansen, Moore and Monachella. Nays - None. Whereupon President Pro-Tern Hurt declared Bill No. 3500 approved, passed it and it became **ORDINANCE NO. 3292.**

Bill No. 3501 Authorizes the City Administrator to execute a Transportation Alternative Funds Program Agreement with the Missouri Highways and Transportation Commission for construction of the Pathway on the Parkway Project from Clarkson Road to Chesterfield Pines Lane **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, for the second reading of Bill No. 3501. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3501 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3501 with the following results: Ayes - Monachella, Hansen, Moore, McGuinness, Budoor, Wahl, Hurt and Mastorakos. Nays - None. Whereupon President Pro-Tern Hurt declared Bill No. 3501 approved, passed it and it became **ORDINANCE NO. 3293.**

Bill No. 3502 Authorizes the City of Chesterfield to execute a contract with St. Louis County, Missouri for Vector Control Services and authorizes and directs the City Administrator of the City of Chesterfield to enter into a contract with St. Louis County, Missouri for Vector Control Service **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3502. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3502 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3502 with the following results: Ayes - Moore, Hurt, Wahl, McGuinness, Mastorakos, Budoor, Monachella and Hansen. Nays - None. Whereupon President Pro-Tern Hurt declared Bill No. 3502 approved, passed it and it became **ORDINANCE NO. 3294.**

Bill No. 3506 Provides for the approval of a Boundary Adjustment Plat for the consolidation of two parcels totaling 32.93-acres zoned "PI" Planned Industrial (17W130064, 17W130075) **(First & Second Reading) Department of Planning recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3506. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3506 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3506 with the following results: Ayes - McGuinness, Mastorakos, Budoor, Moore, Hansen. Monachella. Hurt and Wahl. Nays - None. Whereupon President Pro-Tern Hurt declared Bill No. 3506 approved, passed it and it became **ORDINANCE NO. 3295.**

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, President Pro-Tem Hurt adjourned the meeting at 8:05 p.m.

Daniel Hurt

President Pro-Tem Dan Hurt

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 5-20-2024