



**Chesterfield Regional TIF Commission  
Record of Proceeding  
November 1, 2022**

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The meeting was called to order at 7:00 p.m.

Chairperson Doug Beach led everyone in the Pledge of Allegiance.

A roll call was taken with the following results:

**PRESENT**

**ABSENT**

Paul Northington  
Patricia Bedborough  
Marion Gee  
Chris Natsch  
Robert Rodermund  
Doug Beach  
Paul Hampel  
Jefonte Nelson  
Kyle Klemp  
Stephanie Leon-Streeter  
Howard Hayes  
Jacob Trimble

**Approval of Minutes**

Paul Hampel made a motion, seconded by Robert Rodermund, to approve the September 13, 2022 meeting minutes. A voice vote was taken with a unanimous affirmative result (12-0) and the motion was declared passed.

**Chesterfield Regional Tax Increment Financing (TIF) Redevelopment Plan**

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

- September 13, 2022 TIF Commission Meeting Minutes
- September 13, 2022 TIF Commission Meeting PowerPoint Presentation

- Proposed Resolution approving Chesterfield Regional TIF Redevelopment Plan and Project
- Notice of Public Hearing mailed on September 16, 2022 to all affected taxing districts, Missouri Department of Economic Development, and Missouri Department of Revenue
- Notice of Public Hearing mailed October 4, 2022 to owners of record of all real property located within the proposed redevelopment area
- Notice of changes in the redevelopment plan mailed on October 25, 2022 to all affected taxing districts, Missouri Department of Economic Development, and Missouri Department of Revenue
- Notice of Public Hearing published in *The Countian* on October 3, 2022 and October 25, 2022 with affidavits of publication
- Letters submitted to the TIF Commission:
  - Dated October 13, 2022 from Parkway School District and Rockwood School District in opposition
  - Dated October 28, 2022 from Monarch Fire Protection District in support
  - Dated October 31, 2022 from Gershman Commercial Real Estate in support
  - Dated October 31, 2022 from BurkHill Real Estate in support
  - Dated November 1, 2022 from Show-Me Institute in opposition
- November 1, 2022 TIF Commission Meeting/Public Hearing PowerPoint Presentation

Mr. Wyse gave a brief presentation of the redevelopment proposal and summarized guidelines of state statute pertaining to tax increment financing. He further reviewed what a TIF District is and how it works, as well as how the tax increment works.

Mr. Wyse indicated that minor changes have been made to the redevelopment plan and cost benefit analysis since the September 13, 2022 TIF Commission meeting. The changes primarily address anticipated dates of completion and types of projects in RPA 1-A through RPA 1-D. Other changes include clarification of capital contribution to the school districts, ensuring eligible TIF expenses. Notice of those changes was provided in accordance with Chapter 99 of Missouri Revised Statutes.

Mr. Wyse addressed various questions that had been submitted prior to the meeting, including concerns from Parkway and Rockwood School Districts pertaining to capacity of the schools to handle additional students and the cost of educating additional students.

Mr. Wyse concluded his presentation by stating that, according to legal counsel and planning consultants, the economic analysis and redevelopment plan qualifies under Missouri law. He reminded those in attendance that there is no tax abatement, no tax deferral, and no tax increase. The TIF will generate revenues that will pay for public improvements in and around the development footprint.

Doug Beach asked for clarification (for the record) of how the Wildhorse project, which is currently under development, could be included in an area of blight such as Chesterfield Mall. Mr. Wyse responded that the entire redevelopment area need not meet

the criteria of blight. A larger redevelopment area that includes property increasing in value can enhance the feasibility of a TIF project, provided the larger area on the whole is a blighted area. Mr. Wyse continued by stating that the City of Chesterfield Comprehensive Plan envisions an area-wide set of improvements to be integrated together rather than having multiple individual improvements. This demonstrates the benefit to the various areas of including them in the plan itself.

### **Public Hearing**

The following individuals spoke in favor of the TIF District:

- Mr. Michael Doster, 16839 Chesterfield Bluffs Circle
- Ms. Kelli Unnerstall, 14649 Summer Blossom Lane – representing Citizens for Developing Downtown Chesterfield
- Mr. Robert Kilo, 16734 Benton Taylor Drive
- Ms. Donna Bosenbecker, 1920 Lanchester Court
- Mr. Ray Bosenbecker, 1920 Lanchester Court
- Mr. James Walker, 1938 Chermoore Court
- Mayor Bob Nation, 17669 Bridgeway Drive
- Mr. John Nations (former Mayor), 16150 Main Circle Drive

The following individuals spoke in opposition to the TIF District:

- Ms. Jessica Risenhoover, 2133 Englewood Terrace
- Ms. Mandy Michel, 2071 Vineyard Lane
- Ms. Becky Janski, 14473 Britannia Drive
- Mr. David Stokes, Director of Municipal Policy, The Show-Me Institute, 5297 Washington Place, St. Louis
- Mr. Ben Keathley, 1424 Jenwick Court
- Mr. Harvey Ferdman, 671 Clovertrail Drive
- Ms. Deborah Donnelly, 223 Crownridge Drive

### **Consideration of Resolution**

Paul Hampel made a motion, seconded by Jefonte Nelson, to delay the decision in order to allow time for careful consideration of the public comments, and reconvene at a later date. Paul Hampel made a motion to amend, seconded by Jefonte Nelson, to delay the decision until November 15, 2022 at 7:00 p.m. and provide a virtual participation option for those unable to attend in person. A voice vote was taken with a unanimous affirmative result (12-0) and the motion, as amended, was declared passed.

Doug Beach explained that the TIF Commission is a recommending body to the Chesterfield City Council. It determines the feasibility of the program and makes the recommendation as to whether it meets the qualifications of state statute. Chesterfield City Council will then determine how the TIF will be developed and carried forward.

**Adjournment**


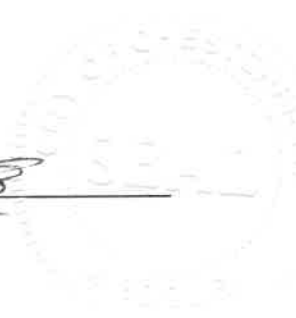
The meeting was adjourned at 8:35 p.m.

Respectfully submitted:



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Justin Wyse  
Director of Planning



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Vickie McGownd  
City Clerk

APPROVED: 11/15/2022