Memo to File – Rock Hill Quarry / Vitale-TriStar Update

From: M Bret Blackford (bret_blackford@yahoo.com)
To: bret_blackford@yahoo.com; dave-n-amy-weiler@juno.com
Date: Tuesday, June 30, 2026 at 03:43 PM UTC

MEMO to FILE
Rock Hill Quarry / Vitale-TriStar Development
June 30, 2026

I spoke by phone today with Wes French regarding the current status of the proposed Rock Hill Quarry (RHQ) redevelopment project and the related MOU discussions with McKnight Crossings.

Wes indicated that the development team is receiving significant pushback from members of the Ladue community. He also confirmed what he had noted earlier by email: the Ladue Zoning & Planning Commission voted to recommend rejection of the current project proposal. Based on Wes's comments, the project may not move forward in its current form or on the originally hoped-for timeline.

However, Wes also indicated that Vitale/TriStar still believes some form of development in the area remains possible. He described this as potentially becoming a much longer process and said it could be as much as three years before a revised direction and related construction timeline become clear.

From McKnight's perspective, this means we should no longer assume that the proposed development will proceed soon enough to materially affect our 2026 parking lot resurfacing decisions. We also should not delay needed parking lot work solely in reliance on the proposed MOU or possible developer-funded coordination unless and until there is a clearer path forward and a signed written agreement.

At the same time, it would be wise for McKnight to remain cordial and cooperative with Vitale/TriStar and to stay in communication as the project develops. If a revised plan eventually moves forward, McKnight may still have an interest in coordinating on traffic flow, the possible south entrance relocation, closure/restoration of the existing entrance, striping, resurfacing, and any related work affecting church property.

For now, the practical takeaway is that McKnight should treat the RHQ redevelopment as uncertain and likely delayed, while continuing to monitor City of Ladue updates and maintaining the internal project documentation already collected.

Reference materials:

- McKnight Crossings internal RHQ project page and related documents.
- City of Ladue May 27, 2026 PDD / General Development Plan agenda page and linked project documents.
- City of Ladue Rock Hill Quarry Redevelopment page, including project documents, meeting materials, public notices, and updates.

--- Bret

----- Forwarded Message -----
From: M Bret Blackford <bret_blackford@yahoo.com>
To: Wes French <wfrench@vitaledevelopment.com>
Cc: Jonathan Vitale <jvitale@vitaledevelopment.com>; Sys Admin <bblackford@mcknightcrossings.org>; Bret Blackford <bret_blackford@yahoo.com>
Sent: Tuesday, June 30, 2026 at 08:37:10 AM CDT
Subject: : : Follow-up on MOU

Wes,

Thanks for letting me know. I was at the June 24 Zoning & Planning meeting and was surprised by the level of pushback from some in the Ladue community. I had underestimated the headwinds the project was facing.

I still believe the proposed redevelopment has the potential to be a very positive outcome for the area, and I have a hard time seeing another realistic path that would be preferable for the site long-term. That said, I understand this may now be a much longer and more complicated process.

I'll try to give you a call later this morning to hear your thoughts on next steps and how this may affect the timing of any coordination with McKnight.

Thanks,

— Bret

On Tuesday, June 30, 2026 at 08:20:58 AM CDT, Wes French <wfrench@vitaledevelopment.com> wrote:

Good morning, Bret.

Please give me a call if you have a few minutes to discuss this. If you had not heard, the zoning board voted a recommended rejection of our project. Unfortunately, this is going to a be a very long, drawn out process to figure out the direction of the site, much less construction timelines.

Thanks,

Wes French, P.E.
Development Director
8053 Chivvis Dr.
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www.vitaledevelopment.com

From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Wednesday, June 24, 2026 10:47 AM
To: Wes French <wfrench@vitaledevelopment.com>
Cc: Jonathan Vitale <jvitale@vitaledevelopment.com>; Sys Admin <bblackford@mcknightcrossings.org>
Subject: Re: : Follow-up on MOU

Wes,

Thanks again for taking the time to talk with me today. I appreciated the conversation and the additional context.

As we discussed, I was mainly trying to get a better feel for how long McKnight should hold off before responding to the asphalt contractors who have been bidding on our parking lot work. Based on our conversation, I'll wait until after the July 8 meeting before taking next steps with them.

I also wanted to reattach the suggested MOU edits for reference. We are not using an attorney on this, and my intent was not to turn this into legalese. I was just trying to capture the practical clarifications that would make McKnight more comfortable before signing anything or making decisions based on the proposed project.

We do hope the project is able to move forward, and I look forward to reconnecting sometime after July 8 to discuss next steps and the revised/signed MOU.

Thanks again,

--- Bret

On Wednesday, June 24, 2026 at 09:52:11 AM CDT, Wes French <wfrench@vitaledevelopment.com> wrote:

Bret,

Apologies for the delay. I am sure you are hearing the controversy around this project. We have a zoning meeting tonight, 7/7 and 7/8. Could we plan to connect following those two meetings in 2 weeks? We are committed to partnering on this work as described in the MOU, we just want to be respectful of everyone's resources as this plays out over the next two weeks.

Thanks,

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From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Tuesday, June 23, 2026 2:17 PM
To: Wes French <wfrench@vitaledevelopment.com>
Cc: Bret Blackford <bret_blackford@yahoo.com>
Subject: : Follow-up on MOU

Wes,

I know you and your team are busy and I hope you are doing well. I wanted to gently follow up on the revised MOU when you have a chance.

McKnight's overall reaction remains favorable, and we appreciate your willingness to work with us on the parking lot improvements and possible entrance/access coordination. The timing question on our side is that we need to respond fairly soon to the contractors who have been bidding on our parking lot work.

Before we tell those contractors that McKnight will not be ready to proceed this year and ask them to wait, I would feel much more comfortable having the revised MOU in hand, at least in a form we can take back to our leadership for review.

I am not trying to create pressure, but I did want to check in and see if this is still moving forward and whether you have a sense of timing for a revised draft.

Thanks again for working with us on this.

--- Bret

----- Forwarded Message -----

From: M Bret Blackford <bret_blackford@yahoo.com>

To: Wes French <wfrench@vitaledevelopment.com>

Cc: Sys Admin <bblackford@mcknightcrossings.org>; Jonathan Vitale <jvitale@vitaledevelopment.com>; Matt Segal <msegal@tristarproperties.com>

Sent: Monday, June 15, 2026 at 09:07:15 AM CDT

Subject: Re: Follow-up on MOU and Community Meeting Request

Wes,

Thank you for sending the proposed MOU. McKnight's initial reaction is favorable, and we appreciate RHQ's willingness to include parking lot improvements as part of the broader coordination around the proposed development.

Before signing, we would like to ask for a revised MOU with a few brief clarifications. I have attached a Word redline showing suggested wording. In summary, the requested changes are:

1. Attach or reference a site exhibit showing the parking lot paving areas and the potential south entrance/exit relocation area.
2. Clarify that any south entrance/exit relocation would include closure/restoration of the current entrance.
3. Clarify that McKnight's current parking lot repair/resurfacing bid request may be used as background information for evaluating scope and coordination, but is not the final construction scope. The final scope, specifications, materials, limits of work, sequencing, warranty, and restoration requirements would be addressed in later written construction/access agreements or approved exhibits reasonably acceptable to McKnight.
4. Clarify that the MOU itself does not grant RHQ any easement, construction access, property rights, or final approval to modify McKnight property, and that any such rights or approvals would require later written agreements approved by McKnight.
5. Clarify that McKnight's cooperation, participation, or public support remains subject to review and approval by McKnight's eldership, and that the MOU does not obligate McKnight to support any specific zoning, traffic, or development approval.

We are trying to keep these edits brief and appropriate for an MOU, rather than turning this into a full construction agreement at this stage.

Once you are able to send a revised version, we will review it internally and, assuming it still looks favorable, bring it to McKnight's full leadership for review and approval before signature.

Thanks again for working with us on this.

--- Bret

On Monday, June 8, 2026 at 10:39:29 AM CDT, Wes French <wfrench@vitaledevelopment.com> wrote:

Bret,

Good morning. As previously discussed, please see attached for the memorandum of understanding. Please let me know if you have any questions. If not, please sign and return and we will get you a fully executed copy.

Thanks,

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VITALE DEVELOPMENT CORPORATION

From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Friday, June 5, 2026 7:44 AM
To: Jonathan Vitale <jvitale@vitaledevelopment.com>; Matt Segal <msegal@tristarproperties.com>
Cc: Sys Admin <bblackford@mcknightcrossings.org>; Bret Blackford <bret_blackford@yahoo.com>; Steve Walker <swalker@mcknightcrossings.org>
Subject: Follow-up on MOU and Community Meeting Request

Matt,

Thank you for reaching out about the possible community meeting at McKnight. I have forwarded that request to others in church leadership and will let you know once I have feedback.

Separately, I wanted to follow up on the memorandum of understanding we discussed after our May 28 call. McKnight remains open to continuing the conversation and wants to be cooperative, but before we make any decisions regarding the proposed entrance/access change, it would be helpful for our leadership to have the limited assurance of a written understanding.

One reason this is timely is that McKnight is currently seeking bids for parking lot resurfacing work that we had hoped to address this summer. As we discussed, if there is a reasonable possibility that the proposed development work would affect the entrance, parking lot layout, timing, resurfacing,

overlay, restriping, or related work, then McKnight needs to understand that before deciding whether to proceed now or pause/coordinate that work with your project.

At this stage, I do not think the memo needs to be a final construction agreement. What would be helpful is a short bullet-point memo that captures what Vitale/TriStar is asking McKnight to consider, what work and costs the developer would be responsible for if the project proceeds, what assistance or coordination may be available regarding McKnight's parking lot resurfacing/restriping, and the rough timeline for when a more formal agreement would be prepared.

That would give me something concrete to share with McKnight leadership and would help us avoid relying only on recollections of the call as the project progresses.

Thanks, and I appreciate your help getting that over when you can.

--- Bret

On Thursday, June 4, 2026 at 02:16:02 PM CDT, Matt Segal <msegal@tristarproperties.com> wrote:

Bret,
I hope you are well. I was curious if we could rent the church for a townhall meeting one evening this month from 6-8pm for a neighborhood meeting to discuss our project? I'm unfamiliar with the inside of the church, but I would think your sanctuary or if you have a multi-purpose gathering space would work well.

Please advise at your earliest convenience, and we can try to plan from there (if you are supportive of the use).

Best,
Matt

From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Tuesday, May 26, 2026 5:39 PM
To: Steve Walker <swalker@mcknightcrossings.org>; Jonathan Vitale <jvitale@vitaledevelopment.com>
Cc: Matt Segal <msegal@tristarproperties.com>; Sys Admin <bblackford@mcknightcrossings.org>
Subject: May 28 Mtg : Vitale & McKnight

Jonathan,

Thank you and the Thursday 9:30 a.m. meeting is on my calendar.

I appreciate you sending the exhibit and the summary of what you would like to discuss. I look forward to visiting with you and Matt about the proposed McKnight Road changes, the possible parking lot access adjustment, and how those items may affect McKnight Crossings.

Thanks again, and I look forward to the discussion.

---- Bret

On Tuesday, May 26, 2026 at 05:03:35 PM CDT, Jonathan Vitale <jvitale@vitaledevelopment.com> wrote:

Bret,

I just sent out an invite for Thursday at 9:30 AM. Please feel free to forward it to anyone on your side who needs to be on the call.

On the call, we would like to discuss the proposed changes to McKnight Road. The inside northbound lane of McKnight will be converted into a shared center turn lane. With your permission, we are exploring relocating the south entry/exit of your parking lot farther north so that it aligns with Golden Gate Road. This would allow drivers exiting the church parking lot and drivers turning onto McKnight from Golden Gate Road to coordinate more effectively, especially with the third side road intersecting McKnight just south of the church entrance.

The attached exhibit shows the potential new option, along with the current condition on the second page.

JV

VITALE DEVELOPMENT CORPORATION

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-

From: M Bret Blackford <bret_blackford@yahoo.com>
Sent: Sunday, May 24, 2026 1:50 PM
To: Jonathan Vitale <jvitale@vitaledevelopment.com>; Steve Walker <swalker@mcknightcrossings.org>
Cc: Matt Segal <msegal@tristarproperties.com>; Sys Admin <bblackford@mcknightcrossings.org>
Subject: New McKnight Crossings Contact Person

Jonathan,
Thank you for the update, and hello from my side. Steve has mentioned that I will be serving as McKnight Crossings' primary contact moving forward, so I appreciate you keeping me copied and in the communication loop.
We have reviewed the materials currently posted by the City of Ladue for the Rock Hill Quarry Planned Development District / General Development Plan, including the project narrative, traffic study, stormwater/floodplain materials, and related plans/renderings.
I am available this week during the following windows:
Tuesday: 8:30–11:30 a.m.
Wednesday: 8:30–11:30 a.m.
Thursday: 8:30–11:30 a.m.
Please feel free to send a calendar invite for any time in those windows that works for you and Matt. A phone, Teams, or Zoom call would be fine with me.
Ahead of the call, it would be helpful to know the specific items you would like to discuss with McKnight, particularly any traffic, access, parking, or property-adjacent issues that may affect the church.
I look forward to visiting with you.
Thanks,
---- Bret

On Saturday, May 23, 2026 at 12:38:31 PM CDT, Steve Walker <swalker@mcknightcrossings.org> wrote:

Hello JV
I've taken a leave of absence. Bret will be your primary contact moving forward.
Thanks for keeping us in the communication loop.
Sent from my iPhone

> On May 23, 2026, at 12:33 PM, Jonathan Vitale <jvitale@vitaledevelopment.com> wrote:
>
> Steve & Bret,
>
> Hope you are both having a good weekend.
>
> I assume you saw that we submitted our plan to the City. As part of our development process, we are actively working through the traffic study. There are a few items we would like to discuss with you both, and we also thought it would be helpful to provide an update on where we are with the project.
>
> Please send over some availability for this week so we can schedule a call to discuss further.
>
> Thanks,
> JV

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-

From: Steve Walker <swalker@mcknightcrossings.org>
Sent: Thursday, April 23, 2026 2:35 PM
To: Jonathan Vitale <jvitale@vitaledevelopment.com>
Cc: Matt Segal <msegal@tristarproperties.com>; Bret Blackford <bret_blackford@yahoo.com>
Subject: Re: New McKnight Crossings Contact Person

JV thanks for the update.
Sent from my iPad

> On Apr 23, 2026, at 2:06 PM, Jonathan Vitale <jvitale@vitaledevelopment.com> wrote:
>
> 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

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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
Sent from my iPad

> On Apr 10, 2026, at 4:57 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:
>
> Okay.
> Thanks JV.
> Sent from my iPhone
>
> > 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