05.05.2026 MX Rental Properties – Next Steps

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

To: mxelders@mcknightcrossings.org

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

Date: Tuesday, May 5, 2026 at 06:57 AM CDT

MX Elders,
McCarthy will not be pursuing the purchase of our Rock Hill rental properties due to floodplain concerns.

----- Forwarded Message -----
From: M Bret Blackford <bret_blackford@yahoo.com>
To: Dave Weiler <dave-n-amy-weiler@juno.com>; Brad Stevens <bstevens@shandselbert.com>; Elizabeth McPherson <emcpherson@mcknightcrossings.org>
Cc: Bret Blackford <bret_blackford@yahoo.com>
Sent: Tuesday, April 28, 2026 at 09:38:17 AM CDT
Subject: 04.28.2026 Rental Properties – Next Steps

MX Finance Committee,

As noted below, McCarthy will not be pursuing the purchase of our Rock Hill rental properties due to floodplain concerns.

With the McCarthy option off the table, I think we should begin giving intentional thought to the best long-term use of these investment properties. Possible options could include sale to CFS at market value, an outright sale to another buyer, continued use as rental properties, or some other approach we have not yet considered.

These are significant assets and I do not think any immediate decision is needed. However, we should keep this on our radar and be thoughtful about how these properties best serve McKnight's overall financial and ministry goals.

One additional consideration is timing. If the surrounding area develops with the proposed villas and related improvements, the properties may become more valuable over time. Waiting a year or so could potentially improve sale value, though that would need to be weighed against the risks and responsibilities of continuing to hold the properties.

Just wanted to make sure this stays in front of us for ongoing discussion.

— Bret

----- Forwarded Message -----
From: Jonathan Vitale <**jvitale@vitaledevelopment.com**>
To: Steve Walker <swalker@mcknightcrossings.org>; Matt Segal <msegal@tristarproperties.com>
Cc: Bret Blackford <bret_blackford@yahoo.com>
Sent: Thursday, April 23, 2026 at 02:06:38 PM CDT
Subject: Re: New McKnight Crossings Contact Person

Steve,

Apologies for the delayed update I've been meaning to reach out.

We had our civil team review the elevations and assess the work required to bring the homes out of the floodplain, as well as what it would take to redevelop that street. Ultimately, we concluded that it is not feasible for us to move forward with acquiring the homes on Rock Hill Rd.

It was great meeting you. Bret we'll keep you informed as we progress with the redevelopment of the McCarthy project and will reach out if anything else comes up.

Best,
JV

VITALE DEVELOPMENT CORPORATION

Jonathan Vitale - Partner
8053 Chivvis Dr.
St. Louis, MO 63105
Mobile: 314.706.8129
jvitale@vitaledevelopment.com
www.vitaledevelopment.com

From: Steve Walker <swalker@mcknightcrossings.org>
Sent: Thursday, April 23, 2026 1:48 PM
To: Jonathan Vitale <jvitale@vitaledevelopment.com>; Matt Segal <msegal@tristarproperties.com>
Cc: Bret Blackford <bret_blackford@yahoo.com>
Subject: Re: New McKnight Crossings Contact Person

Hello Matt and Jonathan
I'm stepping out of the role of Administration Minister at McKnight. Bret Blackford will be stepping into the role and will be your contact person moving forward. He is included in this email.
It was good to meet you two. Good luck with the project.
Steve Walker

> On Apr 10, 2026, at 3:49 PM, Jonathan Vitale <jvitale@vitaledevelopment.com> wrote:
>
> Steve,
> I have not seen or heard anything yet.
>
> JV
>
> <Outlook-A black an.png>
>
> Jonathan Vitale - Partner
> 8053 Chivvis Dr.
> St. Louis, MO 63105
> Mobile: 314.706.8129
> jvitale@vitaledevelopment.com
> www.vitaledevelopment.com

From: Steve Walker <swalker@mcknightcrossings.org>
Sent: Friday, April 10, 2026 3:03 PM
To: Matt Segal <msegal@tristarproperties.com>
Cc: Jonathan Vitale <jvitale@vitaledevelopment.com>
Subject: Re: Communication

Hello Gentlemen
Hope you two had an enjoyable Easter weekend.
Checking to see if the two tenants on Rock Hill have given you a response to buying their property?
Steve

On Fri, Mar 27, 2026 at 2:41 PM Steve Walker <swalker@mcknightcrossings.org> wrote:

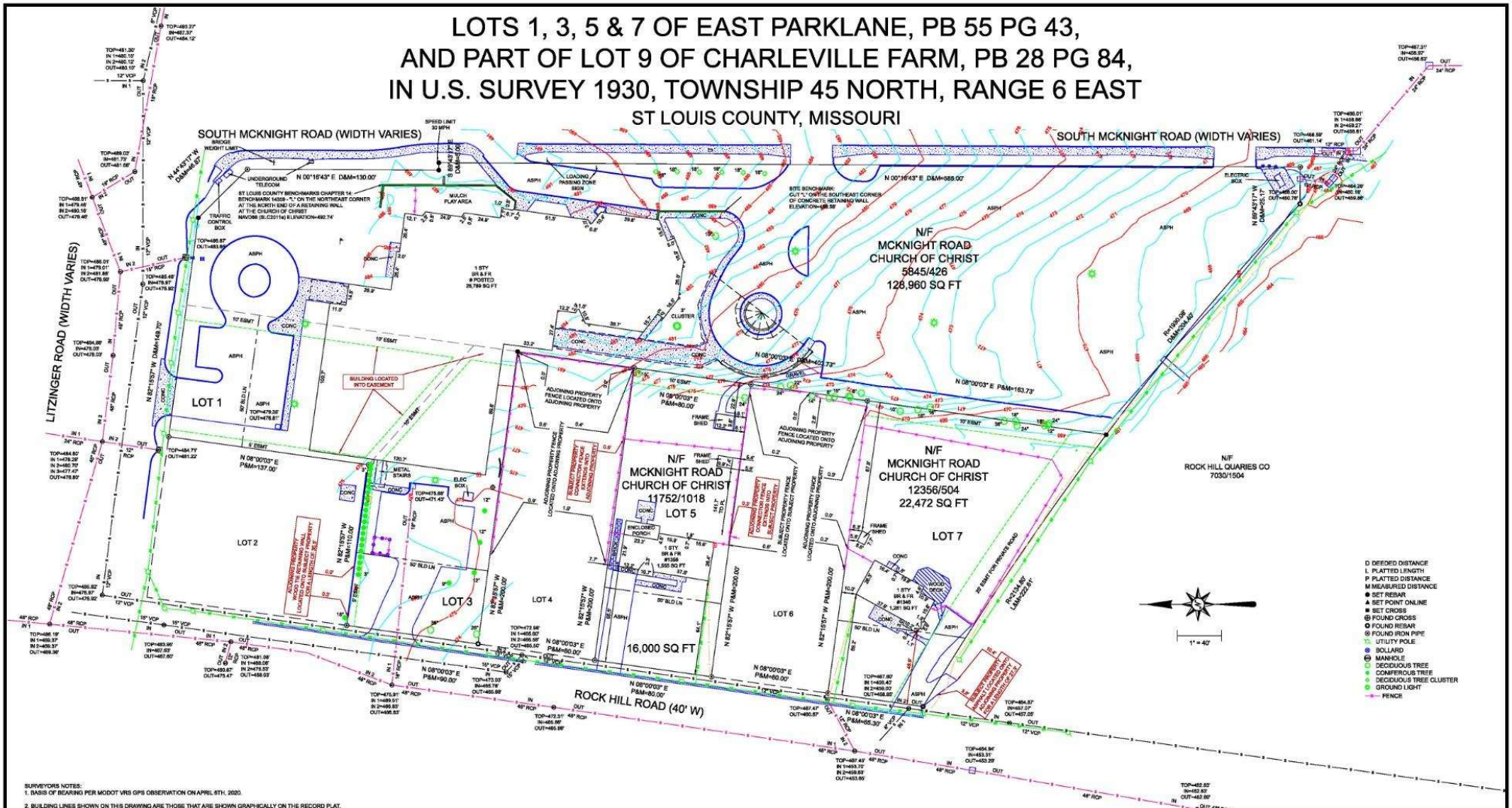
> No problem.
>
> Sent from my iPhone
>
> > On Mar 27, 2026, at 12:53 PM, Matt Segal <msegal@tristarproperties.com> wrote:
> >
> > Thanks Steve! Have a great weekend!
> >
> >
> > Best,
> > Matt
> >
> > -----Original Message-----
> > From: Steve Walker <swalker@mcknightcrossings.org>
> > Sent: Friday, March 27, 2026 12:53 PM
> > To: Jonathan Vitale <jvitale@vitaledevelopment.com>; Matt Segal <msegal@tristarproperties.com>
> > Subject: Re: Communication
> >
> > Good Afternoon
> > I met with and alerted the two property owners you will be reaching out to see if they might have interest in selling their property.
> > Sent from my iPhone
> >
> >> On Mar 26, 2026, at 1:00 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:
> >>
> >> Hello Jonathan and Matt
> >> I dropped off a letter to our two tenants today about the proposed sale of McKnight's Crossings two rentals properties. I will reach out to the two other property owners tomorrow to alert them you will be reaching out to them.
> >> Sent from my iPad

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3.3 MB

MX-SiteSurvey_PARKING.jpg
1.8 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 20078247Z, 20078250S, 20078251T & 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.

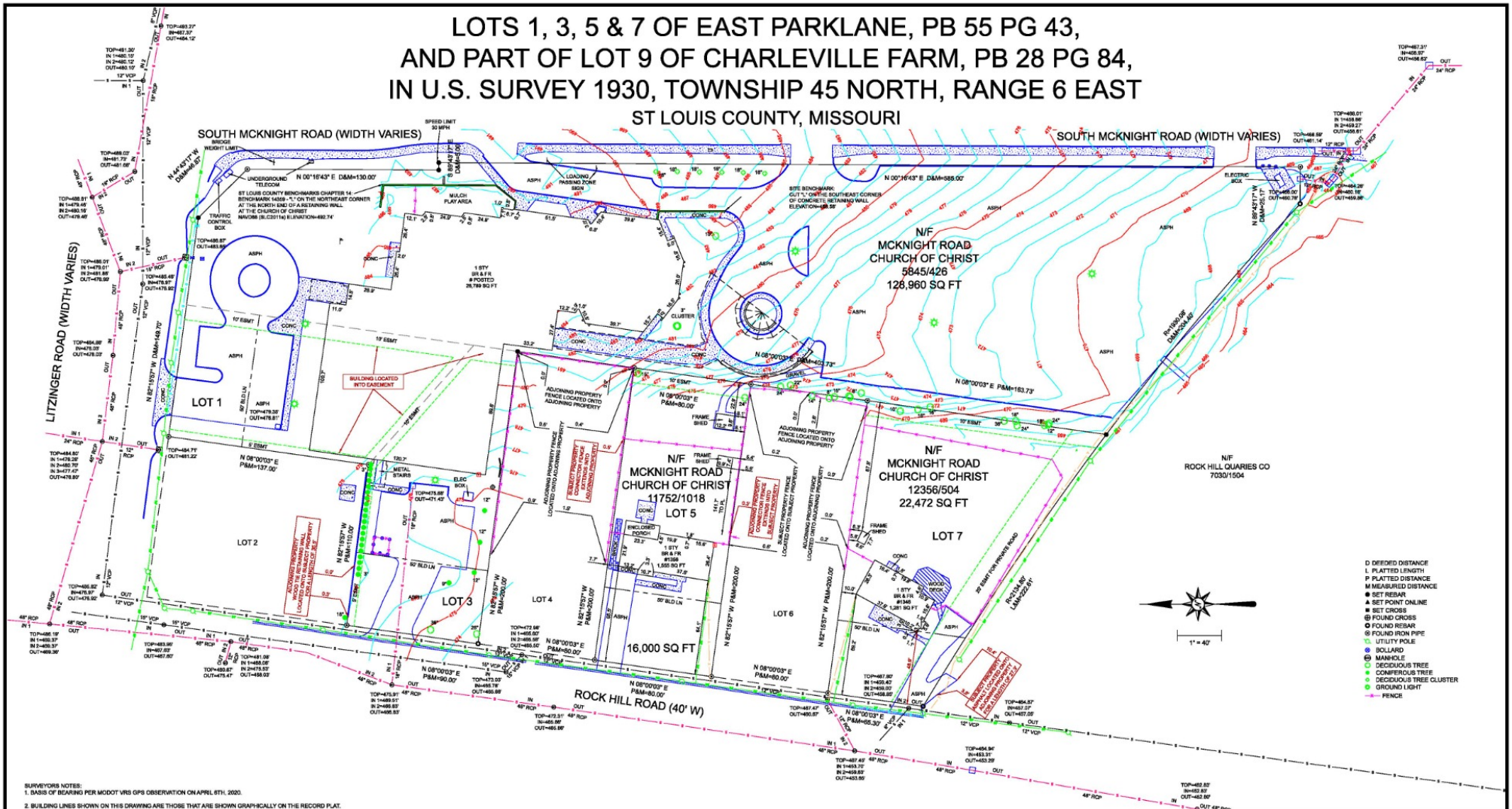
STATE OF MISSOURI WILLIAM JACOB CLARK NUMBER PLS 2002014101 4/24/20 LAND SURVEYOR

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX

Cardinal Surveying & Mapping

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



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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.

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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

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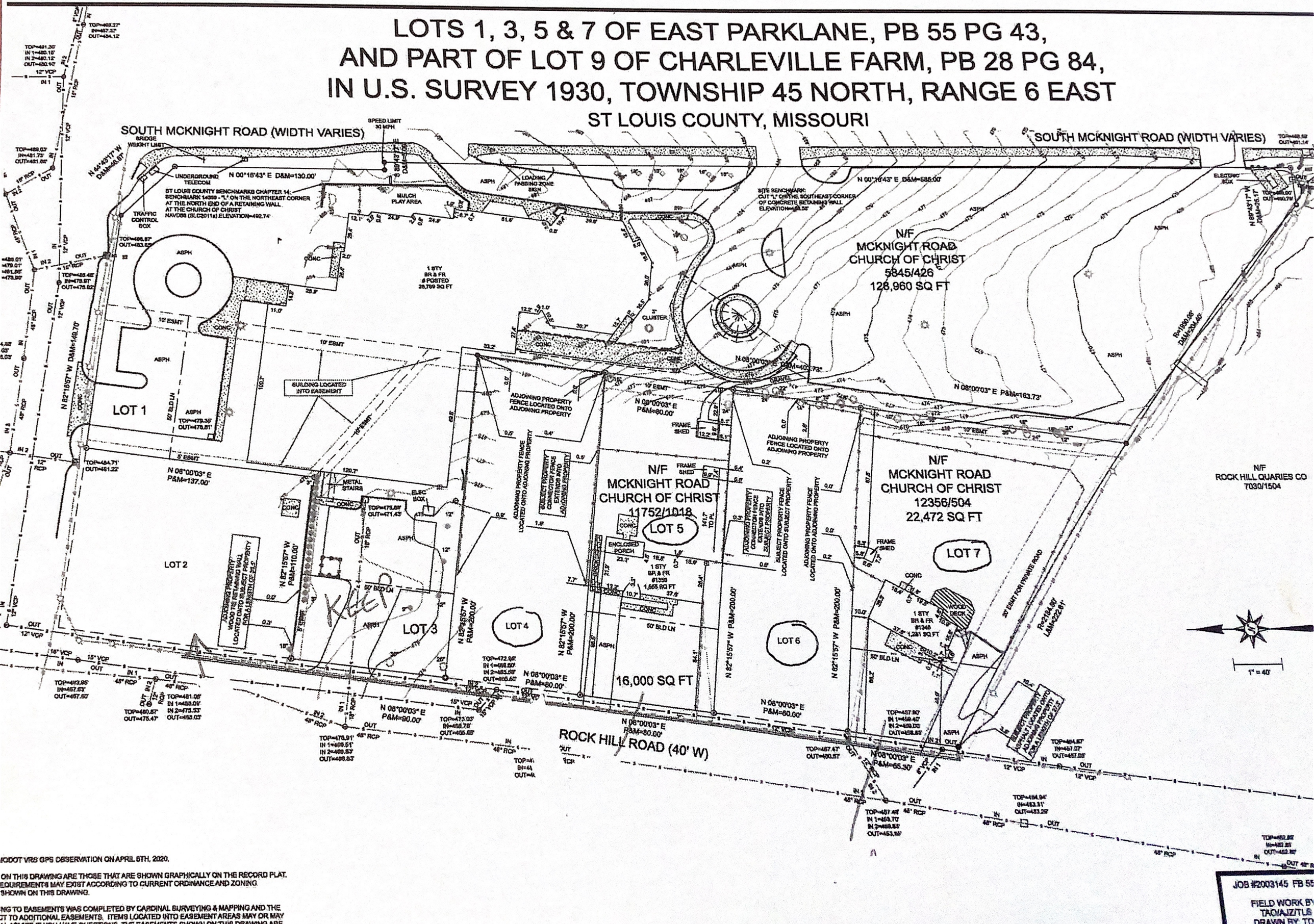
STATE OF MISSOURI — WILLIAM JACOB CLARK — NUMBER PLS 2002014101 — 4/24/20

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX

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ST LOUIS COUNTY, MISSOURI



IGDOT VRS GPS OBSERVATION ON APRIL 6TH, 2020.

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SHOWN ON THIS DRAWING.

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JOB #2003145 FB 55
FIELD WORK BY
TA/AJ/ZT/LS
DRAWN BY: TD