

**EX ALDERMAN NEWSLETTER 593 AND CHESTERFIELD UNAPPROVED 538****August 12, 2023**

**JULY DEER REPORT TOWN & COUNTRY AND CHESTERFIELD** Only a few incidents, but the rut season with Bucks chasing Doe everywhere including onto roads and highways is less than 3-months away.

<b>July</b>		
7/19	8:02	WB64/270



2023 Town &amp; Country Deer v Vehicles YTD 26

I-270	6
I-64	7
Chapel Hill Estates	1
Clayton Road	1
Mason Road	4
Municipal Center Dr	1
Hwy 141	6



## Chesterfield Police Department DEER RELATED INCIDENTS

July 1<sup>st</sup> to July 31<sup>st</sup>, 2023



DAY / DATE	TIME	LOCATION	DEER DISPATCHED BY OFFICER	NOTES
7/16/2023	09:29	14551 Rogue River Dr.	Y	Injured deer with broken legs and unable to move dispatched by officer.
7/22/2023	10:10	Burkhardt Place & Wild Horse Creek Rd	Y	Injured fawn unable to move.

Incident Type	July 2022	July 2023	YTD 2023
Vehicle Collisions	1	2	24
Other	2	0	4
Carcass Tags	3	0	3
<b>Total</b>	<b>6</b>	<b>2</b>	<b>31</b>

**Includes six non-traffic crash incidents**

**TOTAL YTD Jan-July 2023 25Traffic Crashes only**

I-64	4
Baxter	3
Clarkson Rd	2
Clayton Rd	2
Eatherton Rd	1
Edison Ave	1
Faust Park	1
Kehrs Mill Rd	1
Ladue Rd	2
Olive	3
Rogue River	1
Schoettler	1
Wildhorse Creek	3

**FALLEN TREE COVERING ENTIRE FRONT YARD IS REMOVED HOURS BEFORE ARCHETECTURAL REVIEW BOARD HEARING FOR NEW HOUSE.**

The sign claims the property belongs to Kemp Signature Homes and is available for a new house of course. The sign has been up for over three months.

Kemp dragged its feet in removing a large fallen tree that covered the front yard starting on June 23. First Kemp told Town and Country Planner Ryan Stewart that they would remove it when they tear down the existing house.

This might have been alright with Spencer, but it was not alright with the neighbors. In fact, it was a code violation that Spencer would not have an inspector issue a citation.

Complaints were then directed to elected officials. The ARB meeting was at 5:30 on Monday August 7. A few hours before the meeting a crew from a tree service removed the tree and debris. Kemp claimed he just actually just bought the house. The County computer property records are often months behind.



June 23-August 6



August 7



**THE EVIL ROB REHNQUIST GARAGE PROJECT STILL VIOLATING CODE. WILL THE CITY PROSECUTOR TAKE ACTION?** As we wrote with vivid photos of builder, the Evid Rob Rehnquist killing allegedly City protected trees and ignoring City Green Space, he is at it again at 13715 Bellcrest. The address is at a subdivision build by Rehnquist where he got the city to change to Tree Protection area and increase lots from three to seven at the costs of trees.

The home at 13715 is owned by Nick Hamilton, the owner of Car Shield, the national car repair warranty company that currently has a D rating from the Better Business Bureau. Hamilton and Car Shield have sued the BBB over the rating, which at one time had been an F.

A Stop Work Order had been issued by the City regarding a retaining wall issue in the Garage construction. More trees in a green space area were damaged.



13715 Bellcrest

Apparently when you own a \$3-m house your attached 4-car garage just isn't enough.

The latest is a Rehnquist subcontractor having moved heavy equipment into a green space area causing extensive damage. As far as Rehnquist is concerned Town and County is not a "Tree City."



August 8, 2023 photo

In response to a Sunshine info request we received the following from the City:

On 6/23/23 there was a notice of violation (see attached) sent to Nick Hamilton, the owner of 13715 Belcrest Court, for disturbance of the permanent open space and the construction of a permanent outdoor game court (an in-ground trampoline). Since the date of the letter we have been in contact with Mr. Hamilton regarding the restoration of the permanent open space, however on Monday (8/7/23) we were notified that construction equipment has since continued to be driven and disturbed the permanent open space.

Both issues have been referred to the Prosecuting Attorney for their review and consideration for further action.

Here is a city letter to Hamilton:

Municipal Center  
1011 Municipal Center Drive  
Town & Country  
Missouri 63131-1101  
Tele. (314) 432-6606  
Fax (314) 432-1286



Charles H. Rehm, Jr.  
Mayor

Robert Shelton  
City Administrator

June 23, 2023

Nick Hamilton  
13715 Belcrest Ct.  
St. Louis, MO 63131

**RE:                                      Municipal Code Violation  
   Section 405.335 Natural Resource Protection  
   Standards/Section 405.370.13 Conditional Uses**

Mr. Hamilton:

### **VIOLATION 1**

The City has been made aware of a serious violation of permanent open space on your property. There appears to be a construction path used by heavy equipment and the storage of materials within the defined permanent open space area. It also appears that several trees within the permanent open space area have been damaged by this equipment.

**Per Section 405.355.B.m.1**

*Permanent open space shall be maintained in current locations as indicated on the plat and shall remain **fully and completely undisturbed**, except for activities defined by Section 405.335(B)(3), without prior appropriate permit from the City of Town and Country. In the event that such actions occur, the owner shall be required to replant the disturbed areas and place with the City of Town and Country an escrow which insures their maintenance until maturation.*

The only legally permitted activities within defined permanent open space are tree limb pruning, removal of invasive plants, and the planting of native grasses, wildflowers, shrubs, and trees. The planting of lawn or turf grass shall not be permitted.

Within **thirty (30) days** from the date of this letter the following shall be submitted to the City for approval.

- An arborist report on the condition and survivability of the damaged trees.
- A landscape plan prepared by a landscaping professional for the remediation of the impacted area.

**Failure to submit these documents within that time frame will result in this matter being forwarded to the City Prosecutor for consideration of citation issuance.**

Once the documents have been received and approved by the City the remediation of the area shall commence **within fourteen (14) days** of that approval.

**Failure to commence remediation within that time frame will result in this matter being forwarded to the City Prosecutor for consideration of citation issuance.**

**VIOLATION 2**

Inspection of the violation of permanent open space resulted in discovery of a permanent outdoor game court in the form of an in-ground trampoline. Permanent Outdoor Game Courts require conditional use permit approval. You have **thirty (30) days** from the date of this letter to either remove the in-ground trampoline or submit a conditional use permit application

**Failure to commence remediation within that time frame will result in this matter being forwarded to the City Prosecutor for consideration of citation issuance.**

Regards,



Ryan Spencer, AICP  
City Planner

Direct: 314.587.2827

[spencerr@town-and-country.org](mailto:spencerr@town-and-country.org)





Heavy Equipment Damage in green space Protected Tree damage

One would hope the City would take action, however, city prosecutor Keith Cheung is not known for quickly taking action unless a traffic violator hires an attorney to reduce a moving violation to a Parking Ticket.

## UNAPPROVED CHESTERFIELD NEWSLETTER 538



**August 12, 2023**

## CHESTERFIELD POLICE BLOTTER

**Wednesday 08/02/2023**

## MIDNIGHT SHIFT:

### 23-3271-Misc.-390 THF Blvd

An Ex-Parte order was served to a homeless subject who frequents the valley and is well known to Officers.

### 23-3272-Sudden Death-Fick Farm Rd

A male subject was found in his home deceased by a close friend after he failed to answer his phone over the last couple of days. The male was sickly and took numerous medications. Death was from natural causes.

### 23-3273-Drug Arrest-South Outer 40 and Chesterfield Parkway East

During a traffic stop the Officer discovered drugs in the vehicle. The driver was arrested and later released pending warrant application.

Officers handled calls for service to include sick cases, assist invalid, alarms, suspicious persons and an EDP.

## DAY WATCH

23 3275	<b>Beginning:</b> 06/26/2023, 1200 <b>Ending:</b> 06/26/2023, 1200	16XXX LEA OAK DR		CLARKSON GROVE	6	2	Fraud Identity Theft
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Victim's information was fraudulently used to purchase multiple phones and open multiple accounts through AT&T.							

**23-3275 – Identity theft – Lea Oak Dr:** A resident's identity was used to open a phone account through AT&T. AT&T requested a police report written for their investigation.

**22-2254 – Prisoner Pickup – St. Louis City:** An officer responded to St. Louis City to pick up a subject with traffic warrants out of this department. The subject was taken into custody, transported back to the station where he was booked then placed in holdover awaiting bond. The subject also has warrants out of multiple other agencies.

Officers responded to calls for service to include sick cases, peace disturbance, harassment, motor vehicle crashes, traffic hazards, citizen contact and a bank escort.

Officers also conducted traffic stops and provided routine patrols of businesses, neighborhoods, and parks.

## AFTERNOON WATCH

**23-3281: Fugitive Arrest** St. Louis County requested Chesterfield to canvass the area around Shake Shack in search of a vehicle and a suspect in a Domestic Assault



3<sup>rd</sup>/UW case. An officer located the vehicle and stopped it on the lot of Lowe's. The wanted subject was the driver of the vehicle. He was arrested and held until St. Louis County responded to the scene and took custody.

Prisoner pick up from Sunset Hills.

## THURSDAY AUGUST 3, 2023 MIDNIGHT SHIFT

23 3283	<b>Beginning:</b> 08/02/2023, 2344 <b>Ending:</b> 08/03/2023, 0009	15XXX OLIVE BLVD	Circle K	EQUILON SHELL	2	2	Drugs Possession - Felony
<b>Arrested:</b> Blakely, Eric   W   44   M							
<b>Brief Narrative Description:</b> While responding to a call for a disturbance in the Circle K parking lot, officers searched subject and located suspected methamphetamines.							

### 23-3282-Drug Violation-15530 Olive Blvd

Officers were called for a disturbance at the Circle K gas station. While searching a subject for weapons, Officers discovered a needle and drugs on the subject. The subject was arrested and later booked, processed and released pending application of warrant.

**Eric Blakely** 44

08/03/23 Felony Drug Possession

Chesterfield PD

Officers handled calls for service to include alarms, suspicious persons and sick cases.

## DAY WATCH

23 3289	<b>Beginning:</b> 08/03/2023, 1133 <b>Ending:</b> 08/03/2023, 1133	4X THF BLVD	Ulta Beauty	CHESTERFIELD COMMONS EAST	6	4	Larceny Over \$750 Shoplifting
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subject stole over \$1300 worth of perfumes.							

### 23-3289 - Larceny Report

SEU officers handled a shoplifting call at 46 THF Blvd.

23 3290	<b>Beginning:</b> 07/20/2023, 1100 <b>Ending:</b> 08/03/2023, 1109	14XXX OLIVE BLVD		HOG HOLLOW CENTER	1	1	Property Damage to Business
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subject spray-painted graffiti on a retaining wall and a dumpster.							

### 23-3290 - Property Damage Report

Officers investigated a call for graffiti painted on the wall of a business and dumpster, the words and art were not offensive or racial.

23 3292	<b>Beginning:</b> 08/03/2023, 0700 <b>Ending:</b> 08/03/2023, 1320	16XXX SWINGLEY RIDGE RD	Massage Luxe	HERMAN STEMME COMPLEX	4	2	Fraud Checks
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subject attempted to cash a forged check with the business' bank information.							

### 23-3292 - Fraud Report

Victim reported unknown subjects attempted to cash a forged check with the victim's bank information written on it. The bank cancelled the fraudulent check, and the victim voided the rest of her checks from that account. Unknown how or when the suspects gained access to her checking account information.

Officers also conducted traffic enforcement and responded to calls for, traffic hazards, auto accidents, suspicious person/vehicles, solicitors, gas leaks, alarms, and sick cases, along with making patrols of businesses, neighborhoods, and parks.

### AFTERNOON WATCH

**23-3295: CIT-Olive Blvd.** An elderly male stated he'd been having thoughts of "ending it all", and continues to have "bad thoughts". The male was transported to a hospital where he was admitted for evaluation.

23 3296	<b>Beginning:</b> 08/02/2023, 1100 <b>Ending:</b> 08/03/2023, 1648	2XX AMBRIDGE CT		BAYWOOD VILLAGES CONDOMINIUM	1	2	Stolen Vehicle Automobile
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Vehicle stolen when keys were accidentally left inside.							

**23-3296: STOLEN VEHICLE-Ambridge Ct.** Resident reports between the evening of 08-02 and 08-03, someone stole his key fob from inside his home. The resident stated that the only person(s) inside his home during that time frame were two contractors. The officers received several FLOCK hits on the vehicle throughout this evening in surrounding cities, but assisting agencies were unable to locate the vehicle. The vehicle was entered as Stolen; the officers investigation is ongoing.

23 3297	<b>Beginning:</b> 08/03/2023, 1725 <b>Ending:</b> 08/03/2023, 1735	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny under \$750 Shoplifting
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Two identified subjects stole \$500 worth of various merchandise.							

**23-3297: LARCENY-Outlet Blvd.** SEU Officers responded for a reported Larceny. Upon arrival, the officers located the juvenile suspect, who was taken into custody for a Felony Theft and a previous Theft investigation in Chesterfield. The juvenile suspect was also wearing an Electronic Ankle GPS from St. Louis City. The officers made contact with the St. Louis City Juvenile Detention Center who advised the officers to transport the juvenile to the St. Louis Co. Juvenile Detention Center for processing. The officers also made contact with the juvenile's father to advise him of this investigation.

Upon arrival at the Detention Center, the officers applied for warrants on both investigations, and the Prosecuting Attorney issued warrants on both cases. The juvenile Detective was also notified. Good job by the SEU Officers!

23 3298	Beginning:08/03/2023, 1925 Ending:08/03/2023, 1940	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Assault Common - Threat
Arrested: N/A							
Brief Narrative Description: After victim advised subject that he could not leave the store without purchasing concealed merchandise, subject threatened to "jump" victim.							

**23-3298: ASSAULT- Outlet Blvd.** A store employee observed a male concealing clothing under his shirt. Prior to the male suspect leaving the store; the employee approached the male about the theft, and the male suspect made a threat to harm the employee before leaving. The concealed clothing was later discovered in the store. Investigation ongoing.

**FIRE, NO REPORT**-Chesterfield Airport Rd: an exterior fluorescent light ignited a bird's nest that was nestled on top, causing minor damage to a window awning and light fixture. Monarch responded to extinguish the business fire. I'm happy to report no evidence of injuries to the occupants of the nest.

Officers also responded to calls for alarms, traffic collisions, sick calls, suspicious vehicles and a check the welfare.

Officers also provided preventive patrols of parks, business districts and neighborhoods.

## **FRIDAY August 4, 2023 MIDNIGHT SHIFT**

**23-3299 - Warrant Arrest - I64/ Boones Crossing** - A traffic stop resulted in the driver being arrested for outstanding warrants from another jurisdiction.

**23-3300 - Miscellaneous - 2 McBride and Sons Dr (Brickhouse)** - Officer investigated a "Flock Hit" for a vehicle wanted by University City for Failure to Yield and other traffic charges. He located the vehicle parked in the Brickhouse parking lot. After making contact with the driver and passenger, he towed the vehicle at the request of University City PD.

Officers responded to calls for alarms, sick cases, suspicious vehicles/ persons, and motorist assist.

## **DAY WATCH**

**23-3304 Warrant Arrest:** During a traffic stop on Olive and White Plains, the driver was found to have warrants for traffic violations out of Florissant. The driver was arrested,



conveyed to the station, and booked. She was later released to a Florissant Officer.

23 3309	<b>Beginning:</b> 08/04/2023, 1045 <b>Ending:</b> 08/04/2023, 1100	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny over \$500 Business
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subject stole three pairs of sunglasses.							

**23-3309 Larceny:** An SEU officer took a delayed report of a larceny from Sunglass Hut at the Outlet Mall. SEU to conduct the follow up investigation.

23 3310	<b>Beginning:</b> 07/14/2023, 0000 <b>Ending:</b> 07/16/2023, 0000	4X OAKLAND HILLS DR		FOUR SEASONS	1	1	Fraud Identity Theft
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subject accessed victim's American Airlines Aadvantage account and attempted to redeem her airline miles.							

Officers also answered other calls for service to include minor vehicle collisions, suspicious persons, and medical calls.

## AFTERNOON WATCH

23 3311	<b>Beginning:</b> 08/04/2023, 1925 <b>Ending:</b> 08/04/2023, 1935	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny Over \$750 Shoplifting
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Two unknown subjects stole nine pairs of sunglasses.							

**23-3311: STEALING FELONY-:** SEU Officers responded to Premium Outlet Mall for a theft report involving two male suspects who stole merchandise totaling \$2,286.00. Suspects fled the scene prior to officers arrival. Investigation ongoing.

**PRISONER PICK-UP:** SEU Officer responded to St. Charles Co. for a Roadside Prisoner Pick-up, for a Person of Interest. The suspect was involved in two investigations; Stealing 4<sup>th</sup> Offense and a Fraudulent Use of a Credit Device for purchases totaling \$2,590.00. Suspect was processed and released pending warrant application.

Officers also responded to calls for sick calls, motorist assists, alarms and accidental injuries.

Officers performed traffic stops and patrolled sub divisions, parks and business districts.

## SATURDAY August 5, 2023

## Midnight Shift

23 3313	<b>Beginning:</b> 08/05/2023, 0159 <b>Ending:</b> 08/05/2023, 0159	Chesterfield Airport Rd & Chesterfield Commons Dr			6	4	DWI Alcohol
<b>Arrested:</b> Chigili, Sai   A   20   M							
<b>Brief Narrative Description:</b> During a traffic stop for speeding and swerving in and out of lanes, driver was found to be intoxicated.							

### 23-3313-DWI-Chesterfield Airport and Chesterfield Commons

During a traffic stop the Officer determined the driver was intoxicated. The driver was arrested and charged with DWI.

Sai Chigili 20 Wildwood

08/05/23 DWI, Speeding

Chesterfield PD

Officers handled calls for service to include check the welfare, sick cases, EDP, alarms and suspicious vehicles.

## DAY WAYCH

23 3317	<b>Beginning:</b> 05/05/2023, 1200 <b>Ending:</b> 06/30/2023, 1200	1XX CHESTERFIELD INDUSTRIAL BLVD		CHESTERFIELD INDUSTRIAL PARK	5	4	Fraud Credit Card
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Victim's power of attorney says that an unauthorized user has been making withdrawals from victim's accounts.							

**23-3317 Fraud:** A subject responded to the station to report a family member fraudulently obtained a debit card from an elderly family member now in a nursing home. Numerous withdrawals took place in Chesterfield. The report will be forwarded to the detective bureau for further.

23 3321	<b>Beginning:</b> 08/05/2023, 1350 <b>Ending:</b> 08/05/2023, 1354	6X THF BLVD	Dick's Sporting Goods	CHESTERFIELD COMMONS EAST	6	4	Larceny Over \$750 Shoplifting
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Three unidentified subjects stole 43 pairs of jogger pants.							

**23-3321 Larceny:** SEU officers took a report of a larceny from Dick's Sporting Goods on THF. A description was obtained of the suspects but they were gone upon officer's arrival. Further investigation ongoing.

An officer responded to St. Peter's Police Department to pick up a subject for Failing to Appear on a Drug charge. He was arrested, conveyed to the station, booked, and issued a new court date. He was later released to St. Charles PD for similar charges.

The Community Affairs Unit hosted a Summer Blast event at our mobile home community. Community members were provided grilled hot dogs and cool treats with donations received from First Baptist Church of Chesterfield and Chesterfield Presbyterian Church.

Officers also patrolled parks, neighborhoods, and retail areas as well as provided routine traffic enforcement around the city.

## AFTERNOON WATCH

23 3323	<b>Beginning:</b> 08/05/2023, 1655 <b>Ending:</b> 08/05/2023, 1708	17XXX NORTH OUTER 40 RD	The Main Event	CHESTERFIELD OUTLETS	4	4	Assault Domestic
<b>Arrested:</b> Amerman, Dakota   W   30   M							
<b>Brief Narrative Description:</b> Stepfather struck stepdaughter twice causing injuries to left rib cage and back.							

**23-3323:** A step-father punched his juvenile step-daughter twice with a closed fist while leaving Main Event. Medical refused. Victim was released to her mother who was also on scene. The suspect was **arrested for the assault**. In-custody State warrant application to take place tomorrow.

**Dakota Amerman 30**



08/05/23 Assault on Child

Chesterfield PD

**23-3325:** An SEU officer received a Flock hit on a 2023 Jeep on Outlet Blvd. The vehicle was unoccupied and was wanted as a Failure to Return out of Edmunson. Edmunson was contacted and the vehicle was towed at their request.

23 3324	<b>Beginning:</b> 08/02/2023, 1000 <b>Ending:</b> 08/04/2023, 1200	17XX RIDGEMONT CT		MILL RIDGE VILLAS	1	1	Fraud Wire
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Subject posing as a Microsoft representative instructed victim to withdraw \$29,500 from her account and transfer it via Bitcoin. She then received a phone call from a subject posing as a Bank of America representative who instructed her to send \$92,000 to an account in Singapore.							



**23-3324 Fraud:** A resident on Ridgemont was working on her home computer when she received a message that the computer had been hacked. The originator of the message was acting as a representative of Microsoft. The scam worked several angles and ultimately resulted in a loss to the victim in excess of \$29,000.

## SUNDAY AUGUST 6, 2023

23 3327	<b>Beginning:</b> 08/05/2023, 2105 <b>Ending:</b> 08/05/2023, 2125	17XXX NORTH OUTER 40 RD	The Main Event	CHESTERFIELD OUTLETS	4	4	Fraud Credit Card
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subjects stole and then fraudulently used victim's credit cards.							

**23-3327 – Larceny – N. Outer 40** – A patron of Main Event misplaced her debit card and later found charges were made at 4 gas stations.

23 3329	<b>Beginning:</b> 08/06/2023, 0230 <b>Ending:</b> 08/06/2023, 0230	Clarkson Rd & Baxter Rd			3	3	DWI Alcohol
<b>Arrested:</b> Murphy, Jeremy   B   26   M							
<b>Brief Narrative Description:</b> During a traffic stop for a red-light violation, driver was found to be intoxicated.							

**23-3329 – DWI – Clarkson Rd** – During a traffic stop the driver was found to be intoxicated. He was arrested and booked at the station.

**Jeremy Murphy 26**

08/06/23 DWI, Disobeyed Red Light

Chesterfield PD

Friendship village turned over a dog, which had been running loose in their parking lot all that day. Our chip reader was used but the dog was not chipped. County Animal Control will be contacted by Day Shift.

The previous EOS noted a suspect arrested for assaulting his juvenile daughter. During this shift he was transported to St. Louis County Intake awaiting warrant application.

Calls for service included traffic stops, loud music, suspicious person, intoxicated subject, sick case, hold-up alarm, pedestrian check, and a fire alarm.

## AFTERNOON WATCH

23 3334	<b>Beginning:</b> 08/05/2023, 1930 <b>Ending:</b> 08/06/2023, 1900	7XX HAWKMOUNT CIR		CHESTERFIELD VILLAGE APARTMENTS	4	2	Stolen Vehicle Automobile
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Hyundai Sonata stolen from parking lot.							

**23-3334 Stolen Auto:** A resident on Hawkmount Cir. reported the theft of his 2017 Hyundai. The vehicle was stolen from the apartment complex parking lot. Broken glass indicated forced entry into the vehicle.

23 3332	<b>Beginning:</b> 08/06/2023, 1615 <b>Ending:</b> 08/06/2023, 1647	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny under \$750 Shoplifting
<b>Arrested:</b> Scott, Alexandria   B   23   F							
<b>Brief Narrative Description:</b> Subject stole a pair of shoes.							

**23-3332 Larceny:** A subject stole clothing from Ugg. A suspect and suspect vehicle description were broadcast. In response, an officer staged on eastbound I-64 and stopped the suspect vehicle when it passed her location. The stolen property was recovered and the suspect was issued a SIL.

Alexandria Scott 23

08/06/23 Stealing

Chesterfield PD

**23-3333:** A juvenile found a set of keys in the area of Baxter and Cedarmill. He turned them in to the police department. With the owner unknown, the keys were entered into evidence as found property.

Prisoner pick up from St. Charles County.

## MONDAY August 7, 2023

### MIDNIGHT SHIFT

**No significant incidents to report.**

Calls for service included traffic stops, a peace disturbance, loud music, sick cases, burglar alarm, hold-up alarm, suspicious persons, and a suspicious vehicle.

### DAY WATCH

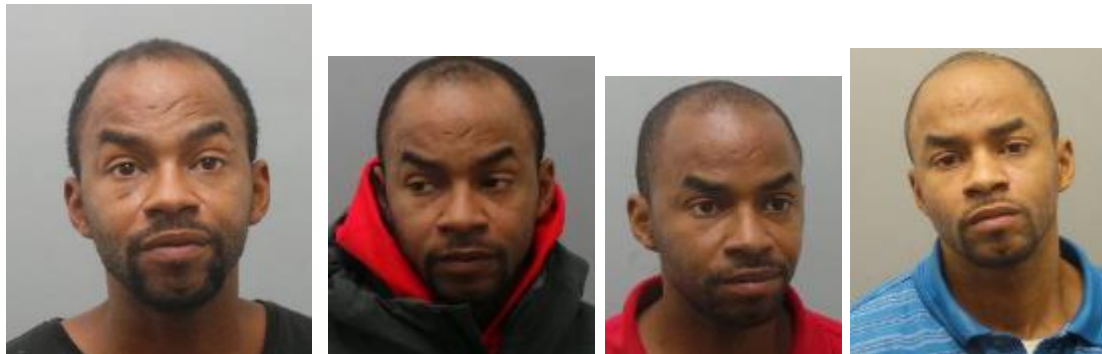
#### The return of a 29-time convicted man to steal again in Chesterfield

23 3337	<b>Beginning:</b> 08/07/2023, 1113 <b>Ending:</b> 08/07/2023, 1113	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny under \$750 Shoplifting
<b>Arrested:</b> Saunders, O'Neal   B   45   M							
<b>Brief Narrative Description:</b> Subject stole shoes and a jacket from two different stores.							

#### 23-3337 - Stealing/Warrant Arrest

SEU officers arrested a subject for stealing from the Premium Outlet Mall. The subject was qualified for Stealing 4<sup>th</sup> or subsequent stealing offense within 10 years.

## O'Neal Saunders 45



08/07/23	2-counts Stealing	Chesterfield PD
03/04/23	Trespassing	Chesterfield PD
10/03/22	Felony Stealing	Washington Univ PD
08/08/21	Trespassing	Brentwood PD
06/27/21	Stealing	Brentwood PD
05/04/21	Trespassing	Brentwood PD
11/24/20	Harassment FTA Warrant	Shrewsbury PD
09/26/20	Indecent Exposure 1-day jail	St. Louis Co PD
09/24/20	Trespassing FTA Warrant	St. Louis City PD
02/13/20	Peace Disturbance, Trespass FTA Warrants	St. Louis City PD
01/15/20	Felony Stealing	Richmond Heights PD
12/01/16	Trespassing (Dierberg's)	Warson Woods PD
11/14/16	Felony Stealing 1-year jail	Maplewood PD
11/05/16	Felony Receiving Stolen Property SES Probation	St. Louis City PD
03/26/14	2-counts Felony stealing 3-years prison	St. Louis Co PD
03/21/14	Felony Stealing 3-years prison	St. Louis Co PD
02/13/14	Felony Stealing 3-years prison	St. Louis Co PD
04/12/12	Possession of Marijuana 180 days jail	St. Louis City PD
02/06/12	Stealing 1-year jail	Univ of MO StL Police
10/20/10	Misdemeanor Assault 15-days jail	St. Louis City PD
10/13/10	Misdemeanor Assault 15-days jail	St. Louis City PD
02/10/09	Trespass, Resisting Arrest Probation Revoked 1-yr	St. Louis City PD
12/01/98	Trespassing 34-days jail	St. Louis City PD
11/19/08	Trespassing Probation Revoked 6-months jail	St. Louis City PD
06/12/06	Felony Stealing 2-years prison	St. Louis City PD
03/10/06	Trespassing Probation revoked 1-year jail	St. Louis City PD
02/11/06	Trespassing Probation revoked 1-yr jail	St. Louis City PD
07/12/05	Trespass, Poss of Marij Probation revoked 1-yr jail	St. Louis City PD
05/17/99	Felony Stealing 5-years prison	St. Ann PD
05/05/99	Felony Stealing 5-years-prison	Lambert Airport PD
01/07/05	Trespassing 63-days jail	St. Louis City PD
11/02/04	Trespassing 90-days jail	St. Louis City PD



10/15/04	Trespass, Poss of Marijuana 90-days jail	St. Louis City PD
08/30/04	Trespassing Probation revoked 90-days jail	St. Louis City PD
08/04/04	Trespassing SES Probation	St. Louis City PD
01/12/99	Felony Stealing 5-years prison	St. Louis Co PD
11/29/98	Trespassing 2-months jail	Lambert Airport PD
07/27/98	Stealing Probation Revoked 1-year jail	Chesterfield PD
07/09/98	Stealing Probation revoked 1-year jail	Chesterfield PD
05/27/98	Stealing Probation revoked 1-year jail	Richmond Heights PD
05/25/98	Stealing Probation Revoked 1-year jail	Lambert Airport PD
04/01/98	Stealing Probation Revoked 1-year jail	Chesterfield PD
01/05/98	Assault, Poss of Marijuana SES Probation	St. Louis City PD
12/27/97	Assault SES Probation	St. Louis City PD
12/06/97	Stealing SES Probation	St. Louis City PD

Saunders has perhaps the longest list of criminal convictions of anyone making it to the Newsletter. He has 29 jail or prison sentences. Plus he has been arrested over two dozen times for Failure to Pay a Fare to ride Metro trains. Most of those arrests which we did not list had 1-day jail sentences.

### 23-3338 - Warrant Arrest

Traffic stop resulted in the driver being arrested for outstanding traffic warrants from Chesterfield and Olivette PD. The driver was conveyed to the station where she posted her Chesterfield bond and was then placed in a cell awaiting pickup by Olivette PD.

23 3339	Beginning:08/07/2023, 1201 Ending:08/07/2023, 1211	14XXX TRAILTOP DR		SOUTH TRAILS	1	1	Assault Domestic
Arrested: Weigel, Blake   W   27   M							
Brief Narrative Description: During a dispute over mowing the lawn, subject put his mother in a headlock and bit the top of her head then shoved his father.							

### 23-3339 - Domestic Assault 4th

A 27 year old male subject got mad at his mother and threw her to the ground. The male subject then pushed and shoved his father, both victim's sustained minor injuries and refused any medical attention. Officers arrested the subject and conveyed him to the station, where he was booked and then placed in a cell awaiting an in custody muni warrant application.

#### Blake Weigel 27



08/07/23 2-counts Assault (parents)  
 03/18/21 Disobeyed Stop Sign FTA Warrant  
 07/07/18 Defective Veh Equipment FTA Warrant  
 03/20/18 Possession of Marijuana

Chesterfield PD  
 Chesterfield PD  
 Chesterfield PD  
 Ellisville PD

### 23-3340 - Identity Theft

Female victim reported person/s unknown stole her identity and attempted to open several credit cards in her name. The victim stated none of the attempts were successful at this time, and she does not know when or how the suspects gained her identity.

23 3340	<b>Beginning:</b> 06/15/2023, 0000 <b>Ending:</b> 08/07/2023, 0000	1XX KENDALL BLUFF CT		VILLAGES OF KENDALL BLUFF THE	1	1	Fraud Identity Theft
<b>Arrested:</b> N/A							
<b>Brief Narrative Description:</b> Unknown subject used victim's information to attempt to open nine lines of credit.							

### AFTERNOON WATCH

23 3343	<b>Beginning:</b> 08/07/2023, 1521 <b>Ending:</b> 08/07/2023, 1521	18XXX OUTLET BLVD	Saint Louis Premium Outlets	CHESTERFIELD BLUE VALLEY	5	4	Larceny under \$750 Shoplifting
<b>Arrested:</b> Nagle, Elizabeth   W   33   F Williams, Rufus   B   32   M							
<b>Brief Narrative Description:</b> Subjects stole sunglasses.							

**23-3343 Larceny:** SEU arrested three subjects for stealing from Sunglass Hut. Additionally, one of the subjects had a felony stealing warrant out of St. Charles County as well as a warrant out of Hazelwood. The second subject was wanted for felony stealing out of St. Louis County. The third subject had warrants out of Des Peres, St. Louis County and an Assault 2<sup>nd</sup> warrant out of St. Louis City. The third subject was also in a wheelchair due to a previous legitimate leg injury. A Fit for Confinement was obtained on this subject due to the felony assault warrant and the subject's medical condition.

### Elizabeth Nagle 33



08/07/23 Stealing  
 05/24/23 Stealing, Trespassing  
 10/08/22 Felony Stealing

Chesterfield PD  
 Richmond Heights PD  
 St. Louis Co PD

09/26/22 Stealing  
 06/08/22 Stealing FTA Warrant  
 08/22/18 Stealing (Retail Theft)  
 04/18/18 Stealing 15-days jail  
 10/22/16 Stealing \$300 fine  
 03/23/16 Stealing \$300 fine  
 12/15/15 Stealing (Retail Theft)

Richmond Heights PD  
 St. Louis Co PD  
 Fairview Heights IL PD  
 Des Peres DPS  
 Chesterfield PD  
 Chesterfield PD  
 Glen Carbon IL PD

### Rufus Williams 32



08/07/23 Stealing  
 08/10/21 Assault FTA Warrant  
 01/03/19 Trespassing FTA Warrant

Chesterfield PD  
 St. Louis City PD  
 St. Louis City PD

23 3344	Beginning:08/07/2023, 1530 Ending:08/07/2023, 1610	16XXX JUSTUS POST RD		CHESTERFIELD	6	2	Assault Common - Actual Assault
Arrested: N/A							
Brief Narrative Description: Employee punched another employee in the face then choked her.							

**23-3344 Assault:** An employee of an assisted living facility on Justus Post was punched several times by a co-worker. Minor injury and medical assistance was refused. The co-worker was GOA and attempts to contact him were unsuccessful. He was entered as a POI for the municipal charge of assault.

**23-3339:** The Day Watch EOS notes a subject was arrested for Domestic Assault with in-custody Municipal warrants to be applied for. The Municipal warrant was issued. A condition was bond could be waived if the subject sought psychological evaluation/treatment. The subject agreed and was conveyed by police to Mercy where he was released to their care.

Prisoner pick up from St. Louis City.

## TUESDAY AUGUST 8, 2023

### MIDNIGHT SHIFT

No significant events to report.

Officers responded to calls for sick cases, motorist assists, peace disturbance and check the welfare.

## DAY WATCH

### **23-3351 - Larceny Report**

SEU officers handled a shoplifting case from Macy's at 154 THF Blvd.

### **23-3353 - Fraud Report**

Employee of Chesterfield Irrigation on Spirit of St. Louis Blvd. stated unknown subjects stole one of their checks that was mailed from the Chesterfield Post office in June of 2023. The check was altered and cashed for \$5604.94 dollars at a bank in St. Paul, Minnesota. The case will be forwarded to the detective bureau.

Officers also conducted traffic enforcement and responded to calls for, auto accidents, disturbance, prowler, suspicious person/vehicles, alarms, and sick cases, along with making patrols of businesses, neighborhoods, and parks.

## AFTERNOON WATCH

**23-3359 Property Damage:** Victim reported his vehicle was vandalized while it was parked on the lot of Target.

**23-3360:** A resident on Rogue River reported receiving several harassing text messages from an unknown caller.

**23-3361: Call of a raccoon acting strangely** on a parking lot on Woodpoint. The raccoon was dispatched and disposed of when it was found to have distemper.

**CHESTERFIELD MAN CHARGED WITH KIDNAPPERING TWO CHILDREN IN ST. LOUIS** Chesterfield resident Fabian Marta, 51, living at the Four Seasons Apartments was charged in St. Louis with Child Kidnapping. Ironically Marta was involved with an anti-child kidnapping film and was a supporter of controversial Rockwood School Board member Jessica Clark.

### **Fabian Marta 51 Four Seasons Apartments Chesterfield**



We will let the court documents tell the story.



MISSOURI CIRCUIT COURT - TWENTY-SECOND JUDICIAL CIRCUIT  
(ST. LOUIS CITY)

STATE OF MISSOURI VS <b>MARTA, FABIAN</b>		
DIV #:	CA#: 510742614	CAUSE#:
DESTINATION:		
<b>DEFENDANT INFORMATION</b>		
ADDRESS:		
PEDIGREE: RACE: W SEX: M	DOB: AGE: 51	HGT: 6'01 WGT: 199
ID #s: ARREST#: 5P-5587	COMPLAINT#: 23033238 DIST: SLMPD	LID: OCN:
ALIASES:		
SSNs:		

STATE OF MISSOURI )  
CITY OF ST. LOUIS )<sup>SS</sup>

**COMPLAINT**

The Circuit Attorney of the City of St. Louis, State of Missouri, upon information and belief, charges that

Count 1 Accessory Child Kidnapping (Class A FELONY) RSMO 565.115  
**ON** 7/21/2023 Time: **PLACE:** 2955 Bell Ave (SCC 565.115-001Y202010)

The defendant, in violation of Section 565.115, RSMo, committed the class A felony of child kidnapping, punishable upon conviction under Section 558.011, RSMo, in that on or about July 21, 2023, in the City of St. Louis, State of Missouri, the defendant, who was not related within the third degree to VICTIM 1 and VICTIM 2, by blood or marriage, knowing the defendant had no right to do so, acted with another in removing VICTIM 1 and VICTIM 2, children under the age of fourteen years, from 2955 Bell Avenue.

The facts that form the basis for this information and belief are contained in the attached statement of facts, made a part hereof and submitted as a basis upon which this court may find the existence of probable cause.

Wherefore, the Circuit Attorney prays that an arrest warrant be issued as provided by law.

Gabriel E. Gore  
Circuit Attorney of the City of St. Louis,  
State of Missouri  
By /s/Adrine M. Krikorian, Bar #71981

DATE: July 23, 2023

I, Detective Terrence Howard, knowing that false statements on this form are punishable by law, state that the facts contained herein are true.

1. I have probable cause to believe that Fabian Marta, a WHITE MALE Age: 51, committed one or more criminal offense.

Count 1 Accessory Child Kidnapping (Class A Felony) RSMO 565.115

ON 7/21/2023 Time: PLACE: 2955 Bell Ave (SCC 565.115-001Y202010)

2. The facts supporting this belief are as follows: On July 22, 2023, SUSPECT 1, took her two daughters, VICTIM 1 and VICTIM 2, from WITNESS 1's, address at 2955 Bell Avenue. SUSPECT 1 harbored the children at 1240 Aubert Avenue, Apt. B with the assistance of the defendant, Fabian Mara. The defendant was the owner of the apartment and while knowing SUSPECT 1 unlawfully had taken her children from WITNESS 1 and was residing at the apartment, the defendant interfered with return of VICTIM 1 and VICTIM 2 to their lawful parent by refusing to allow police access to the residence and impeding the kidnapping investigation.

### **Fabian Marta 51 Chesterfield**

07/23/23	Accessory Child Kidnapping	St. Louis City PD
11/10/22	Unregistered Vehicle \$50 fine	St. Louis Co PD
07/15/22	Expired License Plates \$50 fine	Chesterfield PD
07/10/21	Expired License Plates \$6 fine (no kidding)	Chesterfield PD
04/02/21	Expired License Plates \$50 fine	Brentwood PD
12/15/20	Speeding 11-15 mph over \$70 fine, Unreg Veh \$50	St. Charles City PD
07/02/17	Unregistered Vehicle \$26 fine	St. Ann PD

### **CITY COUNCIL MEETING AUGUST 7, 2023**



**CITY COUNCIL VOTES TO BLIGHT CHESTERFIELD MALL AND ADJOINING PROPERTY 8-0.** The City Council without debate voted unanimously to blight the property of Chesterfield Mall and some adjoining property on Monday August 7, 2023.







Over a dozen people spoke in favor of the development (which is not on the agenda yet) and the move to blight the property.

A lawyer speaking for Dillard's Department Store spoke against the blighting measure. Dillard's was one of the large department stores at the Mall but really wasn't. Dillard's owns their building that was connected to the mall but not property of the Mall.



Dillard's store suffered major damage in 2016 from a broken water pipe and they did not reopen. However they want to be around when the Staenberg Group develops and rebuilds the property.

The lawyer said he provided all council members with a document on why the property should not be blighted. However, he provided it three hours before the meeting.

Here's the letter:



ATTORNEYS AT LAW

John J. Gazzoli, Jr.  
(314) 854-0439 – Direct  
jgazzoli@rosenblumgoldenhersh.com

August 7, 2023

**VIA EMAIL**

Michael O. Geisel ([cityadministrator@chesterfield.mo.us](mailto:cityadministrator@chesterfield.mo.us))  
City Administrator  
City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO. 63017-0760

The Mayor, all Councilmembers and the City Administrator of Chesterfield, MO  
([cityofficials@chesterfield.mo.us](mailto:cityofficials@chesterfield.mo.us))

Vickie McGownd ([vmcgownd@chesterfield.mo.us](mailto:vmcgownd@chesterfield.mo.us))  
City Clerk  
City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO. 63017-0760

**Re: Proposed Chesterfield Regional 353 Development Plan & Project**

All:

This correspondence is submitted with respect to the second reading of Proposed Ordinances 3457 and 3458 which is scheduled for August 7, 2023. We request that these comments be provided to the City Council prior to their meeting for consideration by the City Council.

As you and the City Council are aware, we represent Dillard's, an "interested person" in that it owns approximately 17 acres in the proposed Redevelopment Area ("the Dillard's Parcel"). You and the City Council are also aware that Dillard's has previously asserted, and continues to maintain, that the proposed Redevelopment Area does not satisfy the statutory requirement that it is a "blighted area," and further maintains that the adoption of this proposed Development Plan will be legally invalid. I refer you to my letter dated July 17, 2023 previously submitted to you and the City Council wherein we identified several deficiencies and problems with the proposed Development Plan that show a lack of substantial evidence to support the proposed Development Plan under Chapter 353.



In addition to the matters set forth in my July 17, 2023 letter, we are submitting herewith for the City Council's consideration in connection with the Development Plan (via an electronic Sharefile link) photographs of the proposed Redevelopment Area taken in December 2022 and additional photographs of some areas of the Dillard's Parcel taken just a week ago which depict the present condition of the proposed Redevelopment Area and the Dillard's Parcel. We point out that the photographs included in the June 2, 2023 Development Plan prepared by PGAV Planners ("PGAV") appear to be outdated and do not accurately represent or depict the present, or even a recent, condition of the property. It is imperative that the City Council consider the present condition of the property when making any blight determination with respect to the proposed Redevelopment Area.

Also submitted herewith for the City Council's consideration is the Declaration of C.J. Duque. As set forth in that declaration, PGAV never contacted Dillard's to coordinate an inspection of the Dillard's Parcel or to discuss Dillard's plans for the Dillard's Parcel. Had PGAV done so, PGAV would have learned that Dillard's wants to and at all times has intended to update, reopen and operate the Dillard's Parcel in its present location in connection with any redevelopment of the proposed Redevelopment Area and that Dillard's had been in ongoing discussions with The Staenberg Group ("TSG") with respect to redevelopment of the Dillard's Parcel in the proposed Redevelopment Area prior to submission of the recent Chapter 353 Redevelopment proposal. Examples of some of those communications between Dillard's and TSG are included with the declaration.

As the City is aware, it is still Dillard's desire and intention to reopen its store in the proposed Redevelopment Area, and Dillard's is engaged in discussions with TSG to explore how Dillard's can participate in the redevelopment of the proposed Redevelopment Area. This is an important fact in determining whether an economic liability exists with respect to the proposed Redevelopment Area. Between Dillard's and TSG, which already owns the remaining parcels located in the proposed Redevelopment Area and which intends to redevelop its parcels without the use of any tax abatement under Chapter 353, the proposed Redevelopment Area is not an economic liability, as these two entities on their own can and will redevelop the proposed Redevelopment Area without any Chapter 353 redevelopment. In light of the foregoing, the Chapter 353 Redevelopment Plan is not necessary or warranted. Any attempt to condemn the Dillard's Parcel will be a legally risky and very costly endeavor.

Also attached to the Declaration of C.J. Duque are certain documents obtained in discovery in the pending TIF lawsuit between Dillard's and the City, which detail the police and emergency service calls made in the past five (5) years with respect to the larger TIF redevelopment area. Mr. Duque's declaration details the true present conditions of the Property, which, due to his position as Division Engineer overseeing Dillard's Missouri stores, he is very familiar with. Mr. Duque explains that, far from being abandoned, the property is still actively managed, monitored, and maintained by Dillard's. Although Dillard's did not reopen this store following the water main burst in 2016 due to pending redevelopment discussions, it remediated the damage caused by the City's burst water main and repaired the Property to a stable condition. The Property is monitored and protected by active security and life-safety systems, which immediately notify Mr. Duque and his team of any issues.

The police and emergency records disclosed by the City include not only those to the proposed Chapter 353 Redevelopment Area, but also the surrounding properties included within the much larger TIF Redevelopment Area. You will see from these documents that the calls with respect to the TIF redevelopment area (of which only a fraction are attributable to the proposed Chapter 353 Redevelopment Area) are *no greater than neighboring and adjoining areas* and that the type of calls identified within the TIF Redevelopment Area as a whole do not indicate a predominance of “unsafe conditions” or “the existence of conditions which endanger life or property by fire or other causes” as required by state statute. PGAV’s conclusory comments in the Redevelopment Plan that the Redevelopment Area is an economic liability due to “a need for greater public resources, such as increased attention required by police, fire, and code enforcement officials from the city” therefore lack evidentiary support. Specifically, there is no evidence of any calls relating to activities that would “endanger life or property” or result in “unsafe conditions.” Nor are there any reports or other evidence of homeless or other individuals taking shelter upon the proposed Redevelopment Area. PGAV’s comment that the proposed Redevelopment Area is ripe for trespassing, vandalism and other crimes is not supported by evidence, let alone substantial evidence as required by Missouri law. The Development Plan itself specifically acknowledges that there were no signs of break-ins, nor any other crimes, other than some harmless graffiti on the Dillard’s Parcel and one stray paint can in the enclosed mall, which are very small portions of the proposed Redevelopment Area, not the Area as a whole. There is simply no evidence to support a finding that the proposed Redevelopment Area is a social liability.

We believe the above evidence, in addition to the matters set forth in my letter of July 17, 2023, establishes that the proposed Redevelopment Area is not blighted as contemplated by Chapter 353 and that the Development Plan does not satisfy the requirements of Missouri law.

Finally, I will note that we have great concerns regarding the proposed use of Chapter 353 redevelopment in this context, as it has been specifically represented that TSG has no intention of seeking tax abatement, the principal purpose behind Chapter 353 redevelopment, with respect to the Development Plan, and particularly in light of the pending TIF for the same property and additional property, which has already been approved by the City and subject to a redevelopment agreement and plan and which is proceeding in parallel with this proposed Chapter 353 Development Plan. We believe the use of Chapter 353 in this context is contrary to the letter, spirit, and intent of Chapter 353 and the TIF statutes. Pursuit of a Chapter 353 redevelopment plan while simultaneously also pursuing a TIF redevelopment plan for the same property are in conflict with one another, and it seems to us that the City will have a difficult time convincing the court that the proposed TIF development satisfies the “but for” test under Missouri law in light of the same. The Chapter 353 Development Plan, to the extent that it is approved by the City Council, constitutes further evidence that the City’s actions with respect to the TIF were arbitrary, capricious, and without evidentiary basis or support.

Again, I must point out that Dillard’s is engaged concerning this matter. We welcome any assistance that the City can provide to help Dillard’s and TSG reach a resolution of this



matter that will allow both parties to participate in the redevelopment of the area with respect to their respective parcels in the proposed Redevelopment Area. We respectfully submit that the City Council should table and defer any further actions on the Development Plan until any discussions between Dillard's and TSG are concluded. Alternatively, the Redevelopment Area should be reformed to exclude the Dillard's Parcel so as to ensure that Dillard's rights in connection therewith are not violated.

Thank you for sharing these comments with the City Council.

Very truly yours,

**ROSENBLUM GOLDENHERSH, P.C.**

By:   
John J. Gazzoli, Jr.

OFFER BY STAENBERG TO BUY THE DILLARDS PROPERTY: This sale did not happen. The offer was for \$11,750,000:

November 3, 2021

Mr. Chris Johnson  
Senior Vice President – Principal Financial Officer  
Dillard Department Stores, Inc.  
1600 Central Road  
Little Rock, AR 72201

**RE: Dillard's  
Chesterfield, MO**

Dear Chris:

Pursuant to our recent conversation, I have outlined below a brief proposal whereby TSG Downtown Chesterfield Redevelopment, LLC would be willing to move forward with the purchase of the above 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 sale 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 Purchase and Sale Agreement is fully executed and delivered to both parties.

<b>Seller:</b>	Dillard Department Stores, Inc.
<b>Buyer:</b>	TSG Downtown Chesterfield Redevelopment, LLC
<b>Property Location:</b>	100 Chesterfield Mall Chesterfield, MO 63017
<b>Locator Number:</b>	18S140288
<b>Property:</b>	An approximate gross area of 16.68 acres as reflected on the attached site plan which currently includes a three (3) story Dillard's building containing 249,938 square feet and surface parking.
<b>Purchase Price:</b>	\$11,750,000
<b>Earnest Money:</b>	\$100,000 to be held at a title company selected by Buyer. The Earnest Money shall be refundable at any time during the Due Diligence Period.

**Due Diligence Period:** Buyer shall have sixty (60) days from execution of the Purchase and Sale Agreement to conduct environmental studies, surveys, title review and other tests and inspections as deemed appropriate by Buyer.

**Closing Date:** Closing shall occur no later than thirty (30) days after expiration of the Due Diligence Period.

**Seller's Information:** Within fifteen (15) days of mutual execution of the Purchase and Sale Agreement, Seller shall, to the extent in Seller's possession or readily available to Seller, provide to Buyer all Covenants, Conditions, & Restrictions, leases, surveys, site plans, utility plans, building plans, engineering plans, title commitment, environmental studies, soils reports and other pertinent information affecting the Property.

**Site Conditions:** Seller shall deliver the Property in its "as-is" condition.

**Real Estate Taxes:** At closing, Real Estate Taxes shall be prorated.

**Commission:** None.

After you have had an opportunity to review the enclosed 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

**THE LAWSUIT DILLARD'S V CITY OF CHESTERFIELD:**



IN THE CIRCUIT COURT OF THE COUNTY OF ST. LOUIS  
STATE OF MISSOURI

DILLARD'S, INC.,	)	
Plaintiff,	)	
	)	No. 22SL-CC05317
vs.	)	
	)	Division 31
CITY OF CHESTERFIELD,	)	
Defendant.	)	

DEFENDANT CITY OF CHESTERFIELD'S SUPPLEMENTAL OBJECTIONS  
AND RESPONSES TO PLAINTIFF'S FIRST SET OF INTERROGATORIES (10-13)

Defendant City of Chesterfield objects to the plaintiff's voluminous instructions and definitions, which are overbroad, unduly burdensome, and seek to impose obligations beyond those set forth in the Missouri Supreme Court Rules. The plaintiff's purported definition of the City, for example, is unworkably broad, extending to "Defendant City of Chesterfield and its agents, employees, attorneys, investigators and all other 'persons' acting for or on behalf of the City of Chesterfield." The City could only and will only provide responses for itself.

Pursuant to Rule 57.01, parties are limited to propounding "no more than 25 written interrogatories, including all discrete subparts." Taken together with the plaintiff's voluminous instructions and definitions, the City objects that the plaintiff's interrogatories and discrete subparts far exceed 25.

The City responds as follows to the plaintiff's first set of interrogatories. The City reserves the right to supplement, amend, and/or withdraw these responses as appropriate.

**10. Did Defendant ever consider formation of a Community Improvement District ("CID") for any portions of the real property located in the Redevelopment Area? If so, please provide:**

- a. the date(s) between which such consideration was undertaken;**
- b. the identit(ies) of the individuals principally involved on Defendant's behalf in such consideration; and**
- c. if there was no CID formed, the reasons for Defendant's failure to do so.**

OBJECTION: This interrogatory is unreasonably vague, broad, and unlimited as to time. This interrogatory is not reasonably calculated to lead to the discovery of admissible evidence. The City cannot determine what is meant by the request to list individuals involved in consideration or to list all reasons why something did not happen.

Subject to these objections, it is believed that a community improvement district is created after presentation of a petition signed by owners of real property within a proposed district's boundaries. The City has investigated whether any petition for formation of a community improvement district was placed before the City Council within the last ten years. To the best of the City's knowledge, the answer to this interrogatory may be derived or ascertained from the records dated August 21, 2020, and September 28, 2020, produced along with this response.

**11. For the period from January 1, 2018 to the present, please provide the following:**

- a. the number of police calls to the properties in the Redevelopment Area and the dates thereof;**
- b. the number of calls to a fire district, including, but not limited to, the Monarch Fire District, regarding the properties in the Redevelopment Area and the dates thereof; and**
- c. the number of emergency service calls with respect to the properties in the Redevelopment Area and the dates thereof.**

OBJECTION: This interrogatory is unreasonably vague and broad. Further objecting, this interrogatory calls for information of entities other than the City.

Subject to these objections, the City responds as follows:

- a. Police calls to the Redevelopment Area by date (2018-2023):**

2018	186
2019	200
2020	214
2021	200
2022	250
2023	61
Total	1111

- b. The City collected information from the Monarch Fire Protection District that is included in the record dated 04/19/2022 produced along with this**

response. Requests for supplementation or updating of this information should be directed to the Monarch Fire Protection District.

c. Apart from calls to police or the Monarch Fire Protection District, the City cannot determine what is meant by the phrase “emergency service calls” and therefore is unable to respond.

**12. For the period from January 1, 2018 to the present, please provide the following:**

**a. the number of police calls to any properties adjoining the properties in the Redevelopment Area and the dates thereof;**

**b. the number of calls to a fire district, including but not limited to, the Monarch Fire District, regarding any properties adjoining the properties in the Redevelopment Area and the dates thereof; and**

**c. the number of emergency service calls with respect to any properties adjoining the properties in the Redevelopment Area and the dates thereof.**

OBJECTION: This interrogatory is unreasonably vague and broad. Further objecting, this interrogatory calls for information of entities other than the City.

Subject to these objections, the City has investigated and determined that the following addresses seem to be “adjoining” the Redevelopment Area:

16100 W CHESTERFIELD PKWY  
16431 MAIN CIRCLE DR  
16400 BURKHARDT PL  
607 VETERANS PLACE DR  
621 VETERANS PLACE DR  
16533 OLD CHESTERFIELD RD  
16365 LYDIA HILL DR  
16123 W CHESTERFIELD PKWY  
16350 LYDIA HILL DR  
16472 BURKHARDT PL  
16464 BURKHARDT PL A  
16464 BURKHARDT PL  
16515 WILD HORSE CREEK RD  
16572 WILDHORSE CREEK RD  
16480 BURKHARDT PL  
16488 BURKHARDT PL  
16517 OLD CHESTERFIELD RD  
16519 WILD HORSE CREEK RD  
16513 WILD HORSE CREEK RD  
16523 WILD HORSE CREEK RD  
16564 WILD HORSE CREEK RD  
16568 WILD HORSE CREEK RD  
16439 WILD HORSE CREEK RD  
355 E CHESTERFIELD CTR  
333 E CHESTERFIELD CTR

If this unreasonably vague and broad interrogatory seeks information as to other properties, please advise. As to these properties, the City responds as follows:

a. Police calls to properties "adjoining" the Redevelopment Area by date (2018-2023):

2018	182
2019	233
2020	77
2021	225
2022	248
2023	32
Total	997

b. See response to interrogatory 11(b) above.

c. See response to interrogatory 11(c) above.

**13. Please identify any taxpayers owning real property within the Redevelopment Area that have not paid the applicable real or personal property taxes with respect to their property for the period from January 1, 2020 to the present.**

OBJECTION: This interrogatory is unreasonably vague and broad. Further objecting, this interrogatory calls for information of entities other than the City.

Subject to these objections, the City is not the entity to which such taxes are paid. The City is not aware of any taxpayers owning real property within the Redevelopment Area that have not paid the applicable real or personal property taxes with respect to their property for the period from January 1, 2020 to the present. Requests for supplementation or updating of this information should be directed to entities other than the City.

Respectfully submitted,

/s/Matthew J. Reh

Matthew J. Reh #49418

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CITY OF CHESTERFIELD

CERTIFICATE OF SERVICE

A copy of this document was served on counsel of record on April 14, 2023.

/s/Matthew J. Reh

**MONARCH FIRE PROTECTION DISTRICT  
CHESTERFIELD MALL INCIDENT REPORTS  
January 1, 2017 to December 31, 2021**

<b>Year &amp; Type of Call</b>	<b>Number of Calls</b>
<b>2017</b>	<b>47</b>
321 - EMS call, excluding vehicle accident with injury	29
353 - Removal of victim(s) from stalled elevator	1
445 - Arcing, shorted electrical equipment	1
511 - Lock-out	1
522 - Water or steam leak	2
611 - Dispatched & cancelled en route	2
622 - No Incident found on arrival at dispatch address	2
652 - Steam, vapor, fog or dust thought to be smoke	1
735 - Alarm system sounded due to malfunction	3
745 - Alarm system activation, no fire - unintentional	5
<b>2018</b>	<b>45</b>
1601 - Landscape mulch fire (mulch storage pile, use 161)	6
321 - EMS call, excluding vehicle accident with injury	27
412 - Gas leak (natural gas or LPG)	1
445 - Arcing, shorted electrical equipment	1
5221 - Frozen sprinkler pipe	1
554 - Assist invalid	1
611 - Dispatched & cancelled en route	1
733 - Smoke detector activation due to malfunction	2
735 - Alarm system sounded due to malfunction	1
743 - Smoke detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	3
<b>2019</b>	<b>25</b>
321 - EMS call, excluding vehicle accident with injury	15
412 - Gas leak (natural gas or LPG)	1
442 - Overheated motor	1
611 - Dispatched & cancelled en route	2
622 - No Incident found on arrival at dispatch address	1
733 - Smoke detector activation due to malfunction	3
735 - Alarm system sounded due to malfunction	2
<b>2020</b>	<b>15</b>
1601 - Landscape mulch fire (mulch storage pile, use 161)	2
321 - EMS call, excluding vehicle accident with injury	7
424 - Carbon monoxide incident	1
445 - Arcing, shorted electrical equipment	1
611 - Dispatched & cancelled en route	1
651 - Smoke scare, odor of smoke	1
733 - Smoke detector activation due to malfunction	1
745 - Alarm system activation, no fire - unintentional	1



Year & Type of Call	Number of Calls
2021	28
321 - EMS call, excluding vehicle accident with injury	19
413 - Oil or other combustible liquid spill	1
5221 - Frozen sprinkler pipe	2
600 - Good intent call, Other	1
743 - Smoke detector activation, no fire - unintentional	3
744 - Detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	1

**SCHOETTLER ROAD SIDEWALK.** After obtaining a Federal Transportation for \$833,300 for a \$1,282,000 1,500 foot sidewalk along the north center end of Schoettler Road.

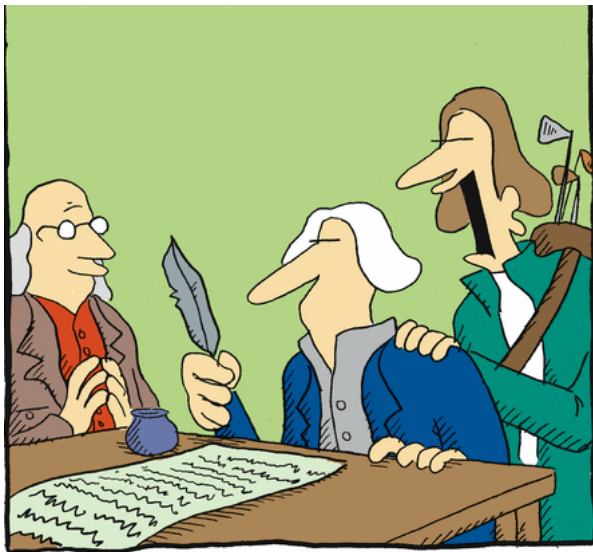


<b>Phase</b>	<b>Grant</b>	<b>City Share</b>	<b>Total</b>	<b>Year</b>
Design Engineering	\$91,000	\$49,000	\$140,000	2024
Right of Way Acquisition	\$18,850	\$10,150	\$29,000	2025
Construction	\$657,800	\$354,200	\$1,012,000	2026
Construction Engineering	\$65,650	\$35,350	\$101,000	2026
<b>TOTAL</b>	<b>\$833,300</b>	<b>\$448,700</b>	<b>\$1,282,000</b>	

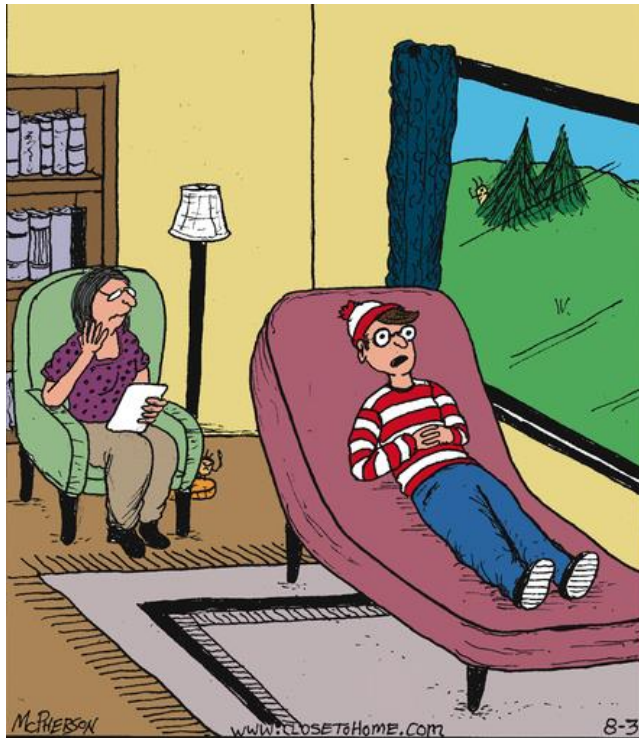
Don't get ready to push the baby carriage on a new sidewalk. This will be a 3-year project (see above).

**COUNCIL VOTES TO SPEND \$40,000 FOR A JEFFERSON CITY LOBBYIST:** It was another 8-0 vote to again hire the law firm of Gamble and Schlemeier to be a lobbyist and advisor for Chesterfield for the year beginning September 1 and ending August 31. The Missouri Legislature begins the first week in January and end in the second week of May.

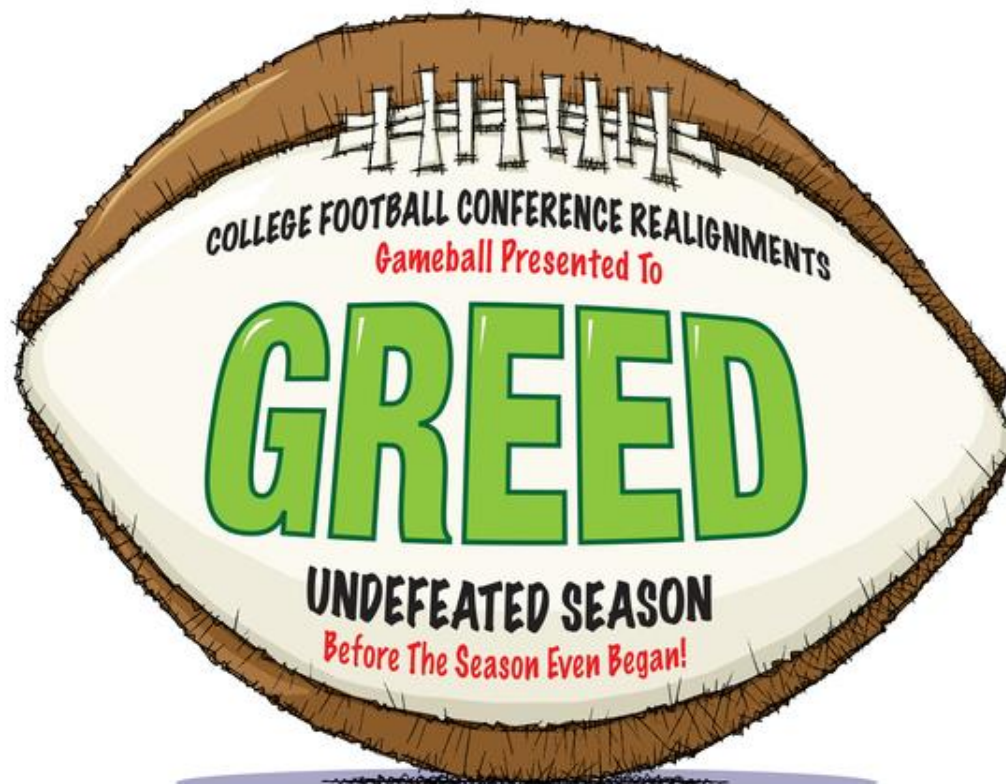
**CARTOONS** Attention Trump supporters...we take editorial cartoons from papers around the country. Last week it was all Trump, even by right wing cartoonists. We found three that were not Trump related.



"Add this to Article IV, Section 3: 'The citizens of each state will always replace their divots.'"



**"I don't know, Doc. I'm just feeling  
very lost."**





## THE ANKLE MONITOR





