Thoughts on the North Rock Hill rental properties

From: M Bret Blackford (bret_blackford@yahoo.com)

To: swalker@mcknightcrossings.org; dave-n-amy-weiler@juno.com

Cc: bret_blackford@yahoo.com

Date: Thursday, March 12, 2026 at 08:47 AM CDT

Dave and Steve,

I wanted to share a few thoughts for your consideration regarding McKnight's two rental homes on North Rock Hill Road, especially in light of the recent McCarthy / Vitale / TriStar ("McCarthy") discussions. This also summarizes some of the conversation at the recent March 9, 2026 MX Admin/Finance meeting.

McKnight owns two homes on North Rock Hill Road:

- 1356 N. Rock Hill Road (Lot 5)
- 1346 N. Rock Hill Road (Lot 7)

As noted in the March 2026 MX Elder Meeting materials:
"MX Rental Property - The church owns two properties adjacent to the building (1346 & 1356 N. Rock Hill Rd.). These properties were originally purchased with the idea they could be used for expansion of parking. However, after engineering review it was determined parking expansion was not an option. As such, the elders agree that the properties are considered investment assets and should be viewed primarily as a revenue stream."

---- per the Dec. 23, 2024 elder meeting.

A property survey map is available here:
https://www.building.mx.mxcoc.xyz/media/MX-SiteSurvey.jpg

With McCarthy, Vitale, and TriStar ("McCarthy") now exploring significant development in the immediate area, McKnight may have a timely opportunity to reassess the value and strategic role of its two rental properties on North Rock Hill Road. This seems especially true for **1346 N. Rock Hill Road**.

If these homes are now to be viewed primarily as investment assets, then this may be one of the better opportunities McKnight will have to convert at least one of them into a more productive and flexible resource for the future. In particular, **1346** appears to be the stronger candidate for possible sale. It has experienced occasional flooding and, relative to 1356, has required more attention in repairs, upkeep, and renter-related management. It also appears to offer less long-term strategic utility to McKnight itself.

For those reasons, it would be wise for future discussions with McCarthy to include whether there is interest in acquiring one or both of these properties, with special focus on **1346 N. Rock Hill Road**. If there is serious interest, McKnight should be positioned to seek full and fair market value, informed by tax assessment data, comparable sales, and common market valuation tools such as Zillow. A preliminary estimate suggests that 1346 may be worth approximately $400,000.

Selling 1346 at an attractive price could create meaningful flexibility for the church. Rather than continuing to hold a property with management burdens and limited ministry utility, McKnight could redirect the proceeds into investments or ministry priorities that may produce greater long-term value. Depending on timing and need, those funds could strengthen the church's financial position and help support future opportunities, including broader vision initiatives or staffing needs such as a full-time role for Devin Daniel, potentially serving part-time as Children's Minister and part-time in family and connection ministry.

By contrast, 1356 N. Rock Hill Road may still retain some practical value to McKnight, so the case for selling it may be less immediate. Even so, if McCarthy or another party expresses strong interest, it would still be worthwhile to understand what that opportunity might look like.

Recommendation:
McKnight should intentionally raise the possible sale of the North Rock Hill rental homes in future discussions with McCarthy, giving primary attention to **1346 N. Rock Hill Road (Lot 7)**. Even if no action is taken immediately, establishing current interest and likely market value would put the elders in a better position to make a thoughtful and strategic decision.

---- Bret



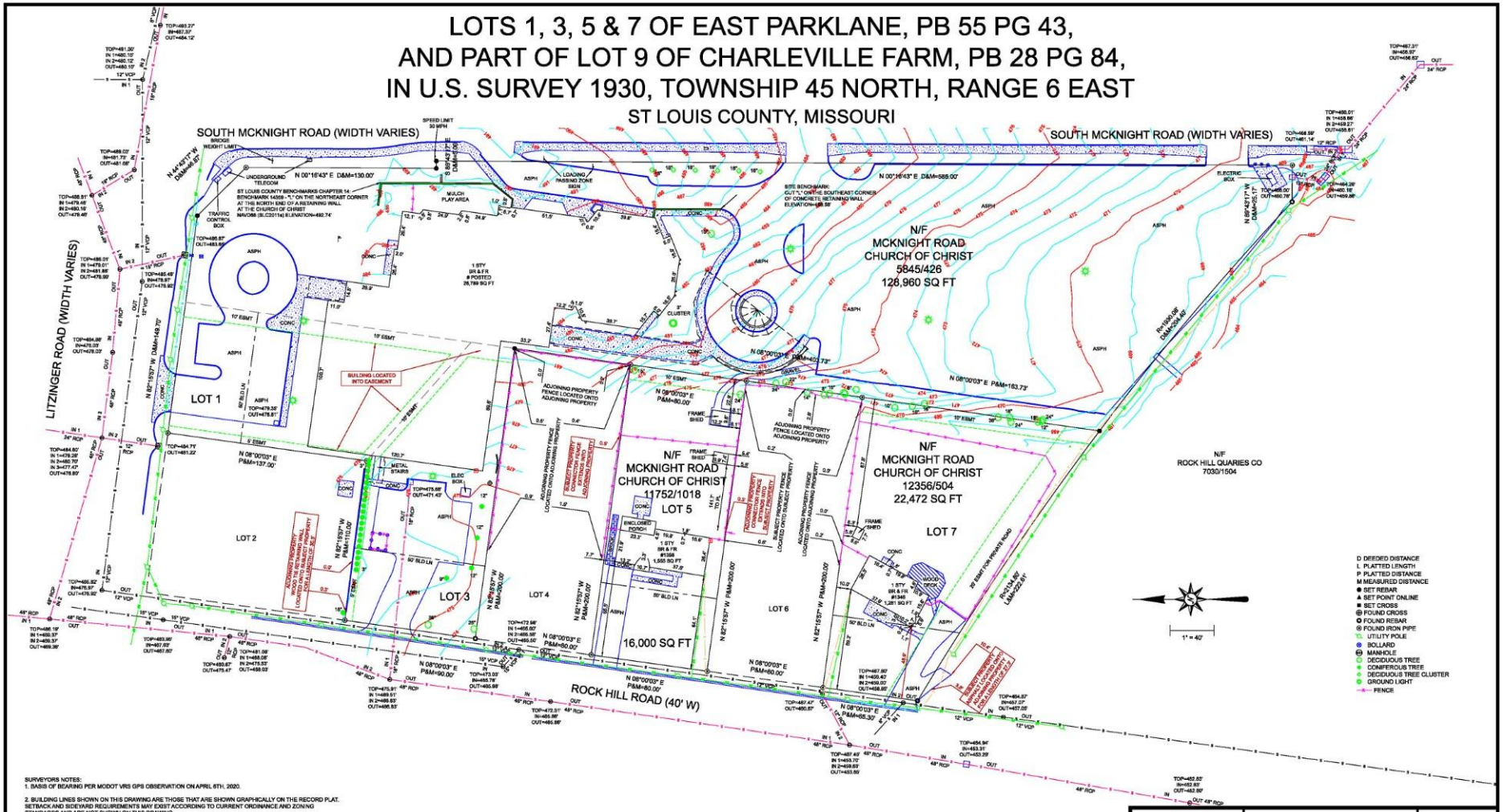
MX-SiteSurvey.jpg
1.8 MB



03.02.2026_McCarthy_Landfill_Site_Packet (1).pdf
3.3 MB

LOTS 1, 3, 5 & 7 OF EAST PARKLANE, PB 55 PG 43, AND PART OF LOT 9 OF CHARLEVILLE FARM, PB 28 PG 84, IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST

ST LOUIS COUNTY, MISSOURI



SURVEYORS NOTES:

1. BASIS OF BEARING PER MODOT VRS GPS OBSERVATION ON APRIL 6TH, 2020.

2. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.

3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVISE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

4. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.010 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED. UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 20076247Z, 20076250S, 20076251Y & 20078252S.

5. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.

JOB #2003145 FB 555:26

FIELD WORK BY: TAO/AJZ/TLS
DRAWN BY: TDO

REVIEWED BY: WILLIAM JACOB CLARK LS# 2002014101

THIS IS TO CERTIFY THAT ON MARCH 18TH, 2020 A REQUEST BY JEFF EARNHART WAS MADE FOR A BOUNDARY AND TOPOGRAPHICAL SURVEY AND TO LOCATE THE IMPROVEMENTS ON THE ABOVE NAMED TRACT AND THAT THE RESULTS ARE, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTED HEREON.

WILLIAM JACOB CLARK NUMBER PLS 2002014101 4/24/20

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX

Cardinal Surveying & Mapping

pt2: 03.02.2026: McCarthy Landfill Site and Site Plan

From: M Bret Blackford (bret_blackford@yahoo.com)

To: mxelders@mcknightcrossings.org; aowens@mcknightcrossings.org

Cc: mbardowell@gmail.com; emcpherson@cfserve.org

Date: Tuesday, March 3, 2026 at 09:07 AM CST

Guys, one additional note ...

Steve Walker will serve as the point person communicating with McCarthy, Vitale, and TriStar going forward.

Although we will communicate that the church properties are not for sale, Steve will continue to stay in contact with the developers to monitor how the project plans develop and to track timing. This will allow us to anticipate and plan for potential impacts such as construction noise, dust, truck traffic, and related disruptions.

Maintaining that line of communication should help us stay informed and prepared as the project progresses.

— Bret

> ----- Forwarded Message -----
> **From:** M Bret Blackford <bret_blackford@yahoo.com>
> **To:** MX MXElders <mxelders@mcknightcrossings.org>; Andrew Owens <aowens@mcknightcrossings.org>
> **Cc:** Eric McPherson <emcpherson@cfserve.org>; Matthew Bardowell <mbardowell@gmail.com>
> **Sent:** Tuesday, March 3, 2026 at 08:30:07 AM CST
> **Subject:** 03.02.2026: McCarthy Landfill Site and Site Plan
>
> Guys,
>
> Below is the email thread discussing the building project McCarthy has planned for the quarry land adjacent to the McKnight church building (see attached concept plan.
>
> After discussion, we agreed that the estimated $4–$5 million offer to purchase the McKnight church property is not something we wish to pursue at this time. We will communicate that we are not interested in further discussion regarding a sale.
>
> At the same time, we reminded ourselves that the building is simply a tool to assist in our ministry. We should remain open to selling and relocating in the future if we believe another location in St. Louis would better position us to reach those seeking after God.
>
> We also noted that we should be excited about the opportunity to have new residential development close to our building. As villas, townhomes, and apartments are built, we should be intentional about welcoming and reaching out to these new neighbors.
>
> More details are below and in the attached materials.
>
> — Bret
>
> ----- Forwarded Message -----
> **From:** M Bret Blackford <bret_blackford@yahoo.com>
> **To:** Bret Blackford <bret_blackford@yahoo.com>
> **Sent:** Thursday, February 12, 2026 at 12:03:49 PM CST
> **Subject:** 02.11.2026: McCarthy Landfill Site and Site Plan
>
> Audio of meeting available ***here*** and proposed project map noted ***here***
>
> summary:
>
> - **Who/when:** On **Feb 10**, Steve Walker spoke with **Vitale Development** (owner rep) and **TriStar Properties** (site developer) about the **McCarthy/Landfill area** and their early site concepts.

- **What's under contract:** The **100-acre landfill itself is *not* under contract**. The **50+ acres around the perimeter *are* under contract** for potential development.
- **Potential development (perimeter 50+ acres):** Three concepts are being considered:
  - **30+ luxury villas** (starting around **$1.5M**)
  - **200+ high-end mixed-use apartments** with **~10,000 sq ft retail**
  - **8–10 single-family homes**
    The attached concept plan visually identifies areas for **"30+ Villas"** and a **single-family homes** section, along with proposed internal roads/geometry.

    5216 - RHQ Overall Concept Plan…
- **Timeline:** Project application to the **City of Ladue** is expected **4/30/2026**. If approved, **groundbreaking could be Q1 2027**.
- **Site work / drainage:** Early work starts with **earthmoving near the villa site**, including raising that area about **8 feet**, plus **stormwater mitigation (e.g., retention ponds)**. Steve noted this *may* help reduce creek overflow contributing to flooding near one of the church rental properties.
- **Landfill closure / future:** Landfill is scheduled to **close in 2030**; only then could that portion be developed. No specific landfill-site development plans were disclosed.
- **MX property buyout (key decision point):** Developer **does not need** the McKnight Crossings property for the current plan, but is open to making an offer estimated **between $4M and $5M**. If MX is interested, they want the property **under contract within 30–45 days**; Steve committed to providing a response **within the next couple of weeks**.
- **Rental homes on the block:** Developer has little interest in buying **only one** home, but would be interested if **all homes on the block** were available.

----- Forwarded Message -----
From: Steve Walker <swalker@mcknightcrossings.org>
To: MXElders MX <mxelders@mcknightcrossings.org>; Jeff McGlawn <jmcglawn@mcknightcrossings.org>; Andrew Owens <aowens@mcknightcrossings.org>
Sent: Wednesday, February 11, 2026 at 02:20:04 PM CST
Subject: McCarthy Landfill Site and Site Plan

RE: McCarthy Landfill Site and Site Plan

On February 10th, I had a conversation with owner representative Vitale Development and Site Developer TriStar Properties.

The Landfill 100 acre property is not under contract. The 50 plus acres on the parameter of the landfill are under contract. On the 50 acres, there are three projects under consideration. They include 30 plus Villas with a starting price of $1.5M. Two-hundred plus high-end, mixed-use apartments complex with 10,000 sq ft of retail and eight to ten single family homes.

Timeline: The projects has not been approved by Ladue. Application for the project will be submitted to Ladue on 4/30/2026. If Ladue approves the project, groundbreaking will happen Q1-2027. The first phase is moving dirt in and around the villa site. The site for the villas will be raised 8 feet. After water mitigation such as retention ponds and other improvements, the work should help with the overflowing creek that has caused flooding at one of our rental properties. As mentioned previously, the landfill is not under contract. The landfill is scheduled to close 2030 at which time the site can be developed. As of now the current developer did not disclose any plans to develop the landfill site

McKnight Crossings Buyout: The developer indicated they do not need the MX property for the current project. However, he's open to making an offer. The offer will be less than $5M but more than $4M. If we have interest, he will need the property under contract in the next 30-45 days. I did commit to giving him a response in the next couple of weeks. We briefly discussed the rental property on the south end of the block. The developer has little interest in acquiring just one of the properties. However, if all the homes on the block were to available, he would be interested in acquiring all of them.

The site plan is include as an attachment.

ROCK HILL QUARRIES - OVERALL CONCEPT PLAN

TRACTS OF LAND BEING LOCATED IN
U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN,
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PERTINENT DATA

OWNER	=	ROCK HILL QUARRIES CO
SITE ADDRESS	=	1200 N. ROCK HILL ROAD LADUE, MO 63124
MAILING ADDRESS	=	1233 N. ROCK HILL ROAD LADUE, MO 63124
FEDERAL NPDES PERMIT No.	=	MO-0138371
STATE OPERATING PERMIT No.	=	218904
FEMA FIRM MAP No.	=	29189C0326K WITH EFFECTIVE DATE 2/4/2015
LOMR (Case: 23-07-0790P)	=	Panel 326 of 445 ISSUE DATE 01/05/2024 EFFECTIVE DATE 05/20/2024

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK NUMBER 13-359 "L" ON NE CORNER AT NORTH END OF A REWALL AT THE CHURCH OF CHRIST, 50' WEST OF CENTERLINE MCKNIGHT ROAD AND 200' SOUTH OF CENTERLINE LITZINGER ROAD, ELEVATION 493.09, NGVD 1929.

LEGEND

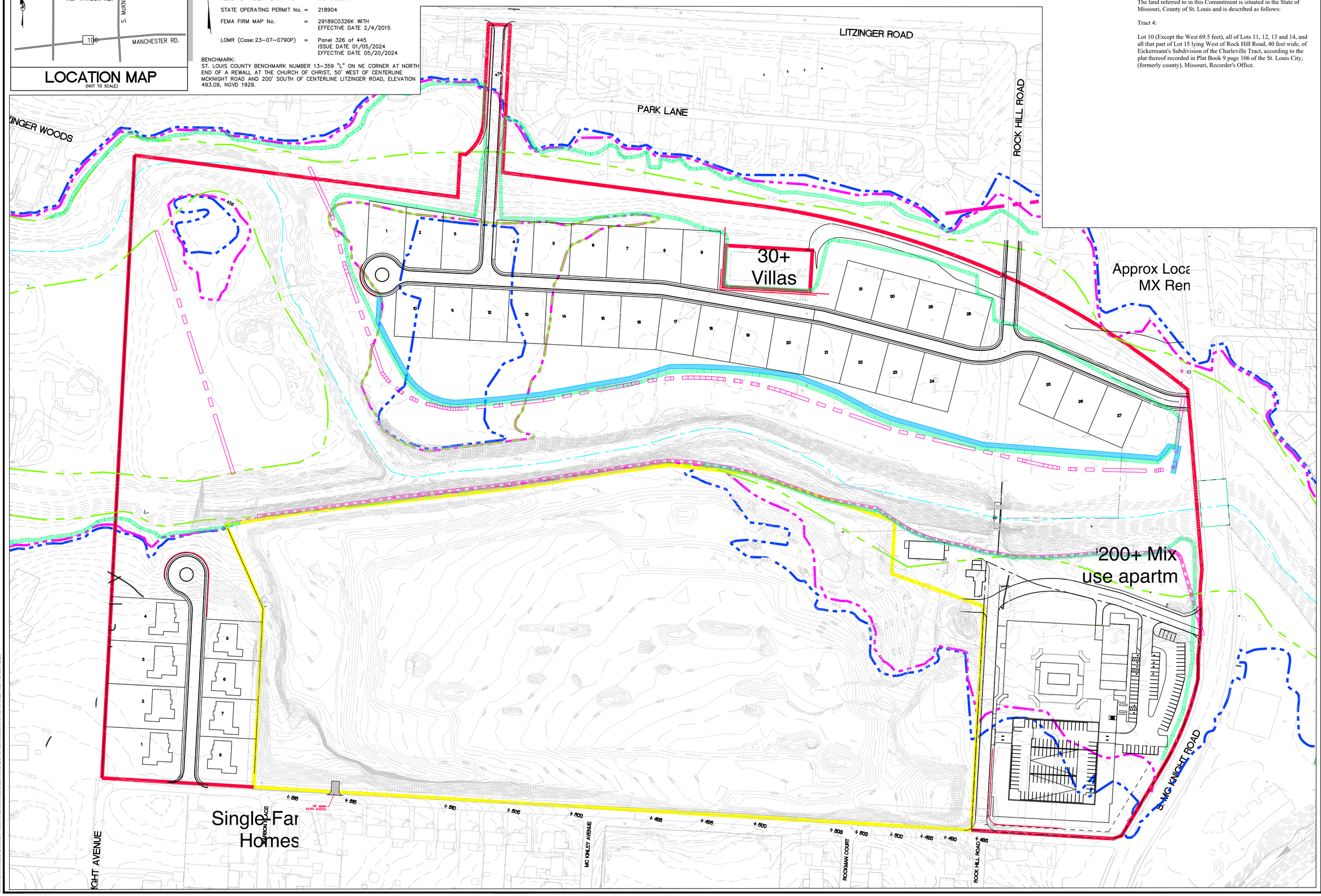
- EXIST. 500 YR. FLOODPLAIN
- EXIST. 100 YR. FLOODPLAIN
- EXIST. FLOODWAY
- CENTERLINE EXISTING CREEK
- 474 EXISTING CONTOURS (BOTH FLOWN + FIELD TOPO)

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the State of Missouri, County of St. Louis and is described as follows:

Tract 4:

Lot 10 (Except the West 69.5 feet), all of Lots 11, 12, 13 and 14, and all that part of Lot 15 lying West of Rock Hill Road, 40 feet wide, of Eickermann's Subdivision of the Charleville Tract, according to the plat thereof recorded in Plat Book 9 page 106 of the St. Louis City, (formerly county), Missouri, Recorder's Office.



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

OVERALL CONCEPT PLAN FOR:
ROCK HILL QUARRIES
1200 N. ROCK HILL ROAD
LADUE, MISSOURI 63124

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 09/03/2024	JOB NO: 213-5216
M.S.D. P. #: —	BASE MAP #: 21L
S.L.C. H&T #: —	H&T S.U.P. #: —
M.D.N.R. #: —	

SHEET TITLE:
OVERALL CONCEPT PLAN

SHEET NO.:
C1.0