



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

1

- 1. Call to Order**
- 2. Roll Call**
- 3. Opening Reflection or Prayer**
- 4. Announcement of any Special Order of the Day**
- 5. Introduction of Honored Guests**
- 6. Approval of Minutes of Previous Meeting**
 - a) Approval of Minutes - Friday, January 16, 2026**
- 7. Report of City Officials**
 - a) Report of the Clerk of the Board of Aldermen**

The following Board Bills from the 2025-2026 Legislative Session were Third Read and Finally passed by the Board, signed by the President and delivered to the Mayor for their signature pursuant to law. The list below shows the Bill Number, Name of the Sponsor, and Date Delivered:

B.B. #116	Cohn	01-16-2026
B.B. #117	Cohn	01-16-2026



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

2

b) Office of the Mayor

I have the pleasure to submit the following individual for appointment to the Museum Sub-district Advisory Board: Alexis Wright.

I have the pleasure to submit the following individual for appointment to the Loughborough Commons Community Improvement District: Steven Hunt.

c) Office of the President

d) Office of the Comptroller

8. Petitions and Communications
None

9. Board Bills for Perfection – Informal Calendar

B.B. #34AAIC - Alderwoman Laura Keys - B.B. #34AAIC- Keys-
An ordinance directing the Director of Streets to install speed humps pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394 to calm the flow of traffic on the 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, and 4600 blocks of Lee Avenue.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

3

B.B. #51 – Schweitzer – Pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the first ward.

B.B. #25CSAAIC – Cohn/Pres. Green – An ordinance (the “Ordinance”) amending Title 18 - Airports and Aviation Code, of the Revised Code of the City of St. Louis, to add a new chapter pertaining to rental car operations at St. Louis Lambert International Airport and containing a severability clause.

10. Board Bills for Third Reading – Informal Calendar

B.B. #83 - Alderman Michael Browning - An Ordinance establishing a sales tax reimbursement account in support of the project located at 3942 Laclede Avenue, approving a Development and Performance Agreement related to such project and authorizing execution thereof.

B.B. #59 - Alderwoman Sharon Tyus - An ordinance recommended by the Board of Public Service vacating a portion of air rights for a 15-foot section of Taylor, south of Children's Place, adjacent to City Blocks 3970 and 4781-S in the City of St. Louis, Missouri, as hereinafter de-scribed, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

4

B.B. #118 - Alderman Shane Cohn - An Ordinance recommended and approved by the Airport Commission, the Comptroller, and the Board of Estimate and Apportionment, making findings respecting the transfer of a maximum of Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty Nine Dollars (\$13,727,769) of excess moneys that The City of St. Louis (the “City”), the owner and operator of St. Louis Lambert International Airport (the “Airport”), intends to transfer from the Debt Service Stabilization Fund to the Airport Revenue Fund during fiscal year 2026, to mitigate rates on an annual basis during the term of the Airport Use and Lease Agreement commencing July 1, 2016; containing a severability clause

11. Resolutions – Informal Calendar

Res. #205 - Alderman Thomas Oldenburg, Alderman Shane Cohn, Alderman Bret Narayan, Alderwoman Daniela Velazquez, Alderwoman Alisha Sonnier, Alderman Michael Browning, Alderwoman Shameem Clark-Hubbard, Alderwoman Laura Keys, Alderwoman Pamela Boyd, Alderman Rasheen Aldridge, President Green - Ordering a Special Election for the Office of the Sheriff.

12. First Reading of Board Bills

B.B. #128 - Alderwoman Shameem Clark-Hubbard - An ordinance approving the Petition of owners of real property seeking the creation and establishment of the Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District (the “CID”), finding a public purpose for the establishment of the CID, and containing a severability clause.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

5

B.B. #130 - Alderman Michael Browning - Pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks in the 9th ward.

13. Reference to Committee of Board Bills

HUDZ B.B. #128

PIFU B.B. # 130

14. Second Reading and Report of Standing Committees

a) Do Pass Recommendation

HUDZ B.B. #87AA - Alderman Rasheen Aldridge, President Green, Alderman Shane Cohn, Alderwoman Anne Schweitzer, Alderwoman Laura Keys, Alderman Michael Browning, Alderwoman Alisha Sonnier, Alderwoman Shameem Clark-Hubbard, Mayor Spencer - An Ordinance amending Ordinance Number 70846 to modify the required terms of the cooperation agreement with the Land Reutilization Authority to manage the Prop NS program, which uses funds raised through general obligation bonds; adjusting the caps on the amounts of bond proceeds available per property for future bond issuances; and requiring consumer price index adjustments to such caps; including severability and emergency clause.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

6

- HUDZ** **B.B. #125 - Alderman Rasheen Aldridge, President Green, Alderman Shane Cohn, Alderwoman Anne Schweitzer, Alderwoman Laura Keys, Alderman Michael Browning, Alderwoman Alisha Sonnier, Alderwoman Shameem Clark-Hubbard, Mayor Spencer** - An Ordinance authorizing a first amended and restated Cooperation Agreement as authorized by Ordinance 70956 and superseding provisions of prior Cooperation Agreements between the City and the identified parties to the extent inconsistent with the terms hereof; and containing a severability and emergency clause.
- HUDZ** **B.B. #127 - Alderman Rasheen Aldridge** - An ordinance approving a petition to terminate the Syndicate Trust Community Improvement District; approving the appointment of the board of directors; and containing severability and emergency clauses. An ordinance approving a petition to terminate the Syndicate Trust Community Improvement District (the “CID”); approving the appointment of the board of directors; and containing severability and emergency clauses
- PIFU** **B.B. #114 - Alderwoman Shameem Clark-Hubbard** - The bill directs the Director of Streets to install speed humps pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394 to calm the flow of traffic on the 5900 block of Kingsbury Ave
- b) Do Not Pass Recommendation**
- c) Without Recommendation**



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

7

15. Report of Special Committees

None

a) Do Pass Recommendation

b) Do Not Pass Recommendation

c) Without Recommendation

16. Board Bills for Perfection – Consent

B.B. #115 - Alderman Michael Browning, Alderwoman Shameem Clark-Hubbard, Alderwoman Pamela Boyd, Alderman Matthew Devoti, Alderwoman Anne Schweitzer, Alderwoman Jami Cox Antwi - An ordinance, recommended by the Board of Estimate and Apportionment, appropriating funds totaling Five Million Dollars (\$5,000,000) from those received into the City's Capital fund pursuant to Ordinance Number 60419 as amended by Ordinance Number 61250 representing a portion of the one-half of the operating balance of the General Fund from the preceding fiscal year for the purposes of funding capital maintenance and improvements to the City's flood wall as hereinafter detailed and containing an emergency clause.

B.B. #120 - Alderman Michael Browning - An Ordinance establishing a sales tax reimbursement account in support of the project located at 3942 Laclede Avenue, approving a Development and Performance Agreement related to such project and authorizing execution thereof.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

8

B.B. #124 - Alderwoman Alisha Sonnier, President Green - An ordinance recommended by the Board of Estimate and Apportionment authorizing the Commissioner of the Department of Health or her designee, on behalf of the City St. Louis, to enter in the FY 2024 State Crisis Intervention Program Subaward Agreement and to accept funds awarded; appropriating said funds in the amount of up to Two Hundred Fifty-Five Thousand One Hundred Fifteen Dollars and Sixty-Nine Cents (\$255,115.69); and authorizing the Department of Health to expend the appropriated funds for allowed purposes; and containing an emergency clause.

17. Board Bills for Perfection

B.B. #107 - Alderman Rasheen Aldridge - An Ordinance approving the “Petition to Amend and Restate the Petition to Establish 1100 Washington Avenue Community Improvement District by, among other things, Altering the Boundaries of the 1100 Washington Avenue Community Improvement District and Clarifying the Project” (the “Amended Petition”); and containing a severability clause.

18. Report of Engrossment

None

19. Third Reading and Final Passage of Board Bills – Consent

None

20. Third Reading and Final Passage of Board Bills

None

21. Report of the Finally Passed and Signing by President

None



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

9

- 22. First Reading of Resolutions and Reference to Committees**
None

- 23. Second Reading Resolutions, Committee Reports & Adoptions**

Closed Meeting Notice

The entire discussion or portions of the discussion of the report of the Personnel and Administration Committee of the Board of Alderman may be closed to the public under the provisions of Section 610.021 (1) and Section 610.022 of the Missouri Revised Codes in order to permit the members of the committee to discuss with members of the Board matters related legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

- 24. Courtesy Resolutions**

Res. #220 - Alderwoman Alisha Sonnier, Alderman Thomas Oldenburg, Alderwoman Laura Keys, Alderman Michael Browning, Alderman Rasheen Aldridge, President Green, Alderwoman Anne Schweitzer, Alderman Bret Narayan, Alderwoman Shameem Clark-Hubbard - NOW THEREFORE BE IT RESOLVED, that the Board of Aldermen of the City of St. Louis hereby honors Wiley Price for his extraordinary career, lasting impact, and distinguished service to the City through photojournalism.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38
10**

Res. #221 - Alderwoman Pamela Boyd - NOW THEREFORE BE IT RESOLVED by The Board of Aldermen for the City of St. Louis that we pause in our deliberations to recognize, honor, and celebrate the life and legacy of Henry George Thompson.

25. Miscellaneous and Unfinished Business

26. Announcements

a) Monday, January 26, 2026
None

Tuesday, January 20, 2026
HUDZ- Tuesday, 11am-Kennedy Room

Wednesday, January 21, 2026
Budget- Wednesday, 6:00 pm-Kennedy Room

Thursday, January 22, 2026
None

Friday, January 23, 2026
Full Board Meeting – 10am – Chambers

27. Excused Aldermen

28. Adjournment



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, JANUARY 23, 2026 AT 10:00 AM
AGENDA NO.38**

11

29. Calendar

**a) SCHEDULE OF ALL FULL BOA MEETINGS AND
HOLIDAYS FOR THE
2025 - 2026 LEGISLATIVE SESSION**

**(These meeting dates may change, and/or additional ones
added throughout the Session)**

**Monday, January 19, 2026 - Office Closed Dr. King
Holiday**

Friday, January 23, 2026 Full Board Meeting

Friday, January 30, 2026 Full Board Meeting

Friday, February 6, 2026 Full Board Meeting

**Friday, February 13, 2026 Full Board Meeting (Last Day to
Introduce Board Bills)**

Monday, February 16, 2026 Office Closed – President’s Day

Friday, February 20, 2026 Full Board Meeting

Friday, February 27, 2026 Full Board Meeting

Friday, March 6, 2026 Full Board Meeting

Friday, March 13, 2026 Full Board Meeting

**Friday, March 20, 2026 Full Board Meeting (Spring Break
Begins after this meeting)**

**Monday, April 20, 2026 Full Board Meeting – (Sine Die
Meeting -End of the 2025 – 2026 Legislative Session)**

**Tuesday, April 21, 2026 Full Board Meeting – (Annual
Meeting, Beginning of the 2026 -2027 Legislative Session)**

**Friday, May 1, 2026 Full Board Meeting (First Day to
Introduce Board Bills 2026-2027 Legislative Session)**

Summary
Board Bill Number 59
Introduced by Alderwoman Sharon Tyus
July 11, 2025

The overall purpose for this bill is to conditionally vacate the following air space.

Air rights over Finney Avenue adjoining City Blocks 4558 and 4561 and beginning approximately 274.95 feet west of Pendleton and continuing for 70 feet.

The Petitioner is Ranken Technical College.

The vacated portion of air space will be used to connect two buildings on campus.

BOARD BILL NUMBER 59 INTRODUCED BY ALDERWOMAN SHARON TYUS

1 An ordinance recommended by the Board of Public Service vacating a portion of air rights for a
2 15 foot section of Taylor, south of Children's Place, adjacent to City Blocks 3970 and 4781-S in the
3 City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in
4 conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such
5 vacation.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE:** Subject to the terms and conditions hereinafter set forth the "air rights"
8 or "air space" above that portion of Finney Avenue, which is described as follows:
9

10 A tract of land between elevation 519.50 to elevation 550.00 (NAVD88 Datum),
11 being a portion of Finney Avenue, 70 feet wide, adjoining City Blocks 4558 and
12 4561, of the City of St. Louis, Missouri, said tract being more particularly described
13 as follows:

14 Commencing at the intersection of the southwestern right of way line
15 of Finney Avenue, 70 foot wide, and the northwestern right of way
16 line of Pendleton Avenue, 60 foot wide, also being the eastern corner
17 of City Block 4561; Thence along said southwestern right of way
18 line, north 60 degrees 52 minutes 57 seconds west, a distance of
19 274.95 feet to the point of beginning; Thence continuing along said
20 southwestern right of way line, north 60 degrees 52 minutes 57
21 seconds west, a distance of 70.00 feet to the northwestern line of the

1 hereinafter described vacation; thence leaving said southwestern
2 right of way line, along said northwestern line, north 29 degrees 07
3 minutes 03 seconds east, a distance of 70.00 feet to the northeastern
4 right of way line of said Finney Avenue; thence along said
5 northwestern right of way, south 60 degrees 52 minutes 57 seconds
6 east, a distance of 70.00 feet to the southeastern line of said herein
7 described vacation; thence leaving said northeastern right of way
8 line, along said southeastern line, south 29 degrees 07 minutes 03
9 seconds west, a distance of 70.00 feet to the point of beginning.

10 The above described vacation containing 4,900 square feet is based
11 upon an actual boundary survey executed by Cole and Associates,
12 Inc.

13 are, upon the conditions hereinafter set out, vacated.

14 **SECTION TWO:** Petitioner is Ranken Technical College. Vacation will be used for
15 elevated, enclosed pedestrian walkway to connect two campus buildings.

16 **SECTION THREE:** An appropriate application shall be filed with the Building Division
17 and there shall be submitted detailed plans for the erection, construction and use of the buildings,
18 structures and related facilities which are to be constructed over the areas described in Section One.

19 **SECTION FOUR:** Notwithstanding any provisions of the Revised Code of St. Louis or
20 the Ordinances of the City of St. Louis to the contrary, the Board of Public Service and the Building
21 Division are hereby authorized and directed to issue building permits for the erection, construction

Page 2 of 5
Board Bill Number 59
Tyus
July 11, 2025

1 and use of buildings, structures and related facilities, as well as any future additions, alterations or
2 improvements thereto and renewals and rebuilding thereof, in the areas vacated pursuant to the
3 provisions of Section One hereof when the Building Division shall find that:

4 1. The proposed plans and specifications of such buildings, structures and related facilities
5 are such that said buildings, structures and related facilities will be located within the
6 boundaries of the areas vacated by Section One.

7 2. The proposed manner of construction pursuant to the proposed plans and specifications
8 of such buildings, structures and related facilities shall be such as to not unduly interfere
9 with traffic on the public right-of-way.

10 3. Materials proposed in the plans and specifications to be used in constructing the said
11 buildings, structures and other facilities shall be such as are customarily used in projects of
12 this type involving construction over highway rights-of-way.

13 **SECTION FIVE:** The present owners and any successors and assigns of the ownership of
14 the real property abutting the areas described in Section One shall be bound by the following terms
15 and conditions:

16 1. They shall indemnify and hold harmless the City of St. Louis against any liability, loss or
17 damage arising out of, or in connection with the construction, maintenance and occupancy
18 of the buildings, structures and related facilities above the public right-of-way.

19 2. All construction of an repair and maintenance to the exterior portions of the buildings,
20 structures and related facilities above the public right-of-way shall be performed only at
21 such times any by such methods as Board of Public Service shall permit, except in the case
22 of a emergency.

23 3. No advertising signs, displays or devices shall be placed above the public right-of-way

Page 3 of 5
Board Bill Number 59
Tyus
July 11, 2025

1 unless approved by the Board of Public Service.

2 4. No hazardous or unreasonably objectionable smoke, fumes, vapor or odor shall be
3 permitted to descend to the grade line of the public right-of-way.

4 5. All buildings, structures and related facilities over the public right-of-way shall be
5 properly maintained so as to safeguard adequately said buildings, structures and related
6 facilities against fire and other hazards which would impair the use and safety of the public
7 right-of-way.

8 6. The City of St. Louis or its authorized agent shall have the reasonable right to enter into
9 and inspect all buildings, structures and related facilities maintained over the public right-
10 of-way.

11 7. All buildings, structures and related facilities located over the public right-of-way shall
12 comply with all regulations imposed by the City of St. Louis to protect against fire and other
13 hazards which would impair the use and safety of the public right-of-way.

14 8. In the use of the air space over the public right-of-way, all necessary and appropriate
15 safeguards to protect the public right-of-way shall be provided.

16 9. All construction in, and use of, the air space over the public right-of-way shall be in
17 compliance with the rules, regulations and requirements established by the Department of
18 Streets of the City of St. Louis.

19 10. Upon completion of the construction of the buildings, structures and related facilities
20 contemplated hereby, the present owners or its successors and assigns shall furnish the City
21 of St. Louis evidence of fire and extended coverage insurance and public liability insurance
22 during the time the air space over the public right-of-way shall be occupied by the
23 aforementioned buildings, structures or related facilities and such policies of insurance shall

1 contain a provision waiving subrogation against the City of St. Louis.

2 **SECTION SIX:** An affidavit stating that all conditions of this Ordinance have been
3 accepted must be submitted to the Board of Public Service for acceptance Three Hundred
4 Sixty Five (365) days from the date of the signing of this Ordinance. If this affidavit is not
5 submitted within the prescribed time the Ordinance will be null and void.

PETITION FOR VACATION AND WAIVER OF DAMAGES

Honorable Board of Public Service
The City of St. Louis

We, the undersigned, legal owners of property in city block(s) 4558 / 4561
between Pendleton Avenue
and Newstead Avenue
hereby petition the City of St. Louis to vacate and abolish _____
air rights for a portion of Finney Avenue approximately 275 feet west of Pendleton
Avenue for an aerial walkway

and we hereby waive all claims for damages sustained as the result of the vacation and abolition of the afore-
said area.

IN WITNESS WHEREOF we have hereunto set our hands this 25th
day of September, 2024.

ATTEST _____ Co.
Secretary By Donald Pohl
Title President

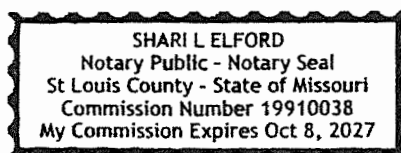
STATE OF MISSOURI }
CITY OF ST. LOUIS } ss On this 25th day of September, 2024,
before me appeared Don Pohl

to me personally known, who being duly sworn, did say that he is the President of
Banken Technical College, a corporation; that the seal affixed to the
foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed
in behalf of said corporation by authority of its Board of Directors, and said

_____ acknowledged said
instrument to be the free act and deed of said corporation.

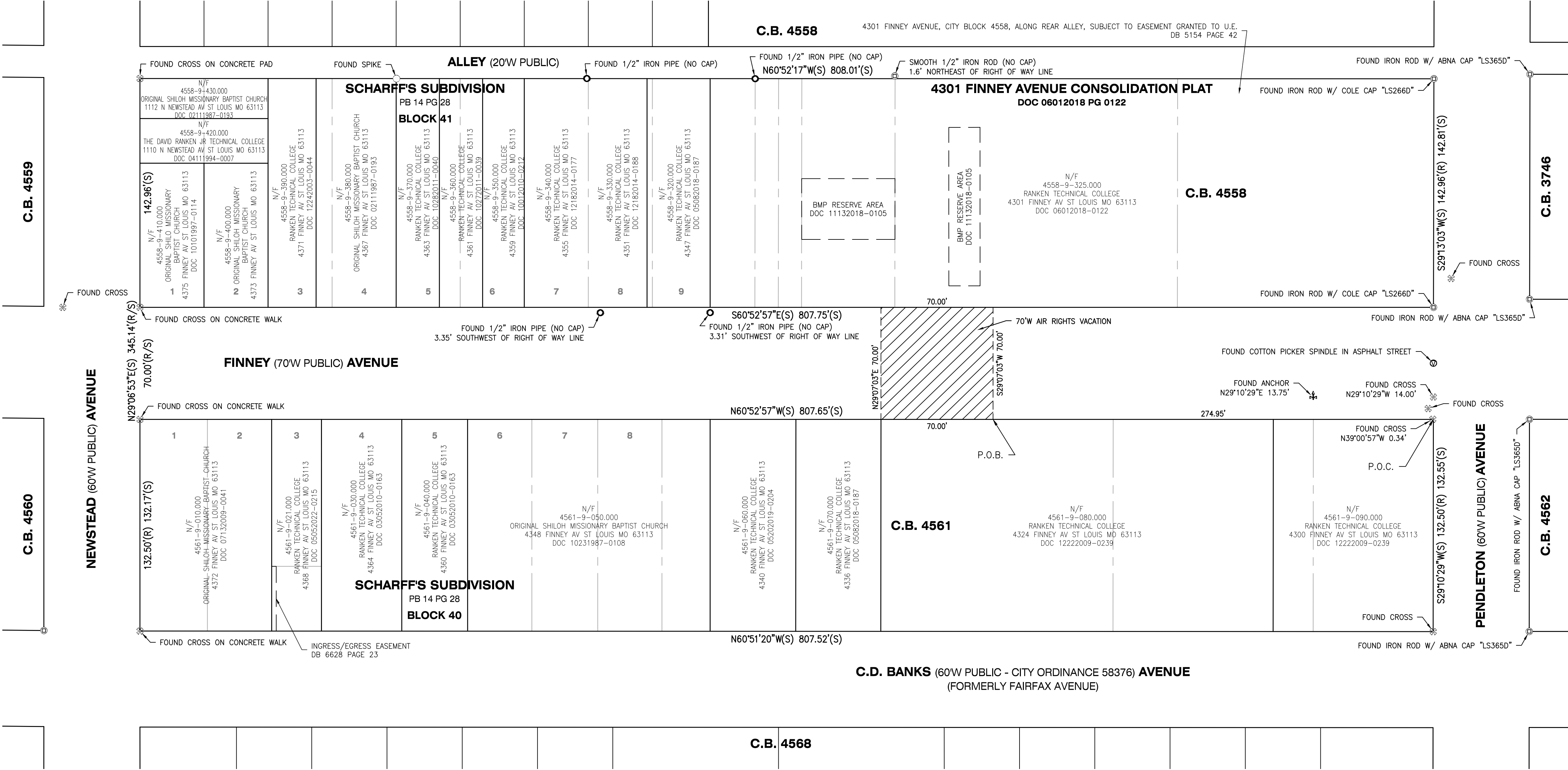
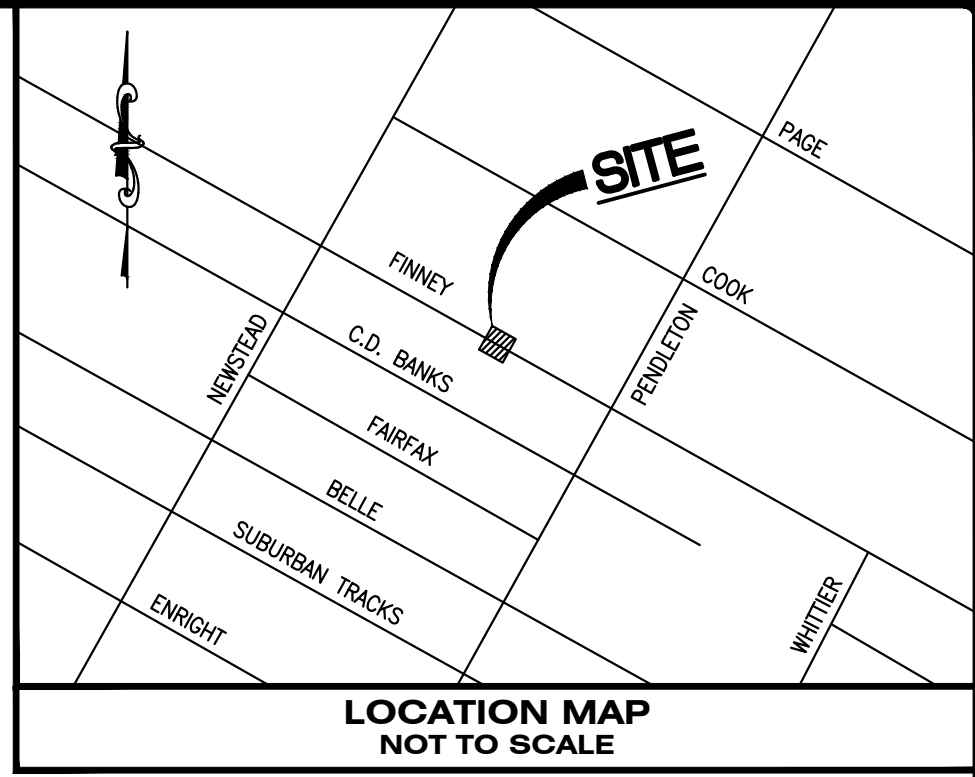
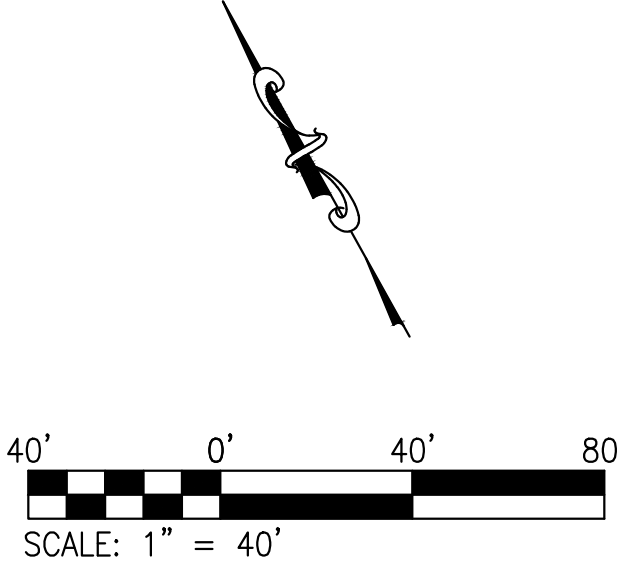
Witness my hand and notarial seal in the City of St. Louis, State of Missouri, the day
and year first above written.

My term expires October 8, 2027 Shari L Elford
NOTARY PUBLIC



AIR RIGHTS VACATION PLAT

A TRACT OF LAND BEING PART OF FINNEY AVENUE,
ADJOINING CITY BLOCKS 4558 AND 4561
CITY OF ST. LOUIS, MISSOURI



GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
- BASIS OF BEARING: GRID BEARINGS BASED ON NAD83, MISSOURI EAST ZONE STATE PLANE COORDINATES, DETERMINED USING A TRIMBLE R10 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE SOFTWARE, AND THE MDOOT REAL TIME KINEMATIC VIRTUAL REFERENCE STATION NETWORK OF CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). OBSERVED DURING THE WEEK OF AUGUST 21, 2023.
- ZONING: SITE IS ZONED NEIGHBORHOOD COMMERCIAL; ADJACENT ZONING DISTRICTS, MULTIPLE FAMILY RESIDENTIAL (C) TO THE NORTHEAST AND MULTIPLE FAMILY RESIDENTIAL (D) TO THE SOUTHWEST AND NEIGHBORHOOD COMMERCIAL TO THE SOUTHEAST AND NORTHWEST.
- ALL INFORMATION REGARDING PROPERTY DESCRIPTION AND EASEMENTS, SHOWN HEREON PER TITLE COMMITMENT PREPARED BY CONTINENTAL TITLE COMPANY, FILE NUMBER 18303594 WITH AN EFFECTIVE DATE OF JANUARY 12, 2018. NO FURTHER RESEARCH HAS BEEN CONDUCTED AS TO THE STATUS OF ANY ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD.

AIR RIGHTS VACATION DESCRIPTION

SUBJECT TO THE TERMS AND CONDITIONS HEREINAFTER SET FORTH THE "AIR RIGHTS" OR "AIR SPACE" ABOVE THAT PORTION OF FINNEY AVENUE WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BETWEEN ELEVATION 519.50 TO ELEVATION 550.00 (NAVD88 DATUM), BEING A PORTION OF FINNEY AVENUE, 70 FEET WIDE, ADJOINING CITY BLOCKS 4558 AND 4561, OF THE CITY OF ST. LOUIS, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERN RIGHT OF WAY LINE OF FINNEY AVENUE, 70 FOOT WIDE, AND THE NORTHWESTERN RIGHT OF WAY LINE OF PENDLETON AVENUE, 60 FOOT WIDE, ALSO BEING THE EASTERN CORNER OF CITY BLOCK 4561;

THENCE ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, NORTH 60 DEGREES 52 MINUTES 57 SECONDS WEST, A DISTANCE OF 274.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, NORTH 60 DEGREES 52 MINUTES 57 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE NORTHWESTERN LINE OF THE HEREINAFTER DESCRIBED VACATION;

THENCE LEAVING SAID SOUTHWESTERN RIGHT OF WAY LINE, ALONG SAID NORTHWESTERN LINE, NORTH 29 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE NORTHEASTERN RIGHT OF WAY LINE OF SAID FINNEY AVENUE;

THENCE ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, SOUTH 60 DEGREES 52 MINUTES 57 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHEASTERN LINE OF SAID HEREIN DESCRIBED VACATION;

THENCE LEAVING SAID NORTHEASTERN RIGHT OF WAY LINE, ALONG SAID SOUTHEASTERN LINE, SOUTH 29 DEGREES 07 MINUTES 03 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED VACATION CONTAINING 4,900 SQUARE FEET IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI, DURING THE MONTH OF AUGUST 2023, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITION OF RECORD OR NOT OF RECORD, IF ANY.

OWNER'S CERTIFICATION:

WE, THE UNDERSIGNED, LEGAL OWNER OF PROPERTY ADJOINING THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S DESCRIPTIONS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLOTTED IN THE MANNER SHOWN ON THIS PLAT, WE HEREBY REQUEST THAT AIR RIGHTS OF THE PUBLIC FOR THE STREETS WITHIN THE AREA(S) DESCRIBED AND SHOWN HATCHED ON THIS PLAT BE VACATED AND WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES SUSTAINED AS THE RESULT OF THE VACATION AND ABOLITION OF THE AFORESAID AREA.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2024.

RANKEN TECHNICAL COLLEGE

PRINT NAME

PRINT TITLE

STATE OF MISSOURI

CITY OF ST. LOUIS

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO RANKEN TECHNICAL COLLEGE THAT AT THEIR REQUEST DURING THE MONTH OF AUGUST 2024, COLE AND ASSOCIATES INC. HAS PREPARED AN AIR RIGHTS VACATION PLAT OF PART OF FINNEY AVENUE, ADJOINING CITY BLOCKS 4558 AND 4561, AND THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR URBAN CLASS BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS.

COLE AND ASSOCIATES INC.
LS 266-D

PROJECT NO. 23-0085

TERRY D. WESTERMAN, PLS
MISSOURI CERT. NO. 2363
EMAIL: TWESTERMAN@COLESTL.COM

CITY CERTIFICATION

THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE CITY OF ST. LOUIS, MISSOURI BOARD OF PUBLIC SERVICE THIS _____ DAY OF _____, 2024.

BY: _____
NAME (SIGNED)

(PRINTED NAME)

TITLE

DEVELOPER/OWNER: RANKEN TECHNICAL COLLEGE
4431 FINNEY AVE
ST. LOUIS, MISSOURI 63113
PHONE: 314-371-0236
AIR RIGHTS VACATION
PART OF FINNEY AVENUE, ADJOINING CITY BLOCK 4558 & 4561
CITY OF ST. LOUIS, MISSOURI 63113
AIR RIGHTS VACATION PLAT

THE PROFESSIONAL WHOSE NAME APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT DISCLOSED (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY TO SECTION 411 RSMO, ANY RESPONSIBILITY FOR ALL OTHER PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PURPOSES, WHICH THIS PLAT REFERS.

PRELIMINARY
FOR REVIEW

+ ST. CHARLES
3200 South Street
St. Charles, MO 63303
St. Charles, MO 63303
636.978.7508 tel
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DRAWING SCALE
DATE
08/26/2024
Job Number
23-0085
Sheet Number
1 of 1

RESOLUTION NUMBER 205
ORDERING A SPECIAL ELECTION FOR THE OFFICE OF SHERIFF

WHEREAS, a vacancy has occurred in the Office of Sheriff of St. Louis City County by reason of permanent removal effective as of December 23, 2025; and

WHEREAS, per Chapter 57.080 of the Revised Statutes of Missouri whenever, from any cause, the office of sheriff becomes vacant more than nine months prior to the time of holding a general election, the county commission shall immediately order a special election to fill the same and such special election shall be held on or before the tenth Tuesday after the vacancy occurs; and

WHEREAS, per Chapter 82.700 of the Revised Statutes of Missouri, all acts and parts of acts which provide for the performance of any duty or trust by any county commission in this state shall also include the municipal assembly, and the mayor and comptroller of the City of St. Louis; and

WHEREAS, per chapter 115.127 of the Revised Statutes of Missouri an officer or agency of the city calling for the election shall send legal notice of election and a certified copy of said notice for publication to the election authorities responsible for conducting the election; and

WHEREAS, a certified copy of legal notice for publication for the special election to fill the vacancy in the office of Sheriff of the City of St. Louis is attached, subject to the addition of the signatures of the Directors of Elections.

NOW THEREFORE BE IT RESOLVED; the Board of Aldermen of the City of St. Louis hereby orders that a special election be called to fill the vacancy in the office of Sheriff of the City of St. Louis. The special election shall be held in the City of St. Louis on Tuesday March 3rd, 2026, commencing at 6:00 AM and ending at 7:00 PM on said date, and candidate filing for said election shall begin on December 30, 2025 at 8 AM, and end on January 16, 2026 at 5 PM.

Introduced this 29th day of December 2025 by:
The Honorable Bret Narayan, Alderman 4th Ward

Co-Sponsors:
The Honorable Shane Cohn, Alderman 3rd Ward
The Honorable Thomas Oldenburg, Alderman of the 2nd Ward
The Honorable Daniela Velázquez, Alderwoman of the 6th Ward
The Honorable Alisha Sonnier, Alderwoman of the 7th Ward
The Honorable Jami Cox Antwi, Alderwoman of the 8th Ward
The Honorable Michael Browning, Alderman of the 9th Ward
The Honorable Shameem Clark Hubbard, Alderwoman of the 10th Ward
The Honorable Laura Keys, Alderwoman of the 11th Ward
The Honorable Pamela Boyd, Alderwoman of the 13th Ward
The Honorable Rasheen Aldridge, Alderman of the 14th Ward
The Honorable Megan Green, Board of Aldermen President

Adopted this 29th day of December, 2025 as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

Summary**Board Bill Number 128****Sponsored by Alderwoman Shameem Clark Hubbard****Date: January 23, 2026**

An ordinance approving the Petition of owners of real property seeking the creation and establishment of the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "CID"), finding a public purpose for the establishment of the CID and containing a severability clause.

BOARD BILL NUMBER 128 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD

1 An ordinance approving a petition to establish the Kingsbury Place HOA’s Capital
2 Improvement Tornado Recovery Community Improvement District; establishing the Kingsbury
3 Place HOA’s Capital Improvement Tornado Recovery Community Improvement District as a
4 political subdivision of the State of Missouri; approving the appointment of the initial board of
5 directors; and containing severability clauses.

6 **WHEREAS**, in May of 2025, a devastating EF-3 tornado touched down and caused
7 extensive damage to certain areas of the City of St. Louis, Missouri, including the geographic area
8 within the Kingsbury Place. This tornado destroyed median and common spaces, including over
9 170 trees that were over one hundred (100) years old, ripped up the sidewalks and streets and
10 damaged the gas lighting system; and

11 **WHEREAS**, the property owners and residents in Kingsbury Place have recognized that a
12 properly formed and well-operated community improvement district property can play an
13 important role in financing the repair and rebuilding of the neighborhood in accordance with, and
14 respect to, the City and Federal designations of Kingsbury Place as a historic District.

15 **WHEREAS**, Sections 67.1401 to 67.1571, RSMo. (the “CID Act”), authorizes the Board
16 of Aldermen to approve the petition of property owners to establish community improvement
17 districts; and

18 **WHEREAS**, the petition attached hereto as **Exhibit A** (the “Petition”) was filed with the
19 City to request formation and establishment of the Kingsbury Place HOA’s Capital Improvement
20 Tornado Recovery Community Improvement District (the “CID”), which Petition was signed by

1 the authorized representatives of the owners of more than fifty percent by assessed value and per
2 capita of the property located within the proposed boundaries of the CID; and

3 **WHEREAS**, the Register of the City of St. Louis reviewed the Petition and determined
4 that it substantially complies with the requirements of the CID Act; and

5 **WHEREAS**, a duly-noticed public hearing was held in accordance with the CID Act; and

6 **WHEREAS**, the Board of Aldermen hereby finds that the adoption of this Ordinance is in
7 the best interest of the City and that the owners of real property located within the CID, as well as
8 the City as a whole, will benefit from the establishment of the CID and the other transactions
9 described herein.

10 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

11 **SECTION ONE.** A community improvement district, to be known as the “Kingsbury
12 Place HOA’s Capital Improvement Tornado Recovery Community Improvement District” is
13 hereby established pursuant to the CID Act on the real property described in the Petition for the
14 purposes and functions described in the Petition. The Petition includes the approvals of a proper
15 petition by the qualified voters of the CID to impose special assessments pursuant to section
16 67.1521 of the CID Act, so subject to further approvals by the CID’s Board of Directors, the CID
17 is also authorized to impose the special assessments described in the Petition.

18 **SECTION TWO.** The term of the existence of the CID shall begin on the effective date
19 of this Ordinance. The CID shall commence the procedures for terminating the CID under the CID
20 Act upon the earliest of (a) the redemption in full of all of the obligations issued to finance or
21 refinance the CID project described in the Petition in accordance with the CID Act or (b) twenty-
22 seven (27) years from the effective date of this Ordinance.

SECTION THREE. The Petition provides that the CID shall be governed by a Board of Directors consisting of seven (7) individual directors (collectively, the “Directors” and each, a “Director”). By the approval and adoption of this Ordinance, the Mayor does hereby appoint, and the Board of Aldermen hereby consents, to the following individuals serving as the initial Directors of the CID for the terms set forth below:

<u>Term:</u>	<u>Name:</u>
3 years	William Donius
3 years	Maren Fjord
3 years	Timothy Gray
2 years	Lance Olsen
2 years	Lindsay Selner
2 years	Veronica Theodoro
2 years	Jermal Seward

Successor Directors of the CID shall be chosen in accordance with the CID Act and the Petition and shall serve four (4) year terms.

SECTION FOUR. The Mayor and the Comptroller or their designated representatives are hereby authorized to take any all and all actions, and to execute and deliver for and on behalf of the City any and all certificates, documents, agreements and other instruments as may be necessary and appropriate in order to carry out the matters herein authorized, with no further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

1 **SECTION FIVE.** As required by Section 67.1421.6 of the CID Act, the City Register shall
2 report the creation of the CID to the Missouri Department of Economic Development and the
3 Missouri State Auditor.

4 **SECTION SIX.** The use of CID special assessment revenues as authorized and provided
5 for in the Petition will serve a public purpose by funding the construction, reconstruction,
6 installation, repair, maintenance and equipping of improvements and the provision for services as
7 set forth in the CID Act.

8 **SECTION SEVEN.** If any section, subsection, sentence, clause, phrase or portion of this
9 Ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of
10 competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
11 distinct and independent provision of this Ordinance, and such holding or holdings shall not affect
12 the validity of the remaining portions of this Ordinance

EXHIBIT A

Petition to Establish the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District

BOARD BILL NUMBER 128

FISCAL NOTE

Preparer's Name: Scott Riley

Contact Information: Scott Riley
Cook & Riley, LLC
7777 Bonhomme Ave., Suite 1910
St. Louis, MO 63105
(314) 322-5161 (cell)
sriley@cookrileylaw.com

Bill Sponsor: Alderwoman Shameem Clark Hubbard

Bill Synopsis:	This Board Bill is being introduced to establish the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "District"). The District will have boundaries along the north and south of Kingsbury Place bounded by Clara Avenue on the west and Union Avenue on the South (the "Project Area"). Within the Project Area there are sixty-one (61) single-family homes and common areas. The District is being formed as a political subdivision and shall terminate on the date the District will have reached its twenty-seventh (27 th) year of existence as measured from the effective date of the City Ordinance establishing the District.
Type of Impacts:	This Board Bill will have no impact on the City's General Fund or Special Funds. Separately, the District shall have the power to impose a special assessment on the sixty-one (61) single-family homes based on a formula in a special assessment petition as approved by a ballot vote open to the property owner of each of the sixty-one (61) single-family homes. All District revenues will be used for the construction of certain improvements and the provision of certain services as provided in the CID Act for the primary purpose of repairing the extensive damage caused to the Project Area by the tornado of May 2025.
Agencies Affected:	The Assessor's Office and the Collector's Office will assist with the administration of the special assessment imposed by the District, similar to the administration of other special assessments in the City.

SECTION A
Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ____Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ____Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ____Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ____Yes __X__No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ____Yes __X__No.
- A capital improvement project that increases operating costs over the current adopted city budget? ____Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ____Yes __X__No.

SECTION B

- Does the bill require the construction of any new physical facilities? _____ Yes __X__No.
 - If yes, describe the facilities and provide the estimated cost:
- Is the bill estimated to have a direct fiscal impact on any city department or office? ____Yes __X__No
- Does the bill create a program or administrative subdivision? ____Yes __X__No
 - If yes, then is there a similar existing program or administrative subdivision? ____Yes ____No
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:
- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

None.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a

- Describe any assumptions used in preparing this fiscal note:

Not applicable.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

None.

- Have the financial estimates of this bill been verified by the City Budget Division?

☐ Yes ☒ No

If yes, by whom? _____



CARA SPENCER
MAYOR

City of St. Louis

REGISTER'S OFFICE

Room 118 City Hall
St. Louis, Missouri 63103
Phone: (314) 622-4145
Fax: (314) 622-4247



AMBER BOYKINS SIMMS
REGISTER

January 16, 2026

Honorable Sharita Rogers
Acting Clerk to the Board of Aldermen
City Hall, Room 230
St. Louis, MO 63103

Re: Petition to Establish the Kingsbury Place HOA's Capital Improvement
Tornado Recovery Community Improvement District

Dear Ms. Rogers:

As used in this letter, "Act" means Section 67.1401, et. seq., RSMo., as amended, the Community Improvement District Act adopted by the State of Missouri.

The undersigned is duly appointed, qualified, and acting Register of the City of St. Louis.

The above-referenced Petition to Establish the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "Petition") under the Act was filed with my office on January 14, 2026. The Petition and execution pages were reviewed by the Assessor's Office and the personnel from the City Counselor's Office.

Based on their review and on information and advice provided to me, I hereby report to you that the Petition substantially complies with the requirements of Section 67.1421.2, RSMo., and related provisions of the Act.

Sincerely,



Amber Boykins Simms
Register

cc: Ben Jonsson, Chief Operating Officer
Shawn Ordway, Assessor for the City of St. Louis
David Donald, Abatement/Redevelopment Coordinator, Assessor's Office
Marc Stoff, Tax Auditor, Collector of Revenue
Scott Riley, Cook & Riley, LLC (sriley@cookrileylaw.com)

**PETITION TO THE CITY OF ST. LOUIS, MISSOURI
FOR ESTABLISHMENT OF THE**

**KINGSBURY PLACE HOA's CAPITAL IMPROVEMENT
TORNADO RECOVERY COMMUNITY IMPROVEMENT
DISTRICT**

JANUARY 14, 2025

2025 JAN 14 P 1:11

ST. LOUIS
MISSOURI

COOK & RILEY, LLC

7777 BONHOMME AVE.
SUITE 1910
CLAYTON, MO 63105
(314) 725-5151 (MAIN)
(314) 322-5161 (DIRECT)

SCOTT R. RILEY
sriley@cookrileylaw.com

DANIEL J. COOK
dcook@cookrileylaw.com

January 14, 2026

Ms. Amber Simms
City Register
City of St. Louis, Missouri
City Hall, Room 118
1200 Market St.
St. Louis, Missouri 63103

2026 JAN 14 P 1:11

Re: Filing of Petition for the Formation of the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District

Dear City Register:

Attached to this letter is a fully executed Petition (with exhibits) related to the formation of the proposed Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "CID"). As background, the CID is being formed by the residents in Kingsbury Place, through a cooperative effort of the neighborhood's two (2) homeowners' associations, in order to restore, repair and rebuild the street after the damage caused by the May 16, 2025 tornado. The tornado damaged the neighborhood's street surface, curbs, sidewalks and utility infrastructure and also caused the loss of over 160 mature trees. The neighborhood is proposing the CID in order to tax only its residents (the 61 homeowners) to raise the monies needed to repair the tornado damage. This will allow the City of St. Louis to use its public funds to focus on other tornado-hit areas.

Please accept this filing pursuant to §67.1421. As a next step, your office is required to review the Petition to verify that the Petition "substantially complies" with the requirements of §67.1421.2. Our understanding is that your office is typically assisted in its review of the Petition by the City Assessor's Office and the City Counselor's Office. We've already been in contact with the City Counselor's Office and the City Assessor's Office. We've been informed that Patrick Paterson and David Donald are the designated reviewers of the Petition for the City Counselor and City Assessor, respectively.

We appreciate your help with this matter. If you have any questions, please contact me at (314) 322-5161 or sriley@cookrileylaw.com.

Ms. Amber Simms
Office of the City Register
January 14, 2026

Very Truly Yours,

Cook & Riley, LLC



Scott Riley
Partner

cc:

Alderwoman Shameem Clark-Hubbard – Board of Aldermen
Patrick Paterson – City Counselor's Office
David Donald – City Assessor's Office

STATE OF MISSOURI }
CITY OF ST. LOUIS }

ss

I, the undersigned Register
of said City do hereby certify the foregoing to be a true copy of

Petition to Establish the Kingsbury
Place HOA's Capital Improvement
Tornado Recovery Community
Improvement District

the original of which is on file in this office.

Witness my hand and the seal of the City of St. Louis
this 14th day of January, 2026

[Signature]
REGISTER

COOK & RILEY, LLC

7777 BONHOMME AVE.
SUITE 1910
CLAYTON, MO 63105
(314) 725-5151 (MAIN)
(314) 322-5161 (DIRECT)

SCOTT R. RILEY
sriley@cookrileylaw.com

DANIEL J. COOK
dcCook@cookrileylaw.com

January 14, 2026

Ms. Amber Simms
City Register
City of St. Louis, Missouri
City Hall, Room 118
1200 Market St.
St. Louis, Missouri 63103

2026 JAN 14 PM 1:11

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We appreciate your help with this matter. If you have any questions, please contact me at (314) 322-5161 or sriley@cookrileylaw.com.

Ms. Amber Simms
Office of the City Register
January 14, 2026

Very Truly Yours,

Cook & Riley, LLC


Scott Riley
Partner

cc:

Alderwoman Shameem Clark-Hubbard – Board of Aldermen
Patrick Paterson – City Counselor's Office
David Donald – City Assessor's Office

PETITION TO THE CITY OF ST. LOUIS, MISSOURI

FOR ESTABLISHMENT OF THE

**KINGSBURY PLACE HOA's CAPITAL IMPROVEMENT
TORNADO RECOVERY COMMUNITY IMPROVEMENT
DISTRICT**

JANUARY 14, 2025

2025 JAN 14 PM 1:11

ST. LOUIS
MISSOURI

**PETITION FOR THE CREATION OF THE KINGSBURY PLACE HOA'S CAPITAL
IMPROVEMENT TORNADO RECOVERY COMMUNITY IMPROVEMENT DISTRICT**

To the Board of Aldermen of the City of St. Louis, Missouri (the “**City**”):

The undersigned real property owners (the “**Petitioners**”), being the owners collectively owning:

- (1) more than fifty percent (50%) by assessed value of the real property; and
- (2) more than fifty percent (50%) per capita of all owners of real property;

within the boundaries of the hereinafter described community improvement district, do hereby petition and request that the Board of Aldermen of the City of St. Louis, Missouri (the “**Board of Aldermen**”) create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, inclusive, RSMo (the “**CID Act**”).

A. District Name. The Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District (the “**District**”) shall be name for the community improvement district approved pursuant to this Petition.

B. Legal Description and Map. A legal description and map of the District are attached hereto as Exhibit A and Exhibit B, respectively. The proposed District is located entirely within the corporate boundaries of the City.

C. Five Year Plan. A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit C.

D. Establishment as a Political Subdivision. The District shall be formed as a political subdivision of the State of Missouri, as provided for in Section 67.1411 of the Act, and shall have all of the powers authorized and/or granted by the Act, including the powers set forth in Section 67.1461, and as otherwise provided by law subject to the limitations set forth in this Petition.

E. Directors. The Board of Directors of the District shall consist of between five (5) and seven (7) individual Directors (the “**Directors**” and each a “**Director**”). The initial Board of Directors shall consist of seven (7) Directors to be appointed by the Mayor and approved by the Board of Aldermen of the City as evidenced in a City ordinance approving this Petition and authorizing the creation of the District. The Directors shall serve staggered terms in the manner and as provided in the Act. Each Director shall meet the following requirements:

- Be a citizen of the United States of America and a Missouri resident for at least one year prior to appointment;
- Be at least 21 years of age;
- Be an owner of real property or its legally authorized representative and reside within the District, unless temporarily displaced due to damage to such owner’s property caused by the tornado that impacted the District in May of 2025.

The initial Directors and their terms shall be the following:

1. William Donius 3 Years
2. Maren Fjord 3 Years
3. Timothy Gray 3 Years
4. Lindsey Selner 2 Years
5. Lance Olsen 2 Years
6. Jermal Seward 2 Years
7. Veronica Theodoro 2 Years

Upon expiration of the terms of the initial Directors, successor directors shall be appointed from a slate of individuals chosen by the Directors in a number necessary to insure that the Board of Directors continues to have a minimum of five (5) members, with the Directors making reasonable efforts to provide for a Board of Directors that has at least one (1) trustee of the Kingsbury Place Association and at least one (1) trustee of the Kingsbury Terrace Association. This slate shall be submitted by the Directors for approval by the Mayor with the consent of the Board of Aldermen of the City in accordance with the procedural and substantive requirements of the Act. Following submission of the slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointments; or b) the Mayor or Board of Aldermen may reject the slate submitted and request in writing that the District submit an alternate slate. If an alternate slate is requested, the District shall submit such an alternate slate to the Mayor within sixty (60) days. Following submission of the alternate slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent by resolution to the appointments; or b) the Mayor or Board of Aldermen may reject the alternate slate submitted and request that the District submit a second alternate slate. The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the Board of Aldermen. Successor directors shall be appointed to serve four (4) year terms on the Board.

F. Total Assessed Value. The total assessed value of all property included in the District for the 2025 tax year equals \$10,777,380. Information regarding the ownership, common street address, the City Assessor's Office Parcel Number and assessed value of each parcel in the boundaries of the District is attached hereto as **Exhibit D**.

G. Determination of Blight. Petitioners are not requesting a blight finding as part of the formation of the District.

H. Term of Existence. The proposed maximum length of time for the existence of the District is the earlier of: (i) reimbursement of all outstanding District obligations or (ii) twenty-seven (27) years from the date of the ordinance approving the Petition. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act.

I. Maximum Special Assessment. Petitioners propose to impose a special assessment (the "**District Special Assessment**") to be levied as follows:

The District is authorized to levy special assessments against real property within its boundaries in an amount sufficient to pay the costs of the Project not to exceed \$6,000,000 and all costs of issuance, administrative expenses, reserves, and the

full amount of principal and interest on any bonds or other obligations issued to finance the Project, together with any required coverage amounts. The methodology to be used to calculate the District Special Assessment to be levied against each Parcel within the District shall be as follows:

[i] For eligible Project costs related to replacement of water main, sewer line and lateral improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata on a per-parcel basis, with each Assessed Parcel bearing the parcel's Linear Frontage divided by the total Linear Frontage; and

[ii] For eligible Project costs related to the repair, replacement and construction of the Kingsbury Place street, curb and sidewalk improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata based on each Assessed Parcel's Assessed Value as of January 1, 2025 to the total Assessed of all 61 homes on that date; and

[iii] For eligible Project costs related to repair, replacement and construction of improvements in the District necessary due to damage caused by the tornado that impacted the District in May of 2025, which are not within the improvements described within items (i) or (ii) above, including the repayment of monies advanced to the District by the Kingsbury Terrace Association and the Kingsbury Place Association (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro-rata using each home as a numerator and 61 homes as a denominator.

Parcels 22H (Belt Ave) and 21H (Washington Terrace Walkway) do not benefit, are not part of the calculation and will not be levied.

The foregoing methodology as to the One third (1/3rd) baseline may be adjusted as necessary to accurately match the District's financing obligations, including but not limited to bond or loan requirements, coverage ratios, or reserve funding needs, consistent with section 67.1521.4, RSMo.

J. Sales Tax, Real Estate Tax, and Business License Tax. The District shall not have the power and is not authorized to impose a sales tax, real estate tax levy, or business license tax.

K. Borrowing Capacity Limitation. The borrowing capacity of the District shall be \$6,000,000.

L. No Revenue Limitations. Except as provided in Section J above, Petitioners do not seek limitations on the revenue generation of the District.

M. General Power Limitation. The District shall not have the following general powers under

Section 67.1461.1: (7) To sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property; (10) to levy sales taxes pursuant to sections 67.1401 to 67.1571; (11) to fix, charge, and collect fees, rents and other charges for use of the District's real or personal property, or interests therein; (17) to dedicate to the municipality, with the municipality's consent, streets, sidewalks, parks and other real property and improvements located within its boundaries for public use. Further, the exercise of any of the other general powers of the District under Section 67.1461 shall be limited to the purposes set forth in Section I and Exhibit C of this Petition.

N. Petitioners Withdrawal Right Notice. THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK, but this Petition does not go into effect until it is signed by at least twelve (12) property owners in the address range of Numbers 1 through 22 Kingsbury Place and at least twenty (20) owners in the address range of Numbers 23 through 62 Kinsbury Place.

WHEREFORE, Petitioner respectfully requests that the Board of Aldermen establish the District to exercise its power under the CID Act in accordance with the information set forth in this Petition and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested district.

[NO FURTHER TEXT; SIGNATURE PAGES FOLLOW]

**THE PETITION TO ESTABLISH THE KINGSBURY PLACE HOA'S CAPITAL IMPROVEMENT
TORNADO RECOVERY COMMUNITY IMPROVEMENT DISTRICT
AND APPROVE THE CID SPECIAL ASSESSMENT DESCRIBED HEREIN**

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish The Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District ("District") according to the preceding Petition and authorize the creation of the District. The undersigned authorizes the District to levy the special assessment described below and more fully set forth in the preceding Petition against the parcel(s) listed below:

Description of the District Special Assessment and Calculation Thereof

The Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "District") shall be authorized to levy a special assessment (the "**District Special Assessment**") against the real property benefited within the District for the purpose of providing revenue for costs incurred by the District for the completion of its District Project, including programs, services and improvements related to landscaping, hardscaping, transportation, utilities and other infrastructure improvements, beautification or other programs, services and improvements authorized by the Act in the District.

The District Special Assessment is to be levied as follows:

The District is authorized to levy special assessments against real property within its boundaries in an amount sufficient to pay the costs of the Project not to exceed \$6,000,000 and all costs of issuance, administrative expenses, reserves, and the full amount of principal and interest on any bonds or other obligations issued to finance the Project, together with any required coverage amounts. The methodology to be used to calculate the District Special Assessment to be levied against each Parcel within the District shall be as follows:

[i] For eligible Project costs related to replacement of water main, sewer line and lateral improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata on a per-parcel basis, with each Assessed Parcel bearing the parcel's Linear Frontage divided by the total Linear Frontage; and

[ii] For eligible Project costs related to the repair, replacement and construction of the Kingsbury Place street, curb and sidewalk improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata based on each Assessed Parcel's Assessed Value as of January 1, 2025 to the total Assessed of all 61 homes on that date; and

[iii] For eligible Project costs related to repair, replacement and construction of improvements in the District necessary due to damage caused by the tornado that impacted the District in May of 2025, which are not within the improvements described within items (i) or (ii) above, including the repayment of monies advanced to the District by the Kingsbury Terrace Association and the Kingsbury Place Association (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro-rata using each home as a numerator and 61 homes as a denominator.

Parcels 22H (Belt Ave) and 21H (Washington Terrace Walkway) do not benefit, are not part of the calculation and will not be levied.

The foregoing methodology as to the One third (1/3rd) baseline may be adjusted as necessary to accurately match the District's financing obligations, including but not limited to bond or loan requirements, coverage ratios, or reserve funding needs, consistent with section 67.1521.4, RSMo.

The properties located in the District that will receive special benefit from District's programs, services and improvements are set forth in **Exhibit D** to the formation Petition, which is also incorporated by reference into this Special Assessment Petition. In order to implement the special assessment, the Board of Directors shall approve a resolution imposing the special assessment authorized by this Petition, and such special assessment may be imposed in any amount up to the maximum rate as authorized by this Petition.

[Rest of Page Intentionally; Signature Pages of Owners Follow]

Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Thomas J. Gregory and Joan Moriarty
Type of Entity	Individuals
Name of Signer(s)	Thomas J. Gregory and Joan Moriarty
Basis of Authority to Sign	Owners
Signer's Mailing Address	3 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-749-1167
Owner's Mailing Address	3 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-749-1167

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

3 Kingsbury Place
56199130000
\$165,830

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Thomas J. Gregory and Joan Moriarty

By:

Thomas J. Gregory and Joan Moriarty Gregory

Name: Thomas J. Gregory and Joan Moriarty

Date:

December 19, 2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Thomas J. Gregory and Joan Moriarty Gregory
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana

Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Jermal Seward II and Rachel L. Seward
Type of Entity	Individuals
Name of Signer(s)	Jermal Seward II and Rachel L. Seward
Basis of Authority to Sign	Owners
Signer's Mailing Address	4 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-920-0576
Owner's Mailing Address	4 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

4 Kingsbury Place
38769100000
\$183,300

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Jermal Seward II and Rachel L. Seward

By:

Jermal Seward II

Name: Jermal Seward II and Rachel L. Seward

Date:

12-31-25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

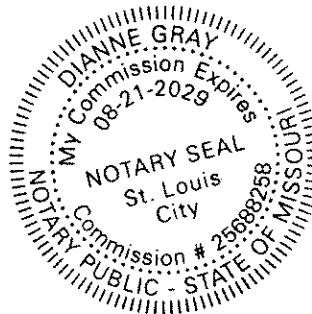
Before me personally appeared Jermal and Rachel Seward,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
31 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Thomas E. Monroe and Susan R. Monroe
Type of Entity	Individuals
Name of Signer(s)	Thomas E. Monroe and Susan R. Monroe
Basis of Authority to Sign	Owners
Signer's Mailing Address	5 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 - 367 - 1567
Owner's Mailing Address	5 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 - 367 - 1567

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

5 Kingsbury Place
56199140000
\$165,870

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Thomas E. Monroe and Susan R. Monroe

By:

Thomas E. Monroe Susan R. Monroe

Name: Thomas E. Monroe and Susan R. Monroe

Date:

12/28/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

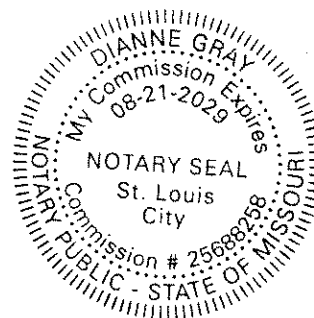
Before me personally appeared Tom and Susan Monroe,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Thomas E. Ruwitch and Melissa E. Ruwitch
Type of Entity	Individuals
Name of Signer(s)	Thomas E. Ruwitch and Melissa E. Ruwitch
Basis of Authority to Sign	Owners
Signer's Mailing Address	6 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-853-1128
Owner's Mailing Address	6 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-853-1128

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

6 Kingsbury Place
38769090000
\$166,860

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Thomas E. Ruwitch and Melissa E. Ruwitch

By:

Thomas E. Ruwitch and Melissa E. Ruwitch

Name:

Thomas E. Ruwitch and Melissa E. Ruwitch

Date:

12/19/25 ekr

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Thomas E. Ruwitch and Melissa E. Ruwitch,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana

Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Mark J. Harrington and Jane Chu
Type of Entity	Individuals
Name of Signer(s)	Mark J. Harrington and Jane Chu
Basis of Authority to Sign	Owners
Signer's Mailing Address	7 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-454-1310
Owner's Mailing Address	7 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-454-1310

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

7 Kingsbury Place
56199150000
\$143,000

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Mark J. Harrington and Jane Chu

By:

Name: Mark J. Harrington and Jane Chu

Date:

Dec. 19, 2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Mark J. Harrington and Jane Chu Harrington
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	William A. Donius
Type of Entity	Individual
Name of Signer(s)	William A. Donius
Basis of Authority to Sign	Owner
Signer's Mailing Address	8 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314. 348. 6335
Owner's Mailing Address	8 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314. 348. 6335

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

8 Kingsbury Place
38769080000
\$248,020

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: William A. Donius

By:

Name: William A. Donius

Date:

12/20/2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

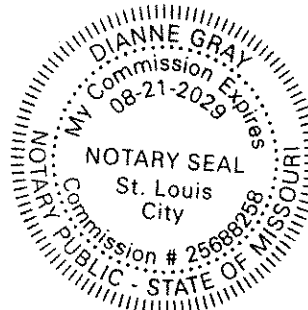
Before me personally appeared Bill Donius,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
20 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Christopher Williams	
Type of Entity	Individual	
Name of Signer(s)	Christopher Williams	
Basis of Authority to Sign	Owner	
Signer's Mailing Address	9 Kingsbury Place St. Louis, MO 63112	
Signer's Telephone Number	314-518-5240	
Owner's Mailing Address	9 Kingsbury Place St. Louis, MO 63112	
Owner's Telephone Number	314-518-5240	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

9 Kingsbury Place
56199160000
\$248,990

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Christopher Williams

By:

Name: Christopher Williams

Date:

STATE OF MISSOURI)

CITY OF ST. LOUIS)

SS

Before me personally appeared Christopher Williams
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
8th day of January, 2025: 2026

Notary Public

My Commission Expires

10.23.2026



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Travis K. and Lindsay Selner
Type of Entity	Individuals
Name of Signer(s)	Travis K. and Lindsay Selner
Basis of Authority to Sign	Owners
Signer's Mailing Address	11 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 288-4544
Owner's Mailing Address	11 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

11 Kingsbury Place
56199170000
\$262,500

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Travis K. and Lindsay Selner

By:

Travis K. and Lindsay Selner

Name: Travis K. and Lindsay Selner

Date:

12/29/2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Travis and Lindsay Selner,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
29 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Charles B. Huddleston and Marye J. Gleva
Type of Entity	Individuals
Name of Signer(s)	Charles B. Huddleston and Marye J. Gleva
Basis of Authority to Sign	Owners
Signer's Mailing Address	14 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 602 9215
Owner's Mailing Address	14 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

14 Kingsbury Place
38769050000
\$249,630

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Charles B. Huddleston and Marye J. Gleva

By:

Charles B. Huddleston Marye J. Gleva

Name: Charles B. Huddleston and Marye J. Gleva

Date:

1 Jan 2026

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

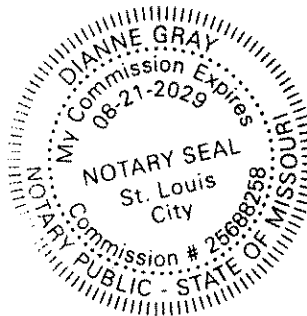
Before me personally appeared Chuck Huddleston & Marye Gleva
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
7 day of Jan, 2026

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information — PLEASE PRINT

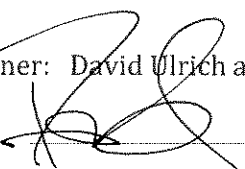
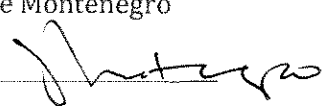
Name of Owner(s):	David Ulrich and Grace Montenegro
Type of Entity:	Individuals
Name of Signer(s):	David Ulrich and Grace Montenegro
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	16 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number:	
Owner's Mailing Address:	16 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number:	917-587-9664

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	16 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38769044444
2025 Tax Year Total Assessed Valuation:	\$170,600

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: David Ulrich and Grace Montenegro

By:  

Name: David Ulrich and Grace Montenegro

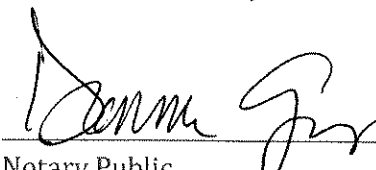
Date: 1/6/2026

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

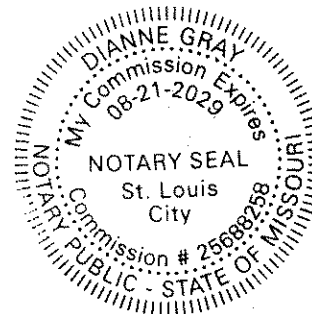
Before me personally appeared David Ulrich & Grace Montenegro, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 7 day of Jan, 2026.


Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Caroline P. Early Trust
Type of Entity	Trust
Name of Signer(s)	Caroline P. Early
Basis of Authority to Sign	Trustee
Signer's Mailing Address	17 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 954 6356
Owner's Mailing Address	17 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

17 Kingsbury Place
56199200000
\$172,540

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Caroline P. Early Trust

By:

Caroline P. Early

Name:

Caroline P. Early

Date:

Caroline P. Early
December 19 2025

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

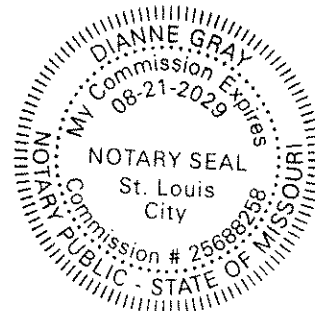
Before me personally appeared Caroline Early,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Barton Hamilton Trust
Type of Entity	Trust
Name of Signer(s)	Barton Hamilton and Ursula Kopij 
Basis of Authority to Sign	Trustees
Signer's Mailing Address	18 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	
Owner's Mailing Address	18 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-283-9517

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

18 Kingsbury Place
38769030000
\$173,890

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

BH ^{Signature}
Owner:

Barton Hamilton Trust

By:

BH [Signature] Ursula Kopij

Name:

Barton Hamilton and Ursula Kopij

Date:

1/3/2026 1/4/2026

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

Before me personally appeared

Bart Hamilton

to me personally known to be the individual(s) described in and who executed the forgoing instrument.

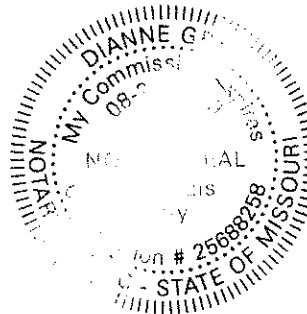
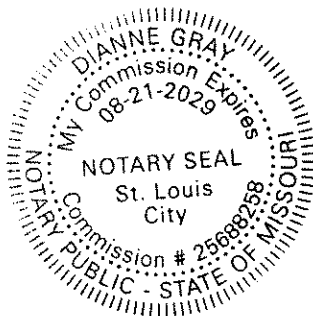
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this

3 day of Jan, 2026

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Harold Neumann and Maren L. Fjord
Type of Entity	Individuals
Name of Signer(s)	Harold Neumann and Maren L. Fjord
Basis of Authority to Sign	Owners
Signer's Mailing Address	20 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 324 9143
Owner's Mailing Address	20 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 324 9143

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

20 Kingsbury Place
38769020000
\$170,920

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Harold Neumann and Maren L. Fjord

By: [Signature]

Name: Harold Neumann and Maren L. Fjord

Date: 12/18/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

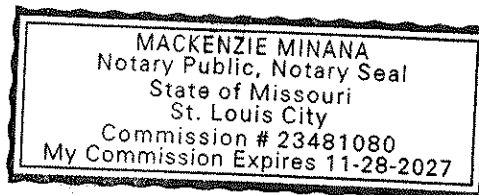
Before me personally appeared Harold Neumann and Maren L. Fjord
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Peter Gregory
Type of Entity	Individual
Name of Signer(s)	Peter Gregory
Basis of Authority to Sign	Owner
Signer's Mailing Address	22 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	
Owner's Mailing Address	22 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	541-602-6732

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

22 Kingsbury Place
38769015000
\$284,290

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Peter Gregory
By: [Signature]
Name: Peter Gregory
Date: 1/4/26

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

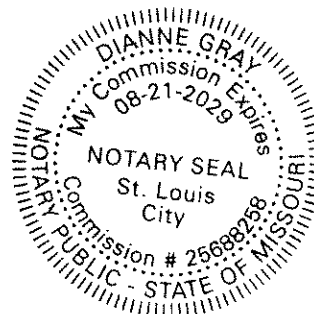
Before me personally appeared Peter Gregory,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

4 Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
day of Jan, 2026

[Signature]
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Eugene G. Gallant Jr. and Christine K. Gallant
Type of Entity	Individuals
Name of Signer(s)	Eugene G. Gallant Jr. and Christine K. Gallant
Basis of Authority to Sign	Owners
Signer's Mailing Address	21 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(401) 339 8480
Owner's Mailing Address	21 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

21 Kingsbury Place
56199220000
\$179,440

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Eugene G. Gallant Jr. and Christine K. Gallant

By:

Eugene G. Gallant Jr.

Name:

Eugene G. Gallant Jr. and Christine K. Gallant

Date:

Christine K. Gallant

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared *Eugene & Christine Gallant*,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
8 day of Jan, 2026

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Michael A. and Sarah P. Wolff
Type of Entity	Individuals
Name of Signer(s)	Michael A. and Sarah P. Wolff
Basis of Authority to Sign	Owners
Signer's Mailing Address	24 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-504-5935
Owner's Mailing Address	24 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	Same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

24 Kingsbury Place
38769100000
\$128,230

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Michael A. and Sarah P. Wolff

By:

[Signature]

Name: Michael A. and Sarah P. Wolff

Date:

1/6/26

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Michael & Sarah Wolff
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

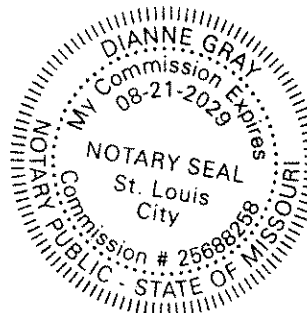
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
5 day of Jan, 2026

Notary Public

[Signature]

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Jeremy and Jane M. Garbutt
Type of Entity	Individuals
Name of Signer(s)	Jeremy and Jane M. Garbutt
Basis of Authority to Sign	Owners
Signer's Mailing Address	26 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 724 8265
Owner's Mailing Address	26 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 724 8265

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

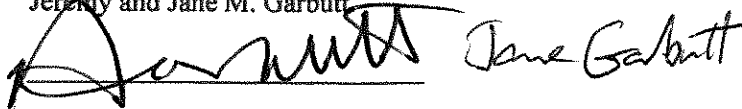
Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

26 Kingsbury Place
38759095000
\$197,480

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Jeremy and Jane M. Garbutt

By:



Name: Jeremy and Jane M. Garbutt

Date:

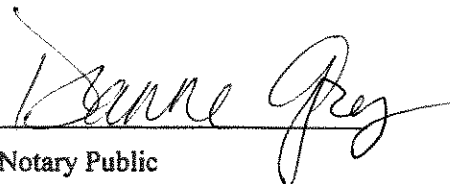
12/19/2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Jeremy and Jane Garbutt
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.


Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Dorothy L. McMurtry
Type of Entity	Individual
Name of Signer(s)	Dorothy L. McMurtry
Basis of Authority to Sign	Owner
Signer's Mailing Address	28 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-249-5096
Owner's Mailing Address	28 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-249-5096

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

28 Kingsbury Place
38759090000
\$121,750

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Dorothy L. McMurtry

By:

Dorothy L. McMurtry

Name:

Dorothy L. McMurtry

Date:

Dec. 19, 2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared

Dorothy McMurtry

to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this

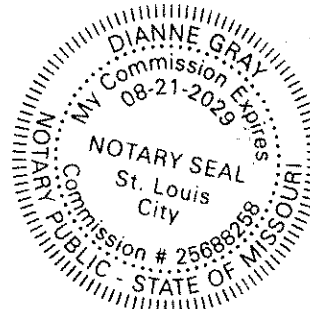
19 day of Dec, 2025.

Dianne Gray

Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Daniel T. Dorsey and Ashlee N. Ogrzewalla
Type of Entity	Individuals
Name of Signer(s)	Daniel T. Dorsey and Ashlee N. Ogrzewalla
Basis of Authority to Sign	Owners
Signer's Mailing Address	29 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-502-0063
Owner's Mailing Address	29 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-502-0063

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

29 Kingsbury Place
55509150000
\$176,490

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Daniel T. Dorsey and Ashlee N. Ogrzewalla

By:

Name: Daniel T. Dorsey and Ashlee N. Ogrzewalla

Date:

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

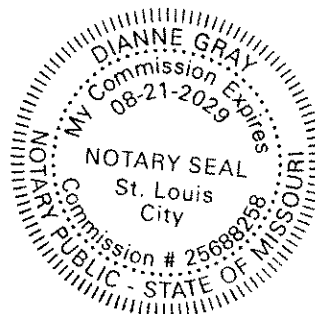
Before me personally appeared Daniel Dorsey and Ashlee Ogrzewalla
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s) <i>Joseph Mataske</i>	Joseph F. Mataske
Type of Entity	Individual
Name of Signer(s)	Joseph F. Mataske
Basis of Authority to Sign	Owner
Signer's Mailing Address	30 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number <i>314-606-0805</i>	
Owner's Mailing Address <i>314</i>	30 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

30 Kingsbury Place
38759085000
\$100,770

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Joseph F. Mataske

By: Joseph F. Mataske

Name: Joseph F. Mataske

Date: 2 Jan 26

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

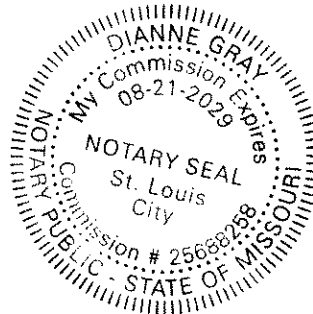
Before me personally appeared Joseph Mataske,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
2 day of Jan, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Daniel L. and Veronica Theodoro (Note: City Assessor information on website has misspelling of last name as "Theodore")
Type of Entity	Individuals
Name of Signer(s)	Daniel L. and Veronica Theodoro
Basis of Authority to Sign	Owners
Signer's Mailing Address	31 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-322-9149
Owner's Mailing Address	31 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-322-9149

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

31 Kingsbury Place
55509160000
\$215,260

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Daniel L. and Veronica Theodoro

By:

[Signature] Veronica Theodoro

Name: Daniel L. and Veronica Theodoro

Date:

12/28/2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Daniel & Veronica Theodoro,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Stewart E. Rhea and Mary Ann Donnelly <i>Rhea</i>
Type of Entity:	Individuals
Name of Signer(s):	Stewart E. Rhea and Mary Ann Donnelly
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	32 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number:	
Owner's Mailing Address:	32 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number:	<i>925-899-0651</i>

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	32 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759080000
2025 Tax Year Total Assessed Valuation:	\$122,610

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: ^{Stewart} Stewart E. Rhea and Mary Ann ^{Rhea} Donnelly
By: ^{Stewart} [Signature] ^{Rhea} [Signature]
Name: Stewart E. Rhea and Mary Ann ^{Rhea} Donnelly
Date: 12/28/25

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

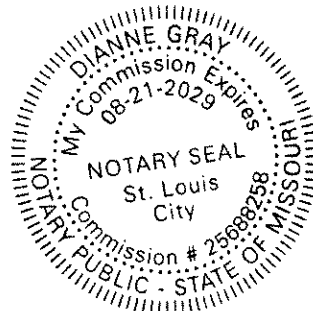
Before me personally appeared Stewart and Mary Ann Rhea, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 28 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Zane T. and Lee M. Cagle
Type of Entity	Individuals
Name of Signer(s)	Zane T. and Lee M. Cagle
Basis of Authority to Sign	Owners
Signer's Mailing Address	33 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-276-1681
Owner's Mailing Address	33 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-276-1681

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

33 Kingsbury Place
55509170000
\$133,210

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Zane T. and Lee M. Cagle

By:

Name: Zane T. and Lee M. Cagle

Date:

12/19/25

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

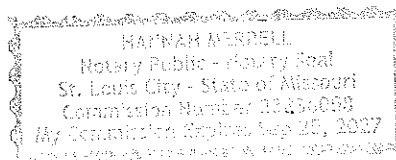
Before me personally appeared Zane Cagle and Lee Cagle,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Hannah Merrill
Notary Public

My Commission Expires

9-26-27



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Maria Yadira Hurley and John L. Frater
Type of Entity	Individuals
Name of Signer(s)	Maria Yadira Hurley and John L. Frater
Basis of Authority to Sign	Owners
Signer's Mailing Address	34 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 397 4383
Owner's Mailing Address	34 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 397 4383

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

34 Kingsbury Place
38759075000
\$250,240

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Maria Yadira Hurley and John L. Prater^F
By: [Signature]
Name: Maria Yadira Hurley and John L. Prater^F
Date: 12/19/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Maria Yadira Hurley & John Prater
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	David B. Ott and Margaret McDonald
Type of Entity	Individuals
Name of Signer(s)	David B. Ott and Margaret McDonald
Basis of Authority to Sign	Owners
Signer's Mailing Address	35 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-323-4123
Owner's Mailing Address	35 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-323-4123

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

35 Kingsbury Place
55509180000
\$149,170

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: David B. Ott and Margaret McDonald

By:



Name: David B. Ott and Margaret McDonald

Date:

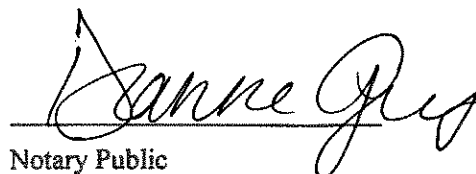
12/29/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Margaret McDonald & David Ott
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
29 day of Dec, 2025.


Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Peter K. and Elizabeth Engelsmann Trust
Type of Entity	Trust
Name of Signer(s)	Peter K. Engelsmann
Basis of Authority to Sign	Trustee
Signer's Mailing Address	36 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 922-3176
Owner's Mailing Address	36 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	Same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

36 Kingsbury Place
38759070000
\$243,300

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Peter K. and Elizabeth Engelsmann Trust

By:

Name: Peter K. Engelsmann

Date:

12-21-25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

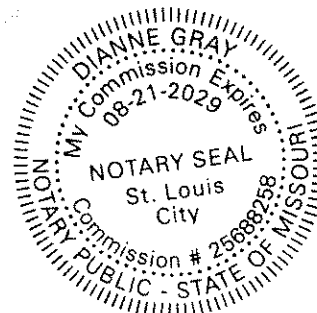
Before me personally appeared Peter Engelsmann,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
21 day of December, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Heather Martin and Colin A. Martin
Type of Entity	Individuals
Name of Signer(s)	Heather Martin and Colin A. Martin
Basis of Authority to Sign	Owners
Signer's Mailing Address	38 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(205) 876-3517
Owner's Mailing Address	38 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	SAME

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

38 Kingsbury Place
38759065000
\$252,490

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Heather Martin and Colin A. Martin

By:

Heather Martin *Colin A. Martin*

Name: Heather Martin and Colin A. Martin

Date:

11/4/2016

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Heather and Colin Martin,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

4th day of January, 2026
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Carolyn Bernstein
Type of Entity	Individual
Name of Signer(s)	Carolyn Bernstein
Basis of Authority to Sign	Owner
Signer's Mailing Address	39 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-304-5532
Owner's Mailing Address	39 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-304-5532

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

39 Kingsbury Place
55509200000
\$200,160

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Carolyn Bernstein

By:

Carolyn Bernstein Pethe

Name:

Carolyn Bernstein

Date:

Carolyn 12/19/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

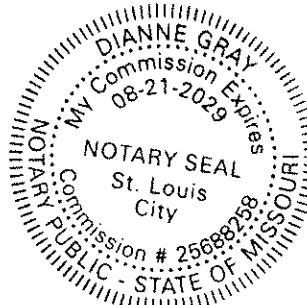
Before me personally appeared Carolyn Bernstein Pethe,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of December, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	James and Marcia Nusz Trust
Type of Entity	Trust
Name of Signer(s)	James A. Nusz and Marcia K. Nusz <i>Marcia K. Nusz</i>
Basis of Authority to Sign	Trustees
Signer's Mailing Address	40 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 367-1184
Owner's Mailing Address	40 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 367-1184

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

40 Kingsbury Place
38759060000
\$158,060

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: James and Marcia Nusz Trust
By: Marcia Nusz James Nusz
Name: James A. Nusz and Marcia K. Nusz
Date: 12-19-25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

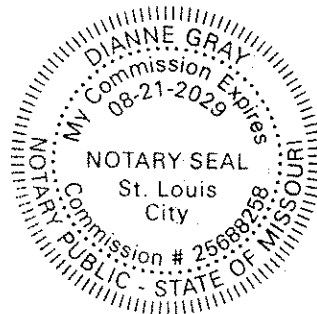
Before me personally appeared James and Marcia Nusz,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Timothy John Gray and Dianne Alison Gray Trust
Type of Entity	Trust
Name of Signer(s)	Timothy John Gray and Dianne Alison Gray
Basis of Authority to Sign	Trustees
Signer's Mailing Address	41 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-795-6300
Owner's Mailing Address	41 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-795-6300

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

41 Kingsbury Place
55509210000
\$199,970

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Timothy John Gray and Dianne Alison Gray Trust

By:

Name: Timothy John Gray and Dianne Alison Gray

Date:

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Timothy John Gray and Dianne Alison Gray
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana

Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Hannah C. McAfoos and Jason P. Wandersee
Type of Entity:	Individuals
Name of Signer(s):	Hannah C. McAfoos and Jason P. Wandersee
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	42 Kingsbury Place, St. Louis MO 63112
Signer's Telephone Number:	618 823 - 2375
Owner's Mailing Address:	42 Kingsbury Place, St. Louis MO 63112
Owner's Telephone Number:	618 823 - 2375

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	42 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759055000
2025 Tax Year Total Assessed Valuation:	\$189,700

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Hannah C. McAfoos and Jason P. Wandersee

By:

Name: Hannah C. McAfoos and Jason P. Wandersee

Date: 12.19.25

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

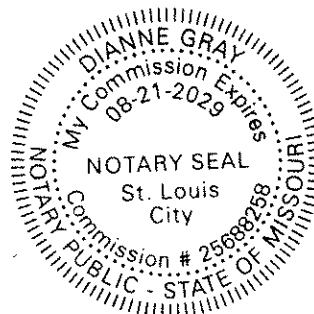
Before me personally appeared Jason Wandersee & Hannah McAfoos, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 19 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Rodrigo Costa and James Rohrbaugh
Type of Entity	Individuals
Name of Signer(s)	Rodrigo Costa and James Rohrbaugh
Basis of Authority to Sign	Owners
Signer's Mailing Address	43 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 917-520-3563
Owner's Mailing Address	43 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	Same

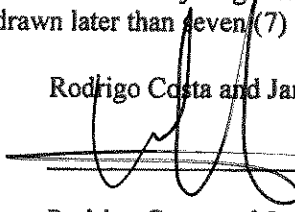
The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

43 Kingsbury Place
55509220000
\$165,570

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Rodrigo Costa and James Rohrbaugh

By: 

Name: Rodrigo Costa and James Rohrbaugh

Date: 12/21/2025



12/21/2025

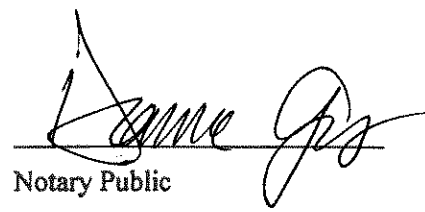
STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

Before me personally appeared Rodrigo Costa and Jimmy Rohrbaugh
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
21 day of Dec, 2025.


Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Mark and Kristin Volmer
Type of Entity	Individuals
Name of Signer(s)	Mark and Kristin Volmer
Basis of Authority to Sign	Owners
Signer's Mailing Address	45 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 630 6706
Owner's Mailing Address	45 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 630 6706

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

45 Kingsbury Place
55509230000
\$159,800

Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Crossface LLC
Type of Entity	Limited Liability Company
Name of Signer(s)	Andrew Yawitz
Basis of Authority to Sign	Authorized Representative
Signer's Mailing Address	46 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	
Owner's Mailing Address	46 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

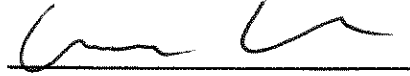
Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

46 Kingsbury Place
38759045000
\$221,870

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Crossface LLC

By:



Name: Andrew Yawitz

Date:

12/22/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

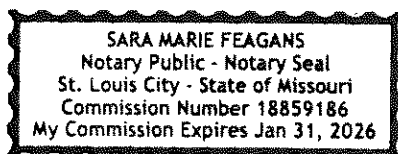
Before me personally appeared Andrew Yawitz,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
22 day of December, 2025.


Notary Public

My Commission Expires

01/31/2026



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Lance Randall Olsen and Craig Michael Walters
Type of Entity	Individuals
Name of Signer(s)	Lance Randall Olsen and Craig Michael Walters
Basis of Authority to Sign	Owners
Signer's Mailing Address	48 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	385-274-8082
Owner's Mailing Address	48 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	801-856-2254

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

48 Kingsbury Place
38759040000
\$149,500

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Lance Randall Olsen and Craig Michael Walters

By:

Lance Randall Olsen and Craig Michael Walters

Name: Lance Randall Olsen and Craig Michael Walters

Date:

12/19/2025

STATE OF MISSOURI)

)

SS

CITY OF ST. LOUIS)

)

Before me personally appeared Lance Randall Olsen and Craig Michael Walters
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

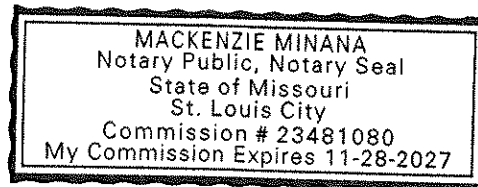
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana

Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Nancy A. and James C. Borow
Type of Entity	Individuals
Name of Signer(s)	Nancy A. and James C. Borow
Basis of Authority to Sign	Owners
Signer's Mailing Address	50 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 602-5567
Owner's Mailing Address	50 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 602-5567

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

50 Kingsbury Place
38759035000
\$120,980

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Nancy A. and James C. Bobrow

By:

Nancy A. Bobrow James C. Bobrow

Name: Nancy A. and James C. Bobrow

Date:

12/18/2025

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

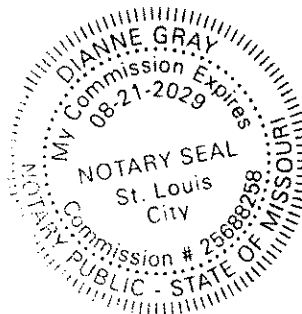
Before me personally appeared Nanci' and James Bobrow,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
18th day of December, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Mary Ann L. Wymore
Type of Entity	Individual
Name of Signer(s)	Mary Ann L. Wymore
Basis of Authority to Sign	Owner
Signer's Mailing Address	51 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 308-1444
Owner's Mailing Address	51 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 308-1444

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

51 Kingsbury Place
55509250000
\$151,670

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Mary Ann L. Wymore

By:

Mary Ann L. Wymore

Name:

Mary Ann L. Wymore

Date:

07 JAN 2026

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Mary Ann Wymore,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
7 day of Jan, 2026.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Steven J. Stogel and Cheryl M. Allen <i>Steven J. Stogel</i>
Type of Entity	Individuals ✓
Name of Signer(s)	Steven J. Stogel and Cheryl M. Allen
Basis of Authority to Sign	Owners
Signer's Mailing Address	52 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-504-7834 314-503-5759
Owner's Mailing Address	52 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-504-7834 314-503-5759

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

52 Kingsbury Place
38759030000
\$142,310

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Steven J. Stogel and Cheryl M. Allen

By:

[Signature]

12/17/25 Cheryl M. Allen
12/17/25

Name: Steven J. Stogel and Cheryl M. Allen

Date:

12/17/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Steven Stogel and Cheryl Allen,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
17 day of December, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	August J. and Mary M. Felker Trust
Type of Entity	Trust
Name of Signer(s)	August J. Felker and Mary M. Felker
Basis of Authority to Sign	Trustees
Signer's Mailing Address	53 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	360-606-7452
Owner's Mailing Address	53 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	360-606-7452

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

53 Kingsbury Place
55509260000
\$219,780

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: August J. and Mary M. Felker Trust

By:

August J. Felker

Name: August J. Felker and Mary M. Felker

Date:

1/5/26

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

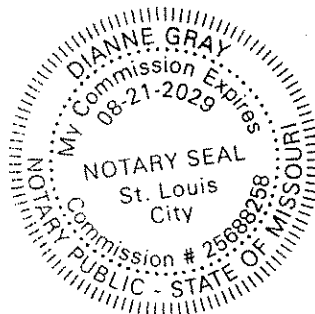
Before me personally appeared August & Mary Felker,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

5 Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
day of Jan, 2026

Dianne Gray
Notary Public

My Commission Expires

8/21/29



39013 LANIA
Via Madonna del Suffragio 1
T +39 0473 404100
F +39 0473 083809
lania@notarstudio.it

39071 BRUNICO
Via Canina 16
T +39 0474 411462
F +39 0474 412013
brunico@notarstudio.it

39012 MERANO
Piazza Fontana 5
T +39 0431 050606
F +39 0473 050807
merano@notarstudio.it

39100 BOLZANO
Corso Libertà 45
T +39 0471 284418 284830
F +39 0471 285442
info@notarstudio.it

39010 LAMIALE
Via Mazzini 1
T +39 0471 284418
F +39 0471 285442
lamiale@notarstudio.it

Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Michele Boldrin
Type of Entity:	Individual
Name of Signer(s):	Michele Boldrin
Basis of Authority to Sign:	Owner
Signer's Mailing Address:	54 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number:	
Owner's Mailing Address:	54 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number:	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	54 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759025000
2025 Tax Year Total Assessed Valuation:	

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Michele Boldrin

By: 

Name: Michele Boldrin

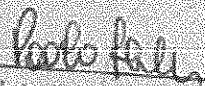
Date: 12/23/2025

STATE OF MISSOURI

CITY OF ST. LOUIS - SS

Before me personally appeared Michele Boldrin, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 8 day of January, 2026.


Notary Public

My Commission Expires

08/05/2024

Notario - Notar
Dr. PAOLO STEFANI
39031 Brunico - Bruneck (BZ)
Via Centrale 1/b - Stadtplatz 1
Tel. 0474 400000

REPUBBLICA ITALIANA
AUTENTICA DI FIRMA

Certifico io sottoscritto dott. Paolo Stefani, Notaio in Brunico, iscritto nel Ruolo del Collegio Notarile di Bolzano, che ha apposto la sopraestesa firma in mia presenza il signor

- Boldrin Michele, nato a Padova (PD), Italia, il giorno 20 agosto 1956, residente a 54 Kingsbury Place, St. Louis, MO 63112 (USA), cittadino statunitense ed italiano, codice fiscale italiano BLDMHL56M20G224Q, della cui identità personale io Notaio sono certo

Brunico, Via Centrale n. 1/b, otto gennaio duemilaventisei (8 gennaio 2026)



NOTAIO
PAOLO STEFANI
NOTAR

ITALIAN REPUBLIC
CERTIFICATION OF SIGNATURE

I dott. Paolo Stefani, Notary in Brunico registered in the Ruolo of the Collegio Notarile of Bolzano, certify that in front of me signed the over-extended signature

- Boldrin Michele, born in Padova (PD), Italy, on August 20th 1956, resident in 54 Kingsbury Place, St. Louis, MO 63112, American Citizen, tax registration number BLDMHL56M20G224Q,

whose personal identity I Notary am sure

Brunico, Via Centrale n. 1/b, January eight, two thousand and twenty-six (January, 8th, 2026)

Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Steven and Elizabeth S. Don
Type of Entity	Individuals
Name of Signer(s)	Steven and Elizabeth S. Don
Basis of Authority to Sign	Owners
Signer's Mailing Address	55 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-443-5306 -
Owner's Mailing Address	55 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-443-5306

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

55 Kingsbury Place
55509270000
\$131,600

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Steven and Elizabeth S. Don

By:

Steven and Elizabeth S. Don

Name: Steven and Elizabeth S. Don

Date:

12/19/2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

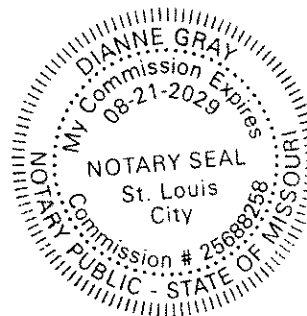
Before me personally appeared Steven and Elizabeth Don,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Scott E. Thomas
Type of Entity	Individual
Name of Signer(s)	Scott E. Thomas
Basis of Authority to Sign	Owner
Signer's Mailing Address	56 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 361-0019
Owner's Mailing Address	56 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 361-0019

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

56 Kingsbury Place
38759020000
\$155,910

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner:

Scott E. Thomas

By:

Name:

Scott E. Thomas

Date:

12/29/2025

STATE OF MISSOURI)

CITY OF ST. LOUIS)

SS

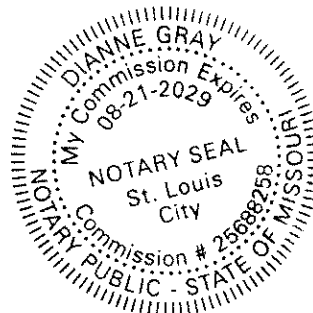
Before me personally appeared Scott Thomas,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Kimberly A. and Gregory J. Minana
Type of Entity	Individuals
Name of Signer(s)	Kimberly A. and Gregory J. Minana
Basis of Authority to Sign	Owners
Signer's Mailing Address	58 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-239-2398
Owner's Mailing Address	58 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-239-2398

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

58 Kingsbury Place
38759015000
\$144,430

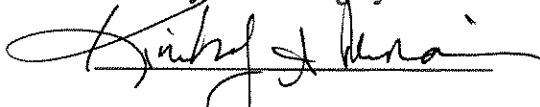
By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Kimberly A. and Gregory J. Minana

By:

Name: Kimberly A. and Gregory J. Minana

Date:



12.19.25

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

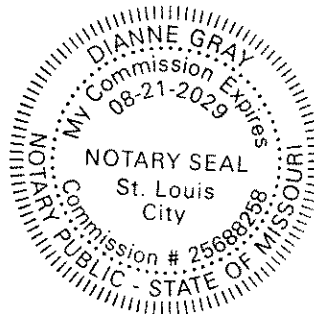
Before me personally appeared Kim and Greg Minana,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.


Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Steven J. and Rhonda K. Niebruegge
Type of Entity	Individuals
Name of Signer(s)	Steven J. and Rhonda K. Niebruegge
Basis of Authority to Sign	Owners
Signer's Mailing Address	59 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-807-8028
Owner's Mailing Address	59 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

59 Kingsbury Place
55509290000
\$209,270

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Steven J. and Rhonda K. Niebruegge

By:

Name: Steven J. and Rhonda K. Niebruegge

Date:

12/28/25

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

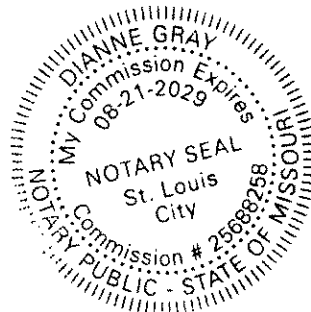
Before me personally appeared Steve and Rhonda Niebruegge
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	H. Meade Summers III
Type of Entity	Individual
Name of Signer(s)	H. Meade Summers III
Basis of Authority to Sign	Owner
Signer's Mailing Address	60 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 503-0000
Owner's Mailing Address	60 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 503-0000

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

60 Kingsbury Place
38759010000
\$108,570

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: H. Meade Summers III

By:

H. Meade Summers III

Name: H. Meade Summers III

Date:

12/28/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

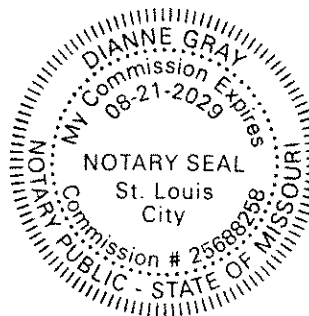
Before me personally appeared Meade Summers,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

28 day of Dec, 2025. Subscribed and sworn to before me, a Notary Public, in and for said County and State, this

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Lenore K. Albee and Charles Daniel III
Type of Entity	Individuals
Name of Signer(s)	Lenore K. Albee and Charles Daniel III
Basis of Authority to Sign	Owners
Signer's Mailing Address	61 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 609 8493
Owner's Mailing Address	61 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 609 8493

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

61 Kingsbury Place
55509300000
\$194,280

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Lenore K. Albee and Charles Daniel III

By:

Lenore K. Albee Charles Daniel III

Name: Lenore K. Albee and Charles Daniel III

Date:

12/28/25 12/28/2025

STATE OF MISSOURI)

SS

CITY OF ST. LOUIS)

Before me personally appeared Charlie Daniel & Lenore Albee,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Amy Jo Scherer and Daniel L. O'Brien
Type of Entity:	Individuals
Name of Signer(s):	Amy Jo Scherer and Daniel L. O'Brien
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	62 Kingsbury Place, St. Louis MO 63112
Signer's Telephone Number:	314-496-5259 314-973-3045
Owner's Mailing Address:	62 Kingsbury Place, St. Louis MO 63112
Owner's Telephone Number:	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	62 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759005000
2025 Tax Year Total Assessed Valuation:	\$67,500

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Amy Jo Scherer and Daniel L. O'Brien

By:



Name: Amy Jo Scherer and Daniel L. O'Brien

Date:

1/3/2026

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

Before me personally appeared Amy Scherer & Dan O'Brien, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

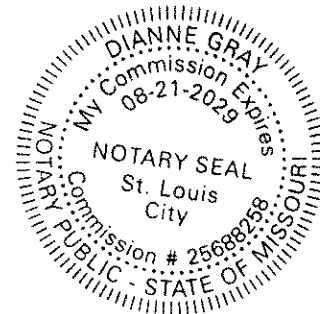
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 3 day of Jan, 2026.

Notary Public



My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Jesse and Carol Lehnhoff-Bell
Type of Entity	Individuals
Name of Signer(s)	^{Carroll} Jesse and Carol Lehnhoff-Bell <u>CUB</u>
Basis of Authority to Sign	Owners
Signer's Mailing Address	63 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-277-5140
Owner's Mailing Address	63 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-277-5140

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

63 Kingsbury Place
55509310000
\$199,390

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven (7) days after this Petition is filed with the Office of the City Register.

Owner: Jesse and ^{Carroll}~~Carol~~ Lehnhoff-Bell ^{CB}

By:

[Handwritten signature]

Name: Jesse and Carol Lehnhoff-Bell

Date:

1/7/26

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Jesse & Carroll Lehnhoff-Bell,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
7 day of Jan, 2026

[Handwritten signature]
Notary Public

My Commission Expires

8/21/2029

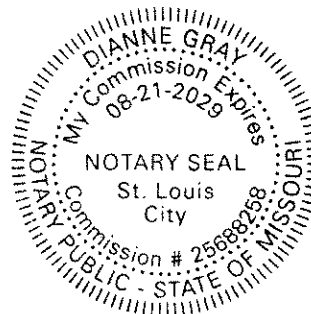


Exhibit A

Boundary Description

Boundary Description of District

BEGINNING at a point at the southwest corner of a parcel of real property in the City of St. Louis, Missouri which parcel of real property bears the identification number 3875-9-005.000 continuing then northeast along a straight line to the northwest corner of the parcel of real property bearing parcel identification number 5550-9-310.000 continuing then east following the property line to the northeast corner of the parcel of real property bearing identification number 5619-9-120.000 continuing then southwest to the southeast corner of the parcel of real property bearing identification number 3876-9-110.000 continuing then west along the property line to the point of beginning.

Exhibit B

Map of Boundary of the District



 Kingsbury Place Community Improvement District

Exhibit C

Five Year Plan of District

FIVE YEAR MANAGEMENT PLAN

**Prepared Pursuant to Sections 67.1401-67.1571 of the Revised
Statutes of Missouri, as Amended, to Create and Establish
the Kingsbury Place HOA's Capital Improvement Tornado
Recovery Community Improvement District**

Section 1 – What is a Community Improvement District?

Sections 67.1401 – 67.1571, RSMo (the “Act”) authorizes the creation of a Community Improvement District (“CID” or “District”) to fund, promote, plan, design, construct, improve, maintain and operate a variety of improvements and services within such District. The process for forming a CID is started by the submission of a Petition signed by the requisite percentage of property owners within the proposed District to the City of St. Louis, Missouri’s (the “City”) Board of Aldermen. Once formed, a CID may fund a broad range of projects and services within the District’s boundaries. To fund the projects and services, a CID may levy special assessments on real property parcels within the CID. The CID may also borrow money from any source, including incurring debt by issuing bonds or notes, to raise funds necessary to undertake the desired projects and services. The CID Act mandates that CID-funded programs and services shall be in addition to any existing City services and that such City services must continue to be provided within the CID at the same level as before it was created.

Section 2 – Why is the Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District Being Formed?

In May of 2025, a devastating EF-3 tornado touched down and caused extensive damage to certain areas of the City of St. Louis, Missouri, including the geographic area within the boundaries of the proposed CID. In Kingsbury Place, this tornado destroyed the community median spaces, including over 170 trees that were over 100 years old, ripped up the sidewalks and streets and damaged the gas lighting system. This tornado damage is the “but for” cause that necessitates the formation of the proposed CID as the property owners and residents in Kingsbury Place have recognized that a properly formed and well-operated community improvement district property can play an important role in financing the repair and rebuilding of the neighborhood in accordance with, and respect to, the City and Federal designations of Kingsbury Place as a historic District.¹ As such, this Petition is being filed with the City and Board of Aldermen. This Petition has been reviewed by the City Counselor’s Office and the City Assessor’s Office to validate the Petition is proper under the CID Act and verify that the property owner signatures on the Petition represent the following: 1) “more than 50%” majority of all District real property owners; and 2) “more than 50%” majority of the real property assessed valuation in the boundaries of the proposed CID.

Section 3 – Boundaries

The District will have boundaries along the north and south of Kingsbury Place bounded by Clara Avenue on the west and Union Avenue on the South (the “Project Area”). Within the Project Area there are sixty-one (61) single family homes and common areas.

¹ It should also be noted that the existing homeowners associations in Kingsbury Place, Kingsbury Terrace Association and Kingsbury Place Association, have already spent in excess of \$250,000 on tornado clean-up, including removing downed trees, tree stumps and debris from the streets and throughout the community common spaces. In addition, the City has provided generous support for these initial clean-up efforts including paying for removal and transport of the downed trees to City disposal facilities.

Section 4 – Life of the District

The proposed maximum length of time for the existence of the District is the earlier of: (i) reimbursement of all outstanding District debt obligations or (ii) twenty seven (27) years from the date of the ordinance approving the Petition. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act.

In the event of termination of the District, all assets of the District shall be utilized to benefit the real property in the District through the continued provision of District programs, services and infrastructure improvements.

Section 5 – Governance

The Board of Directors of the District (the “Board”) shall consist of between five (5) and seven (7) individual directors (the “Directors” and each a “Director), and the initial Board will consist of seven (7) Directors. Consistent with the CID Act, these directors will serve staggered terms. As part of the formation process, the District has committed to ensuring that representation on the Board is balanced and fair in regards to the property owners and residents within the District. The initial Directors and any future successor Directors shall have the qualifications as provided in the CID Act and shall be appointed as provided in the CID Act and the ordinance approving the Petition.

The District will hold Board meetings that satisfy or exceed the number required by the CID Act. In addition, the District anticipates holding “town hall” style meetings of property owners, residents and other interested parties as necessary.

Section 67.1461.1(5) empowers the District to employ or contract for administration, managerial, legal, technical or other assistance as deemed advisable. Pursuant the CID Act, the Board will likely enter into a contract with an administrator and/or legal counsel to assist with the day-to-day management of the District. The primary responsibilities of such administrator and legal counsel will be as follows:

- Communicating with all property owners, residents and other stakeholders in the District regarding District plans, accomplishments and future initiatives;
- Managing the implementation and delivery of the District’s projects, including infrastructure improvements and services, by acting as a liaison between the District, the City, vendors, suppliers and other parties involved in such programs and services;
- Organizing and preparing for the annual and any special meetings of the District’s Board of Directors and the “town hall” style meetings with the property owners, residents and other stakeholders in the District;
- Submitting the District’s budgets, as approved by the Board, budgets and financial statements and annual reports to the City for review and comment in accordance with the CID Act;

- Ensuring the District is complying with all state and local regulatory requirements placed on Community Improvement Districts under the CID Act and other applicable state statutes and local ordinance (i.e., filing all necessary budgets, financial statements and annual reports with the State Auditor and the Missouri Department of Economic Development).

Section 6 – District Funding

Pursuant to Section 67.1521 of the Act, the District shall have the power to levy a special assessment (the “District Special Assessment”) against the real property parcels benefited within the District pursuant to Section 67.1521, RSMo, of the Act for the purpose of providing revenue for the costs incurred by the District.

For purposes of the District Special Assessment, the following methodology will be used to compute the District Special Assessment to be imposed on each real property parcel in the District:

The District is authorized to levy special assessments against real property within its boundaries in an amount sufficient to pay the costs of the Project not to exceed \$6,000,000 and all costs of issuance, administrative expenses, reserves, and the full amount of principal and interest on any bonds or other obligations issued to finance the Project, together with any required coverage amounts. The methodology to be used to calculate the District Special Assessment to be levied against each Parcel within the District shall be as follows:

[i] For eligible Project costs related to replacement of water main, sewer line and lateral improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata on a per-parcel basis, with each Assessed Parcel bearing the parcel’s Linear Frontage divided by the total Linear Frontage; and

[ii] For eligible Project costs related to the repair, replacement and construction of the Kingsbury Place street, curb and sidewalk improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata based on each Assessed Parcel’s Assessed Value as of January 1, 2025 to the total Assessed of all 61 homes on that date; and

[iii] For eligible Project costs related to repair, replacement and construction of improvements in the District necessary due to damage caused by the tornado that impacted the District in May of 2025, which are not within the improvements described within items (i) or (ii) above, including the repayment of monies advanced to the District by the Kingsbury Terrace Association and the Kingsbury Place Association (and a pro rata share of District administrative and operating

expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro-rata using each home as a numerator and 61 homes as a denominator.

Parcels 22H (Belt Ave) and 21H (Washington Terrace Walkway) do not benefit, are not part of the calculation and will not be levied.

The foregoing methodology as to the One third (1/3rd) baseline may be adjusted as necessary to accurately match the District's financing obligations, including but not limited to bond or loan requirements, coverage ratios, or reserve funding needs, consistent with section 67.1521.4, RSMo.

In addition to generating revenue through the imposition of a special assessment, the District is authorized to enter into contracts with public and private entities to accept grants and donations of funds, property, labor, services or other things of value from such public and private sources pursuant to Section 67.1461.1(3) and Section 67.1461.1(4) of the CID Act.

Section 7 – Summary of District Projects

The District will have all the authority and powers granted by the CID Act and as otherwise provided by law unless limited in this Petition. Pursuant to section 67.1461 of the CID Act, the District Projects will be focused on improvements and services as illustrated, but not limited by, the following:

The provision of certain infrastructure improvements, site improvements and services in the community improvement district, including, but not limited to, landscaping, hardscaping and beautification projects, street and sidewalk improvements, drainage, utilities, water, storm and sewer systems, maintenance services, security services, and other services by means of the exercise of those powers granted to a Missouri community improvement district as set forth in the CID Act (the "District Projects"). The improvements and services listed above may be provided in phases to restore and repair the common area community spaces owned by the Kingsbury Place Association and Kingsbury Terrace Association for the benefit of the Associations and the sixty-two (62) real estate parcels appurtenant to, and owned, by sixty-one separate owners. The District Projects will likely include, but not be limited to, re-grading the median, rebuilding the sprinkler system, re-planting trees, restoring landscaping, streets, repairing and repaving sidewalks, repairing the gas lighting, repairing and re-paving streets, replacing curbing, providing securing enhancements, and repairing utility infrastructure, such as water, gas and storm sewer lines.

Attached is an Addendum to this Five Year Plan that was prepared by representatives of the owners that illustrates the vision of the District Projects and the anticipated budget for the work association with the District Projects.

As of the date of filing of this Plan, the District anticipates that it will finance its District Projects by issuing bonds and/or promissory notes and by securing a bank loan from a financial institution (collectively, the “Debt Obligations”). Such Debt Obligations will be secured by the revenue stream to be generated by the District Special Assessment levied against the real property within the District. Any Debt Obligations of the District will be secured only by the District Special Assessment, and the Debt Obligations and any interest thereon will not constitute an indebtedness of the City of St. Louis, Missouri, the State of Missouri or any other political subdivision thereof, or any official, officer, employee thereof, and will not constitute indebtedness or loan or credit thereof within the meaning of any Missouri constitutional or statutory debt limitation or restriction.

Section 8 – Estimated Costs of District Projects

The estimated costs of that the District Projects described above are detailed in the Addendum to this Five Year Plan that was prepared by representatives of the owners referenced in Section 7 above. In addition to the costs associated with District Projects, all costs associated with the formation of the District, and the initial implementation of the District (“Formation Costs”) and costs of operating and administering the District (“Operating/Administrative Costs”) may be reimbursed to any third-party that advanced funds to pay such costs or paid directly from funds generated by the District. In addition, the District Projects may be reduced in scope based on changes in District priorities and/or funding.

Section 9 – Continuation of City Services

All programs and services to be provided by the District are above and beyond those currently provided by the City of St. Louis. Section 67.1461.5 provides as follows:

The governing body of the municipality establishing the district shall not decrease the level of publicly funded services in the district existing prior to the creation of the district or transfer the financial burden of providing the services to the district unless the services at the same time are decreased throughout the municipality, nor shall the governing body discriminate in the provision of publicly funded services between areas included in such district and areas not so included.

Section 10 – Annual Benchmarks for the Five Year Plan

2026

- Approval of ordinance establishing district.
- Imposition of the District Special Assessment.
- Approval of District Project Agreement and other contracts for the construction of the Improvements.
- Commence construction of the Improvements.
- Approval of and issuance of District obligations to finance the Improvements.
- Administer the District Special Assessment to pay debt service on District obligations.

2027

- Complete construction of the Improvements.
- Collect and administer the District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

2028

- Collect and administer the District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

2029

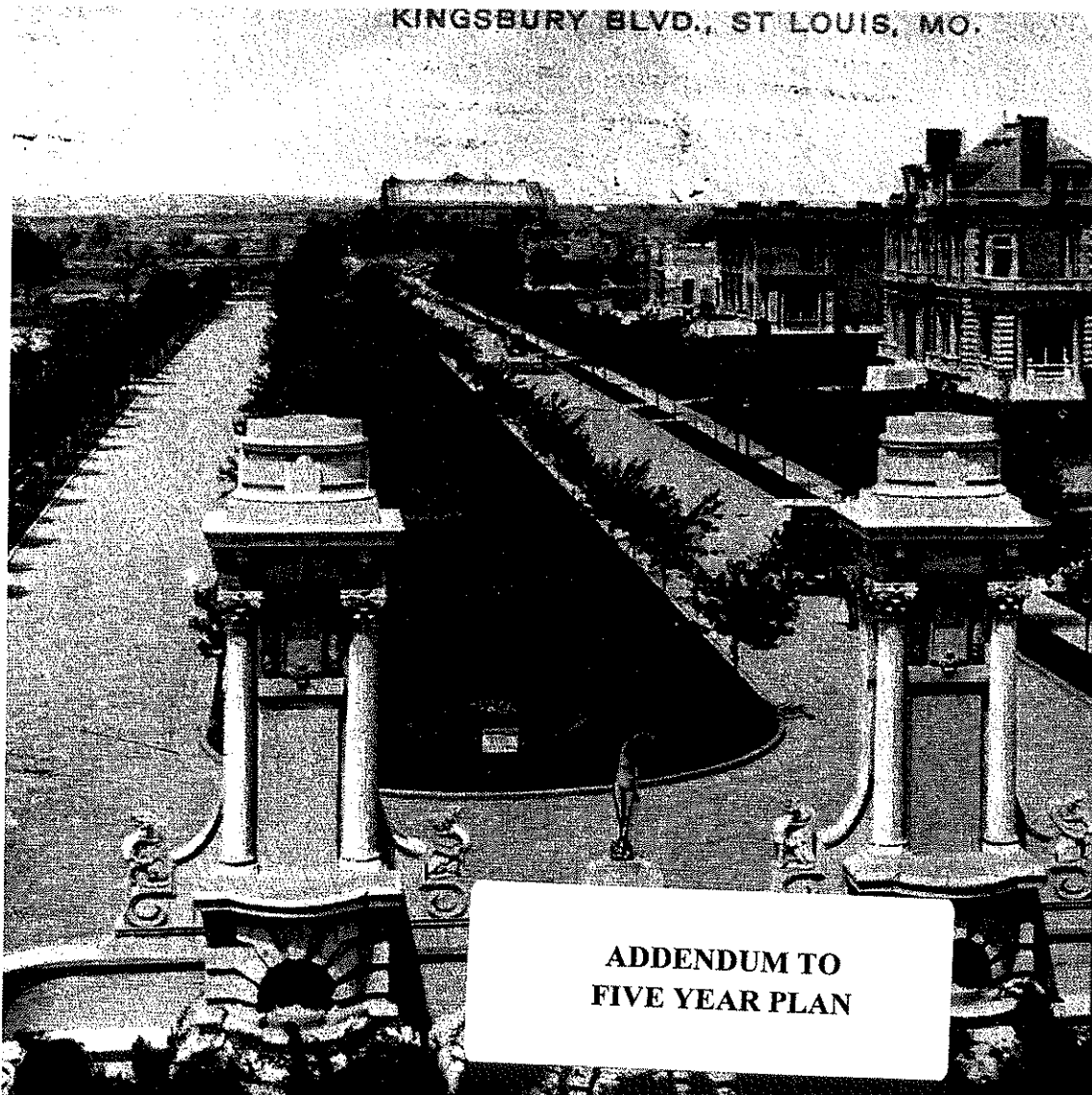
- Collect and administer District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

2030

- Collect and administer District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

EXHIBIT C

Kingsbury Place's HOA's Capital Improvement Tornado Recovery Community Improvement District Corporation Five-Year Plan



CONTENTS

The Purpose

The Project

Preliminary Schedule

Budget

A Turning Point for Kingsbury Place: Restoring Value, Beauty, and Community

THE PURPOSE:

On May 16th, our community suffered a devastating loss. Our home values reduced in mere minutes, and we all lost our beloved median and its magnificent, mature trees—irreplaceable in most of our lifetimes. While we cannot undo what was lost, we can take meaningful action to rebuild—financially and emotionally. Together, we have the power to restore the value and vitality of Kingsbury Place. By investing just a fraction of what we lost we can come back stronger. Let's honor what was and commit to what can be. **Let's rebuild Kingsbury Place—together.** The founders of Kingsbury Place and the original builders of our homes invested in craftsmanship, materials, and care that are rarely seen in modern construction. As homeowners, we are entrusted with the responsibility of maintaining our private street—including its infrastructure—and it is our duty to preserve its value and enhance its beauty. The HOAs charge us with making proper repairs, reconstructions, and replacements to ensure Kingsbury Place remains in good order and condition. While the street has held up remarkably well over the years, we are now at the end of its design life that was cut short and severely impacted by the tornado. This presents a rare opportunity to honor the vision of the original founders by reinvesting in Kingsbury Place—so it continues to stand as one of the most beautiful streets in the City of St. Louis. We have an opportunity as a community to make a bold and transformative investment in the future of Kingsbury Place. While the scope is significant, the impact will be even greater—restoring the beauty, integrity, and value of our historic street while honoring the vision of its founders. By rebuilding our infrastructure, replanting our landscape, and reinvigorating our shared spaces, we are not only preserving what makes Kingsbury Place special—we are ensuring its legacy endures for generations to come.



THE PROJECT

Streetscape Improvements



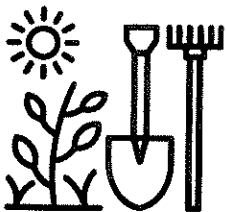
As the founders of Kingsbury Place foresaw, there would come a time when the road, curbs, and gutters would need to be rebuilt—and because of the devastating May 16th tornado, **that time is now**. While we've managed repairs, overlays, and patches over the years, we've reached a point where proper drainage, a smooth driving surface free from potholes and birdbaths, and long-term structural integrity require addressing the underlying substrate and constructing a new road. In addition to the road itself, the curbs and gutters must be replaced to ensure proper drainage and long-term viability of the entire streetscape. The sidewalks also require repair and replacement to provide a safe, uniform walking experience for residents. This is a significant undertaking, but one that will greatly enhance our quality of life and protect the value of our homes. **The original design intent and materials will be honored to preserve the historic integrity of our beautiful street.**

Trees



One of the most exciting aspects of our restoration project is the opportunity to thoughtfully select and plant new trees. We began by surveying residents, who overwhelmingly expressed a desire to restore the character and canopy of the median—especially the shade trees that once created the classic, park-like setting we all cherished (minus the gumballs). Bringing our shared vision to life will be led by award winning landscape architects, whose expertise ensures that every decision—from species selection to placement—is guided by best practices and long-term sustainability. This approach reflects the vision of Kingsbury Place's original founders, who engaged the finest professionals of their time to create a neighborhood of enduring beauty. By following their example, we ensure the restoration is done with care, quality, and lasting impact. Because the median is the heart of our community, all residents will have the opportunity to review and comment on the planting plan. This will be a collaborative process, shaped by expert guidance and community feedback. Trees offer a strong return on investment—and more importantly, they help preserve the legacy, charm, and pride of Kingsbury Place.

Landscaping



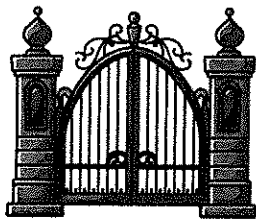
A highlight of this project will be the reimagined landscaping at key points throughout Kingsbury Place—including the area behind the fountain, the flagpole, the Belt Avenue intersection, and the Pump House. A Landscape Committee, open to all residents, will help shape the vision for these spaces, along with continued surveys throughout the process. An allowance has been set aside specifically for this work, ensuring we can create something truly special—landscapes that reflect the beauty, pride, and spirit of our community.

THE PROJECT



Gas Lamps

We lost most of our beautiful historic gas lamps on May 16th. These cherished fixtures will be restored, repaired, or replaced, and additional lamps will be added to ensure uniform spacing and a consistent lighting experience throughout the street. Soon, we will once again enjoy the warm, welcoming glow on our evening walks and drives home—bringing back a sense of charm and continuity to Kingsbury Place. The restoration will still allow the exploration of electrifying if the community decides.



Monument and Gate Tuckpointing

Thankfully, our iconic monument withstood the storm remarkably well. However, significant tuckpointing, cleaning, and repairs are needed to ensure it continues to stand strong for the next 100 years. This restoration effort will include, tuckpointing the monument to reinforce its structural integrity, cleaning and sealing the stonework to protect against future weather damage and repairs to the Clara Gate House and Belt Entrance, preserving their historic character and ensuring long-term durability. These elements are not just architectural features—they are symbols of Kingsbury Place's legacy. Restoring them with care and craftsmanship honors our past and strengthens our future.



Utilities

If we are going to invest in rebuilding and replanting our street, it is imperative that we address any subsurface conditions that could compromise or damage that investment. As many of us have experienced with our own home projects, internal or underground infrastructure work may not be the most exciting or visually impactful but it is absolutely critical. We will replace aging water lines that are decades beyond their life span and address aging sewer mains. We will inspect and collaborate with the various homeowners and utility companies to address existing below-grade issues to help ensure that the integrity of our street and landscaping is protected for generations to come.



Professional Services

The founders of Kingsbury Place engaged the finest talent of their time to create a neighborhood of enduring beauty, and we must honor that legacy with the same high standards. This project will rely on licensed professionals to provide stamped drawings, detailed specifications, and oversight to ensure quality, code compliance, and integrity. Their involvement ensures the project meets the highest standards, complies with all applicable codes, and is constructed with integrity. Legal counsel will ensure all agreements, contracts, and governance documents are properly structured and compliant with Missouri law. A title company will also be engaged to manage the disbursement of funds during construction and collect lien waivers.

PRELIMINARY SCHEDULE - DELIVERABLES



Fall 2025:

Community Improvement
District Formation



Winter & Spring 2026:

Median Planting Plan
First Tree Planting



Winter & Spring 2026:

Streetscape Construction
Documents



Spring 2026:

Second Median Tree Planting
Final Construction Budget
Tree Lawn Plan



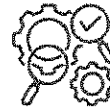
Fall & Winter 2026:

Tree Lawn Planting
Construction loan converts



May 16, 2027:

Project Completion Party



Fall & Winter 2025:

Due Diligence
Construction loan secured
Tax File Deliverable



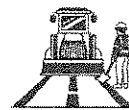
Winter & Spring 2026:

Gas Lamp Repair
Construction Estimate



Spring 2026:

Construction Bidding
Plant Two Landscape Areas
Assessment Letter Issued



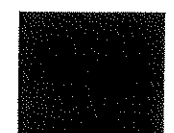
Summer & Fall 2026:

Four Phases of
Streetscape Construction



Spring 2027:

Additional Landscape Beds



NOT TO EXCEED BUDGETARY PRICING

This budget reflects gathering multiple proposals for each scope and fast-tracking early due diligence wherever possible. This budget represents a not-to-exceed amount.

ITEM	DESCRIPTION	BUDGET
PROFESSIONAL SERVICES	Not-to-exceed budget for critical legal, engineering, and landscape architect professional services to make sure the project is completed to code and meets all applicable requirements.	\$250,000
STREETSCAPE IMPROVEMENTS		
STREET REBUILD	Rebuild subgrade and road with like finish (meramac pea gravel) per final engineering drawings and specifications including traffic calming, curbs and gutters. Proper drainage & solid drive surface.	\$2,000,000
SIDEWALKS & APPROACHES	Remove and replace any broken or out of spec sidewalks and approaches to meet standard dimensions and specifications meramac aggregate finish.	\$500,000
UTILITIES	CCTV, coordination with MSD, and individual homeowners to ensure the sewer infrastructure is in good shape before streetscape construction. Sewer lining. New water main, hydrants, connections to laterals to update critical 120-year-old ductile pipe 50-75 years past life expectancy.	\$1,400,000
LANDSCAPING & RESTORATION		
TREES - MEDIAN & TREE LAWN	Plant trees in accordance with Landscape Architects Planting Plan. See Tree Exhibit attached for more detail - NTE Budget.	\$525,000
LANDSCAPING	Allowance for landscaping at the monument, flag pole, belt and pump house and uplighting in the median.	\$100,000
GAS LAMPS	Repair lamps and add additional for uniform spacing.	\$150,000
MONUMENT AND PUMP HOUSE RESTORATION	Inspect, clean, tuck point and repair structures and roofs as required.	\$75,000
CONTINGENCY, FINANCING COSTS, & MISC.	Required contingency to cover any unforeseen conditions or unexpected events, bank required financing reserves. The CID law requires carrying 5 years of costs and the HOAs will be repaid part of clean-up costs spent.	\$1,000,000
NTE PETITION VALUE		\$6,000,000

Exhibit D

**Owner Name, Common Street Address, City
Assessor's Office Parcel Number and 2025
Total Assessed Value of each Parcel in the
District**

Parcel ID	Collector of Revenue Account	Owner Name	SITEADDR	FRONTAGE (Feet)	2025 Assessed Total Value
38759010000	38751800400	SUMMERS, H MEADE III	60 KINGSBURY PL	60	\$ 108,570
38759015000	38751800500	MINANA, KIMBERLY A & GREGORY J	58 KINGSBURY PL	60	\$ 144,430
38759050000	38751800300	SCHERER, AMY JO & DANIEL L	62 KINGSBURY PL	120	\$ 67,550
38759020000	38751800600	THOMAS, SCOTT E	56 KINGSBURY PL	60	\$ 155,910
38759025000	38751800700	BOLDRI, MICHELE & EMANUELA CORBETTA	54 KINGSBURY PL	60	\$ 210,310
55509130000	55500001300	NWAMU, FIDEL D & CHONDA J	23 KINGSBURY PL	97	\$ 247,860
56199120000	56190001200	BLUFORD, JAMES H & SUSAN E	1 KINGSBURY PL	110	\$ 136,800
56199130000	56190001300	GREGORY, THOMAS J & JOAN MARIARTY	3 KINGSBURY PL	100	\$ 165,830
56199140000	56190001400	MONROE, THOMAS E & SUSAN R	5 KINGSBURY PL	100	\$ 165,870
56199150000	56190001500	HARRINGTON, J MARK & JANE CHU	7 KINGSBURY PL	100	\$ 143,000
38769010000	38760000100	CITY OF ST L	22 H KINGSBURY PL	30	\$ 5,640
38759030000	38751800800	STOGEL, STEVEN J & CHERYL M ALLEN	52 KINGSBURY PL	60	\$ 142,310
56199160000	56190001600	WILLIAMS, CHRISTOPHER	9 KINGSBURY PL	100	\$ 246,990
55509140000	55500001400	ARNOLD, ANDREW M TRS	25 KINGSBURY PL	138	\$ 231,720
38769015000	38760000150	GREGORY, PETER	22 KINGSBURY PL	100	\$ 284,290
56199170000	56190001700	SELMER, TRAVIS K & LINDSAY	11 KINGSBURY PL	100	\$ 262,500
56199190000	56190001900	HAMBERG, RONALD P TRS	15 KINGSBURY PL	100	\$ 147,610
56199200000	56190002000	EARLY, CAROLINE P TRS	17 KINGSBURY PL	100	\$ 172,540
55509160000	55500001600	THEODORE, DANIEL L & VERONICA	31 KINGSBURY PL	60	\$ 215,260
55509180000	55500001800	OTT, DAVID B & MARGARET McDONALD	35 KINGSBURY PL	60	\$ 149,170
56199220000	56190002200	GALLANT, EUGENE G JR & CHRISTINE K	21 KINGSBURY PL	100	\$ 179,440
56199180000	56190001800	BULLOCK, JAMES R & DAN S HOADLEY	13 KINGSBURY PL	100	\$ 194,110
55509200000	55500002000	BERNSTEIN, CAROLYN	39 KINGSBURY PL	60	\$ 200,160
56199210000	56190002100	STUTSMAN, ALBERT JR & DEBORAH P TRS	19 KINGSBURY PL	100	\$ 135,200
55509210000	55500002100	GRAY, TIMOTHY JOHN & DIANNE ALISON TRS	41 KINGSBURY PL	60	\$ 199,970
55509150000	55500001500	DORSEY, DANIEL T & ASHLEE N OGRZEWA	29 KINGSBURY PL	60	\$ 176,480
55509170000	55500001700	CAGLE, ZANE T & LEE M CAGLE	33 KINGSBURY PL	60	\$ 133,210
55509190000	55500001900	LOTT, TAMMY CHERRE	37 KINGSBURY PL	60	\$ 113,790
38769070000	38760000700	RUSSO, MICHAEL E	10 KINGSBURY PL	100	\$ 194,180
38769040000	38760000400	ULRICH, DAVID &	16 KINGSBURY PL	100	\$ 170,600
38769050000	38760000500	HUDDLESTON, CHARLES B & MARYE J GLEVA	14 KINGSBURY PL	100	\$ 249,630
38769060000	38760000600	MCEVOY, KYLE TRS	12 KINGSBURY PL	100	\$ 236,300
38769020000	38760000200	NEUMANN, HAROLD & MAREN L KJORD	20 KINGSBURY PL	100	\$ 170,920
38769030000	38760000300	BARTON HAMILTON TRS	18 KINGSBURY PL	100	\$ 173,890
38759035000	38751800300	BOBROW, NANCY A & JAMES C	50 KINGSBURY PL	60	\$ 120,880
38759040000	38751801000	OLSEN, LANCE RANDALL & CRAIG MICHAEL	48 KINGSBURY PL	60	\$ 149,500
38759045000	38751801100	CROSSFACE LLC	46 KINGSBURY PL	60	\$ 221,870
38769080000	38760000800	DONIUS, WILLIAM A	8 KINGSBURY PL	100	\$ 248,020
55509220000	55500002200	COSTA, RODRIGO & JAMES ROHRBAUGH	43 KINGSBURY PL	60	\$ 165,570
56199225000	56190002250	KINGSBURY TERR TRS	21 H KINGSBURY PL	8	\$ 1,500
55509270000	55500002700	DON, STEVEN & ELIZABETH S	65 KINGSBURY PL	60	\$ 131,600
55509240000	55500002400	TOUMAYAN, GREGORY	49 KINGSBURY PL	70	\$ 104,390
55509280000	55500002800	ANDERSON, MARY & JOHN & DALE TRS	57 KINGSBURY PL	60	\$ 106,760
55509230000	55500002300	VOLMER, MARK & KRISTIN	45 KINGSBURY PL	70	\$ 159,800
55509250000	55500002500	WYMORE, MARY ANN L	51 KINGSBURY PL	100	\$ 151,670
55509260000	55500002600	FELKER, AUGUST J & MARY M TRS	53 KINGSBURY PL	60	\$ 219,780
38759070000	38751801600	ENGELSMANN, PETER K & ELIZABETH TRS	36 KINGSBURY PL	60	\$ 243,300
38759075000	38751801700	HURLEY, MARIA YADIRA & JOHN L PRATER	34 KINGSBURY PL	60	\$ 250,240
38769110000	38760001100	VRECENAK, JESSE D	2 KINGSBURY PL	110	\$ 175,490
38759055000	38751801300	MCAFOOS, HANNAH C & JASON P	42 KINGSBURY PL	65	\$ 189,700
38769090000	38760000900	RUWITCH, THOMAS F & MELISSA E	6 KINGSBURY PL	100	\$ 166,860
38759065000	38751801500	MARTIN, HEATHER & COLIN A MARTIN	38 KINGSBURY PL	70	\$ 252,490
38769100000	38760001000	SEWARD, JERMAI II &	4 KINGSBURY PL	100	\$ 183,300
38759050000	38751801200	KAPLAN, ADELE L	44 KINGSBURY PL	60	\$ 167,590
38759060000	38751801400	NUSZ, JAMES & MARCIA TRS	40 KINGSBURY PL	65	\$ 158,060
38759080000	38751801800	MAGUIRE, CHRISTINA	32 KINGSBURY PL	60	\$ 122,610
55509290000	55500002900	NIEBRUEGGE, STEVEN J & RHONDA K	59 KINGSBURY PL	60	\$ 209,270
55509310000	55500003100	LEHNHOFF-BELL, JESSE &	63 KINGSBURY PL	60	\$ 199,390
55509300000	55500003000	ALBEE, LENORE K & CHARLES DANIEL III	61 KINGSBURY PL	67	\$ 194,280
38759090000	38751802000	MCMURTRY, DOROTHY L	28 KINGSBURY PL	60	\$ 121,750
38759095000	38751802100	GARBUTT, JEREMY & JANE M	26 KINGSBURY PL	65	\$ 197,470
38759085000	38751801900	MATASKE, JOSEPH F	30 KINGSBURY PL	60	\$ 100,770
38759100000	38751802200	WOLFF, MICHAEL A & SARAH P	24 KINGSBURY PL	65	\$ 128,230
38759105000	38751802300	CITY OF ST L	22 H KINGSBURY PL	0	\$ 1,000

Summary
Board Bill Number 130
Introduced by Alderman Michael Browning
January 23, 2026

Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks in the 9th ward.

BOARD BILL NUMBER 130 INTRODUCED BY ALDERMAN MICHAEL BROWNING

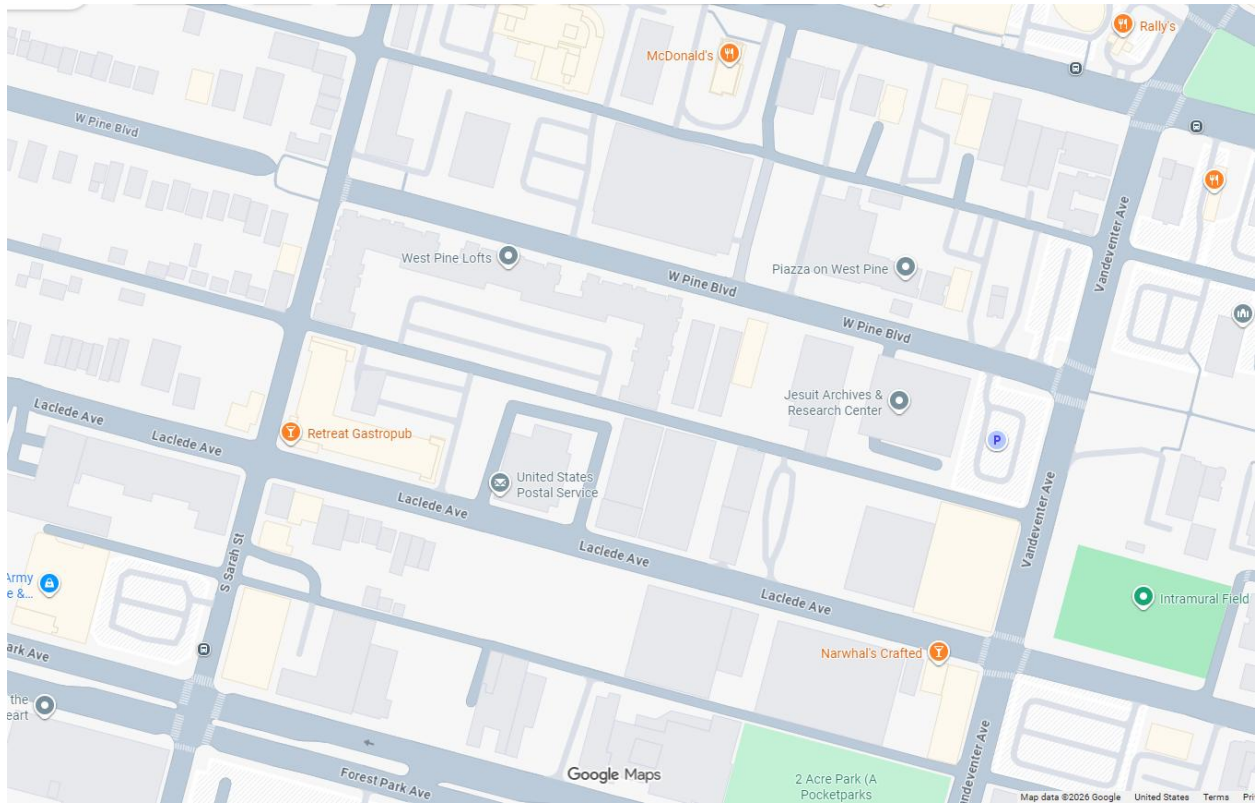
1 Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an
2 ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on
3 various blocks in the 9th ward.

4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

5 **SECTION ONE.** Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number**
6 **71394** the Director of Streets is hereby directed to install speed humps to calm the flow of traffic
7 on various blocks in the 9th ward as follows:

- 8 1. Speed Humps shall be installed on the 3900-4000 Block of West Pine Blvd
- 9 2. Speed Humps shall be installed on the 3900-4000 Block of Laclede Avenue

Board Bill Number 130
Exhibit A
Map of the 3900-4000 Blocks of West Pine and Laclede



Summary
Board Bill Number 115
Introduced by Alderman Michael Browning
December 12, 2025

An ordinance, recommended by the Board of Estimate and Apportionment, appropriating funds totaling Five Million Dollars (\$5,000,000) from those received into the City's Capital fund pursuant to **Ordinance Number 60419** as amended by **Ordinance Number 61250** representing a portion of the one-half of the operating balance of the General Fund from the preceding fiscal year for the purposes of funding capital maintenance and improvements to the City's flood wall as hereinafter detailed and containing an emergency clause.

BOARD BILL NUMBER 115 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 An ordinance, recommended by the Board of Estimate and Apportionment, appropriating funds
2 totaling Five Million Dollars (\$5,000,000) from those received into the City's Capital fund
3 pursuant to **Ordinance Number 60419** as amended by **Ordinance Number 61250** representing
4 a portion of the one-half of the operating balance of the General Fund from the preceding fiscal
5 year for the purposes of funding capital maintenance and improvements to the City's flood wall
6 as hereinafter detailed and containing an emergency clause.

7 **WHEREAS**, pursuant to **Ordinance Number 60419** as amended by **Ordinance Number**.
8 **61250** a total in excess of Five Million Dollars (\$5,000,000) representing a portion of the
9 one-half of the operating balance of the General Fund from the preceding fiscal year received
10 into the City's Capital Fund and is available for appropriation, and;

11 **WHEREAS**, the State of Missouri has appropriated Five Million Dollars (\$5,000,000) in its
12 budget for the fiscal year ending June 30, 2025 to the Mo. Department of Natural Resources
13 for the purposes of funding the planning, design, maintenance and construction of flood wall
14 improvements within the City of St. Louis with said spending to be contingent upon the City
15 expending a matching amount on a dollar-for-dollar basis, and;

16 **WHEREAS**, the City has an identified need for improvements to its floodwall, and it is
17 within the best interest of the City to appropriate the requisite matching funds to maximize
18 the funds available to address these improvement needs, and;

19 **WHEREAS**, the Charter of the City of St. Louis, Article XVI, Section 6, authorizes
20 appropriations when any accruing, unappropriated City revenue is available and whenever an
21 appropriation exceeds the amount required for the purpose for which it has been made and
22 when the Board of Estimate and Apportionment recommends the same.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. FUND 1205 CAPITAL IMPROVEMENTS FUND

There is hereby appropriated and set apart out of funds allocated to the City's Capital Fund pursuant to **Ordinance Number 60419** as amended by **Ordinance Number 61250** representing a portion of the one-half of the operating balance of the General Fund from the preceding fiscal year a total of Five Million Dollars (\$5,000,000) for the planning, design, maintenance and construction of flood wall improvements within the City of St. Louis.

SECTION TWO.

Emergency Clause. This being an ordinance providing for the immediate preservation of public peace, health or safety, and providing for public work or improvements and repairs thereof, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Summary
Board Bill Number 120
Introduced by Alderman Michael Browning
December 17, 2025

This Board Bill authorizes the City to enter into a Development and Performance Agreement to assist Corporate Interiors, Inc. d/b/a CI Select (the “Company”) in redeveloping the existing building located at 3942 Laclede Avenue in the City (the “Project Site”) into a new showroom space. The purpose of this Board Bill is to increase employment opportunities in the City and facilitate the Company’s relocation to the City by depositing 50% of the revenue generated from the City’s general sales tax within the Project Site into a sales tax reimbursement account and using such funds to reimburse the Company for certain tenant improvements.

BOARD BILL NUMBER 120 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 An Ordinance establishing a sales tax reimbursement account in support of the project located at
2 3942 Laclede Avenue, approving a Development and Performance Agreement related to such project
3 and authorizing execution thereof.

4 **WHEREAS**, Corporate Interiors, Inc. d/b/a CI Select (the “Company”) desires to relocate its
5 office headquarters and showroom to a to-be-redeveloped building (the “Project”) located at 3942
6 Laclede Avenue in the City (the “Project Site”); and

7 **WHEREAS**, following the completion of the Project, the Company anticipates employing at
8 least 41 persons at the Project Site; and

9 **WHEREAS**, completion of the Project is in the best interest of the City and will promote the
10 general welfare of the City’s residents by increasing employment opportunities in the City and generating
11 economic activity in and around the Project Site; and

12 **WHEREAS**, the City wishes to enter into a Development and Performance Agreement with the
13 Company in substantially similar form to **Exhibit A** attached hereto (the “Development and Performance
14 Agreement”) to implement the Project, including the provision of a tenant improvement allowance to
15 the Company.

16 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

17 **SECTION ONE.** Subject to annual appropriation, fifty percent (50%) of the revenue from the general
18 municipal sales tax levied pursuant to Ordinance No. 62884 and the general municipal sales tax levied
19 pursuant to Ordinance No. 55497, as amended by Ordinance Nos. 57179 and 57979 (including any
20 similar successor tax or taxes to the extent such tax or taxes do not collectively exceed 1.375%) generated
21 by the Company or its affiliates from their respective operations at the Project Site, as further described
22 in the Development and Performance Agreement, shall be deposited by the City into an account

1 designated as the “Sales Tax Reimbursement Account – Corporate Interiors, Inc. Project.” Funds in
2 such account shall, subject to annual appropriation, be paid to the Company as a “Tenant Improvement
3 Allowance” for reimbursement of certain costs associated with the Project in accordance with the terms
4 and conditions of the Development and Performance Agreement.

5 **SECTION TWO.** The Board of Aldermen hereby approves, and the Mayor and the Comptroller of the
6 City are hereby authorized and directed to execute, on behalf of the City, a Development and
7 Performance Agreement by and between the City and the Company in substantially the form of **Exhibit**
8 **A** attached hereto, with such changes therein as shall be approved by said Mayor and Comptroller
9 executing the same and as may be consistent with the intent of this Ordinance and necessary and
10 appropriate to carry out the matters herein authorized. The City Register is hereby authorized and
11 directed to attest to the Development and Performance Agreement and to affix the seal of the City thereto.

12 **SECTION THREE.** The Mayor and the Comptroller of the City or their designated representatives are
13 hereby authorized and directed to take any and all actions to execute and deliver for and on behalf of the
14 City any and all additional certificates, documents, agreements or other instruments as may be necessary
15 and appropriate in order to carry out the matters herein authorized, with no such further action of the
16 Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their
17 designated representatives.

18 **SECTION FOUR.** The Mayor and the Comptroller or their designated representatives, with the advice
19 and concurrence of the City Counselor, are hereby further authorized and directed to make any changes
20 to the documents, agreements and instruments approved and authorized by this Ordinance as may be
21 consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters
22 herein authorized, with no such further action of the Board of Aldermen necessary to authorize such
23 changes by the Mayor and the Comptroller or their designated representatives.

1 **SECTION FIVE.** It is hereby declared to be the intention of the Board of Aldermen that each and every
2 part, section and subsection of this Ordinance shall be separate and severable from each and every other
3 part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part,
4 section and subsection separately and independently of any other part, section and subsection. If any
5 part, section or subsection of this Ordinance is determined to be or to have been unlawful or
6 unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and
7 effect, unless the court making such finding shall determine that the valid portions standing alone are
8 incomplete and are incapable of being executed in accord with the legislative intent.

9 **SECTION SIX.** This Ordinance shall be governed exclusively by and construed in accordance with the
10 applicable laws of the State of Missouri.

11 **SECTION SEVEN.** After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall
12 become effective on the 30th day after its approval by the Mayor or adoption over her veto.

EXHIBIT A

FORM OF DEVELOPMENT AND PERFORMANCE AGREEMENT

DEVELOPMENT AND PERFORMANCE AGREEMENT

THIS DEVELOPMENT AND PERFORMANCE AGREEMENT (this “*Agreement*”) is made and entered into as of this _____ day of _____, 2026, by and between **THE CITY OF ST. LOUIS, MISSOURI**, a city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Missouri (the “*City*”) and **CORPORATE INTERIORS, INC.**, a Delaware corporation (the “*Company*”).

RECITALS

A. The Company has acquired a leasehold interest in real property located at 3942 Laclede Avenue in the City (as more fully described on **Exhibit A** attached hereto, the “*Project Site*”).

B. The Company intends to renovate and furnish or cause the renovation and furnishing of the Project Site to establish a new office headquarters and showroom in the City (as more fully described on **Exhibit B** attached hereto, the “*Project*”).

C. Following completion of the Project, the Company is expected to create at least 41 full-time jobs at the Project Site.

D. Completion of the Project is in the best interest of the City and will promote the general welfare of the City’s residents by increasing employment opportunities in the City and generating economic activity in and around the Project Site.

E. In furtherance of the public purposes of job creation and economic development, the City wishes to provide the herein-described Tenant Improvement Allowance to the Company upon the terms and conditions set forth in this Agreement.

F. Pursuant to Ordinance No. _____ approved by the Board of Aldermen on _____, 2026, the City is authorized to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, the City and the Company, in consideration of the premises and the mutual agreements herein contained, subject to the conditions herein set forth, do agree as follows:

1. Definitions. As used in this Agreement, the following words and terms shall have the following meanings:

“*Annual Calculation Period*” means each 12-month period commencing on January 1 and ending on December 31, beginning with the 12-month period in which the Certificate of Reimbursable Project Costs is approved or deemed approved pursuant to **Section 3**.

“*Certificate of Reimbursable Project Costs*” means a document in substantially similar form to **Exhibit C**, submitted by the Company to the City pursuant to **Section 3** to document the amount of Reimbursable Project Costs expended or incurred by or on behalf of the Company.

“*Excusable Delay*” means any and all causes beyond the control of the Company, including, without limitation, acts of God, terrorism, war, fire, or other casualty, strike, lockout or other labor dispute, weather conditions, public health emergency, shortages or unavailability of material, labor or utilities, failure or delay in financing (except as hereinafter provided), vandalism, laws, orders or regulations of any court, governmental, civilian or military

authority. Notwithstanding anything to the contrary contained herein, no Excusable Delay shall be deemed to exist (a) as to any matter that could have reasonably been avoided by the exercise of due care applicable to developers of developments substantially similar to the Project in scope and complexity, and (b) unless the Company provides the City with a written notice within 30 days of the commencement of such claimed Excusable Delay setting forth the justification therefor.

“General City Sales Taxes” means, collectively, the general municipal sales tax levied pursuant to Ordinance No. 62884 and the general municipal sales tax levied pursuant to Ordinance No. 55497, as amended by Ordinance Nos. 57179 and 57979 (including any similar successor tax or taxes to the extent such tax or taxes do not collectively exceed 1.375%).

“Jobs” means full-time equivalent positions with the Company (including any and all subsidiaries and/or affiliates), which positions include benefits customarily offered to full-time employees of the Company. Jobs reported pursuant to **Section 4(b)** must have an average annual wage of at least \$85,000 (i.e., individual Jobs may have less than an \$85,000 annual wage so long as the average annual wage of all reported Jobs is at least \$85,000).

“Project Sales Tax Revenues” means 50% of the revenue from General City Sales Taxes generated by the Company’s operations at the Project Site, to the extent actually received by the City from the Missouri Department of Revenue. For clarity, the 50% of revenue shall be measured prior to the application of tax increment financing (for example, if the revenue from the General City Sales Taxes equaled \$100,000 before diversion of any amount to the City’s special allocation fund for tax increment financing projects, the Project Sales Tax Revenues will equal \$50,000).

“Reimbursable Project Costs” means the sum total of all costs and expenses incurred by or on behalf of the Company in connection with the Work. Such costs include, but are not limited to, the following: (a) costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures at the Project Site, (b) costs of all due diligence permitted hereunder, including studies, surveys, plans, reports, tests and specifications, and (c) professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services.

“Sales Tax Reimbursement Account” means the account established pursuant to **Section 4**, wherein the City shall deposit Project Sales Tax Revenues.

“Tenant Improvement Allowance” means an allowance paid by the City to the Company or its designee in accordance with **Section 4**, in an amount not to exceed the total Reimbursable Project Costs approved pursuant to **Section 3**.

“Term” means the period commencing on the date hereof through the date that is the earliest of (a) the date upon which the aggregate of all Tenant Improvement Allowance payments received by the Company equals the amount of Reimbursable Project Costs set forth in the Certificate of Reimbursable Project Costs approved or deemed approved pursuant to **Section 3**, (b) the date upon which the Company receives payment of its Tenant Improvement Allowance attributable to the 10th Annual Calculation Period occurring under this Agreement, or (c) the date on which this Agreement is terminated by written agreement of the City and the Company.

“Work” means all work necessary to prepare the Project Site and to construct and install the Project, or reasonably necessary to effectuate the intent of this Agreement.

2. Project Construction.

(a) The Company shall construct or cause the construction of the Project no later than December 31, 2027, subject to an Excusable Delay. Notwithstanding the foregoing, the maximum permitted Excusable Delay for completion of the Project is one (1) year. The Company shall permit representatives of the City to enter the Project Site during regular business hours accompanied by an authorized representative of the Company and with reasonable advance notice to verify that the terms of this Agreement have been complied with.

(b) The Project shall be consistent with the concept plan attached as **Exhibit B**; provided, however, that any City-issued building permits and zoning approvals shall govern the final design of the Project.

(c) The Company shall advance or cause to be advanced all costs necessary to complete the Work, subject to reimbursement from the Tenant Improvement Allowance as provided in **Section 4**.

3. Certification of Reimbursable Project Costs. Upon occupancy of the Project, the Company shall deliver to the City (a) the Certificate of Reimbursable Project Costs, in substantially similar form to **Exhibit C**, stating the amount of Reimbursable Project Costs expended or incurred by or on behalf of the Company and (b) itemized invoices, receipts or information evidencing such costs. The City shall review and approve or furnish written objections to the Certificate of Reimbursable Project Costs within 30 days of receipt. If the City does not provide written objections to the Certificate of Reimbursable Project Costs within 30 days of receipt, the Certificate of Reimbursable Project Costs shall be deemed approved. Notwithstanding the foregoing, the Company shall not include more than \$1,000,000 in Reimbursable Project Costs in the Certificate of Reimbursable Project Costs (while the Company may spend or cause to be spent more than \$1,000,000 on the Work, \$1,000,000 shall be the maximum amount of Reimbursable Project Costs).

4. Tenant Improvement Allowance.

(a) There is hereby created in the treasury of the City an account known as the “Sales Tax Reimbursement Account - Corporate Interiors, Inc. Project” (the “*Sales Tax Reimbursement Account*”). The City shall deposit Project Sales Tax Revenues into the Sales Tax Reimbursement Account. Moneys deposited into the Sales Tax Reimbursement Account shall be used to pay the Tenant Improvement Allowance to the Company in accordance with the provisions of this Section.

(b) On or before each March 31, beginning on the first such date following the approval or deemed approval of the Certificate of Reimbursable Project Costs, and continuing throughout the Term, the Company shall submit a Tenant Improvement Allowance Compliance Certificate to the Comptroller in substantially the form of **Exhibit D** (the “*Compliance Form*”). Each Compliance Form will certify the number of Jobs at the Project Site as of December 31 for the previous year and the average annual salary of the Jobs to assist the City in monitoring compliance with this Agreement.

(c) Within 30 days of receipt of the Compliance Form, the Comptroller shall either pay the Tenant Improvement Allowance in the amount described in **subsection (d)** below or provide written objections to the Compliance Form to the Company. If written objections are provided, the Company shall address the objections and submit a corrected Compliance Form to the Comptroller for review within 30 days of receipt of the objections.

(d) Payment of the Tenant Improvement Allowance, subject to annual appropriation by the City, shall be paid in the following amounts for the applicable Annual Calculation Period:

(1) If the Compliance Form submitted by the Company and approved by the City certifies that the Company (including any and all subsidiaries and/or affiliates) has at least 40 Jobs located at the Project Site, the Tenant Improvement Allowance will equal the Project Sales Tax Revenues on deposit in the Sales Tax Reimbursement Account as of the end of the applicable Annual Calculation Period.

(2) If the Compliance Form submitted by the Company and approved by the City certifies that the Company (including any and all subsidiaries and/or affiliates) has less than 40 Jobs, the Tenant Improvement Allowance for the applicable Annual Calculation Period will be \$0.

Any remaining money in the Sales Tax Reimbursement Account attributable to the applicable Annual Calculation Period may be transferred by the City to other funds or otherwise applied at the discretion of the City after the City pays the Tenant Improvement Allowance for the applicable Annual Calculation Period.

(e) Notwithstanding the foregoing, the City shall deduct an administration fee of 1.0% of the Tenant Improvement Allowance from the amount of each payment of the Tenant Improvement Allowance to the Company. The administrative fee shall be paid to the Office of the Comptroller.

5. Annual Appropriation.

(a) The City's obligation to appropriate the Project Sales Tax Revenues for deposit into the Sales Tax Reimbursement Account and to appropriate the funds on deposit from time to time in the Sales Tax Reimbursement Account for payment of the Tenant Improvement Allowance shall not be construed to be a debt of the City within the meaning of Article VI, Section 26(a) of the Missouri Constitution or any other applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or money of the City. With regard to the obligation to pay the Tenant Improvement Allowance, the parties believe that this is a current expense of the City in each applicable fiscal year.

(b) During the Term, the City covenants and agrees that with respect to each fiscal year of the City, the applicable City official at any time charged with the responsibility of formulating budget proposals will be directed to include in the budget proposal submitted to the City's Board of Aldermen, a request for an appropriation of the Tenant Improvement Allowance.

(c) The City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated or otherwise legally available to make the required payments during each respective fiscal year. The obligations of the City to make the payments hereunder shall constitute a current expense of the City, are from year to year and do not constitute a mandatory payment obligation of the City in any fiscal year beyond the then current fiscal year of the City in which such appropriation has been made.

(d) The City reasonably believes that legally available funds in an amount sufficient to fully repay the obligations undertaken herein can be obtained. Notwithstanding the foregoing, the decision of whether or not to budget or appropriate funds for any subsequent fiscal year is solely within the discretion of the then-current governing body of the City.

6. Maintenance of the Project. Throughout the term of this Agreement, the Company shall (a) occupy the Project Site, (b) maintain or cause to be maintained the Project in a reasonably good state of repair and attractiveness, and (c) maintain or cause to be maintained reasonable property and liability insurance with respect to the Project.

7. Indemnification. The Company agrees to indemnify, defend and hold the City, St. Louis Development Corporation ("SLDC") and their respective elected and appointed officials, employees, agents and independent contractors (the "*City Indemnitees*") harmless from and against any and all suits, claims, damages, liabilities, costs and/or expenses arising from the Project, this Agreement or the transactions contemplated thereby (collectively, "*Losses*"). Notwithstanding anything set forth herein to the contrary, in no event shall the Company be required to indemnify any City Indemnitee for any Losses caused by the gross negligence or willful misconduct of a City Indemnitee.

8. Non-Compliance. In the event of any violation or breach of any covenant, agreement, restriction, or regulation contained in this Agreement, as may be amended from time to time, by the City or the Company or their successors or assigns as the case may be, the non-breaching party shall give written notice of such violation or breach and the breaching party shall have 30 calendar days after receipt of such notice to cure such breach; provided, however, that in the event that said breach cannot be cured within 30 calendar days and the breaching party shall have undertaken the curing of said breach within 30 calendar days and shall diligently pursue the same, then the failure to cure said breach within 30 calendar days shall not be a violation or breach hereof except as provided in **Section 2** with respect

to completion of the Project. Except as provided herein, if any breach or violation remains uncured after 30 calendar days from the date of notice, or such longer period permitted pursuant to this paragraph, the breaching party, for itself and its successors and assigns, agrees that the non-breaching party has the right and power to institute and prosecute any proceeding at law or in equity to enforce any covenant or agreement contained herein and for damages resulting therefrom. The parties, and their successors and assigns, further agree that the other party shall have the right and power to institute and prosecute proceedings to enjoin the threatened or attempted violation of any covenant, agreement, restriction or regulation contained herein. The breaching party at all times shall have the right to appeal to the courts from any adverse decision so rendered.

In the event that the Company breaches this Agreement and fails to cure such breach within 30 days after receiving written notice thereof from the City, then, upon written demand from the City, the Company will refund a portion of the Tenant Improvement Allowance based upon the amount of the term that has elapsed, calculated as follows: the portion of the Tenant Improvement Allowance actually received to date multiplied by a fraction, the numerator of which is 10 minus the number of years of the term that have elapsed and the denominator of which is 10. By way of illustration, if the City makes a written demand for refund in accordance with this paragraph during sixth year of the term, then the Company would refund to the City 40% of the Tenant Improvement Allowance actually received through such date.

9. Payment of Fees. Simultaneously with the execution of this Agreement, the Company shall reimburse the City (including the Office of the Comptroller) and the St. Louis Development Corporation for all outside consultant and attorneys' fees incurred in connection with this Agreement and the documents and transactions contemplated hereby, such reimbursement amount to be documented with suitable invoices.

10. No Personal Liability. No member, official, officer, director, shareholder, or employee of the City or of the Company shall be personally liable to the other party or any successor in interest or assign of the other party, in the event of any default or breach by such party, successor or assign of any of the obligations of this Agreement.

11. Notices. A notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(a) To the City:

The City of St. Louis, Missouri
Office of the Mayor
City Hall
1200 Market Street, Room 200
St. Louis, Missouri 63103

and

The City of St. Louis, Missouri
Office of the Comptroller
1520 Market Street, Room 3005
St. Louis, Missouri 63103
ATTN: Deputy Comptroller

with a copy to:

Saulsberry & Associates, LLC
11469 Olive Boulevard, Suite 252
St. Louis, Missouri 63141
ATTN: Charles Saulsberry, Esq.

(b) To the Company:

Corporate Interiors, Inc.
11840 Westline Industrial Drive, Suite 100
St. Louis, Missouri 63146
ATTN: _____

with a copy to:

ATTN: _____

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

12. Federal Work Authorization Program. Simultaneously with the execution of this Agreement, the Company shall provide the City with an affidavit and documentation meeting the requirements of Section 285.530 of the Revised Statutes of Missouri.

13. Captions. The captioned headings in this Agreement are solely for the convenience of the parties hereto and are not a part hereof and do not in any way limit or amplify the terms or provisions contained herein nor do they extend any substantive rights hereunder to any party.

14. Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same instrument.

15. Severability. If any clause, covenant, paragraph or provision herein is declared fully or partially invalid or unenforceable, the remaining clauses, covenants, paragraphs and provisions shall remain enforceable and valid to the fullest extent allowed by law.

16. City's Right to Access; Sales Tax Returns. The Company shall at all reasonable times (with two days prior written notice) allow representatives of the City to access to the Project Site for any purpose related to this Agreement, which the City deems necessary, including, but not limited to, inspection of the Work. The Company shall have the right to accompany representatives of the City on any such inspection. Upon request of the City or SLDC, the Company will provide copies of any sales tax returns filed with the Missouri Department of Revenue that the City deems necessary or desirable to verify the Project Sales Tax Revenues.

17. Non-Discrimination. To the extent not prohibited by federal anti-discrimination law, the Company agrees to adhere to the requirements of the "Equal Opportunity and Non-Discrimination Guidelines" attached as **Exhibit E**.

18. Choice of Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Missouri applicable to contracts performed wholly therein without reference to its conflict of laws principles.

19. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no other agreements or representations other than those contained in this Agreement or specifically referenced herein. This Agreement may not be amended, modified or waived orally, but only by a writing signed by the party against whom enforcement of such amendment, modification or waiver is sought.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Company have caused this Agreement to be duly executed in their respective names and the City has caused its seal to be hereunto affixed and attested as of the date first above written.

THE CITY OF ST. LOUIS, MISSOURI,
a city and political subdivision of the State of Missouri

By: _____
Cara Spencer, Mayor

By: _____
Donna Baringer, Comptroller

(SEAL)

Amber Simms, City Register

Approved as to form:

Michael Garvin, Interim City Counselor

CORPORATE INTERIORS, INC.,
a Delaware corporation

By: _____
Name: _____
Title: _____

EXHIBIT A

PROJECT SITE

The “Project Site” consists of all the property leased by the Company and located at:

EXHIBIT B

CONCEPT SITE PLAN/PROJECT DESCRIPTION

EXHIBIT C

CERTIFICATE OF REIMBURSABLE PROJECT COSTS

Certificate of Reimbursable Project Costs

City of St. Louis, Missouri
Office of the Comptroller
1200 Market Street, Room 311
St. Louis, Missouri 63103
Attention: Deputy Comptroller

Re: Corporate Interiors, Inc. Tenant Improvement Allowance

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Development and Performance Agreement dated _____, 2026 (the “*Agreement*”) between The City of St. Louis, Missouri and Corporate Interiors, Inc. In connection with the Agreement, the undersigned hereby states and certifies that:

1. Each item listed on **Schedule 1** hereto is a Reimbursable Project Cost and was incurred in connection with the completion of the Work.
2. These Reimbursable Project Costs have been paid by or on behalf of or with the consent of the Company and are reimbursable under the Agreement.
3. Each item listed on **Schedule 1** has not previously been paid or reimbursed from the Tenant Improvement Allowance, and no part thereof has been included in any other Certificate of Reimbursable Project Costs previously filed with the City.
4. There has not been filed with or served upon the Company any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. To the best actual knowledge of the Company, all necessary permits and approvals required for the portion of the Work for which this certificate relates have been issued and are in full force and effect.
6. To the best actual knowledge of the Company, all Work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a “Reimbursable Project Cost” within the meaning of the Agreement, the Company shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.
8. The Company is not in default or breach of any material term or condition of the Agreement beyond the applicable cure period, if any.

[Remainder of Page Intentionally Left Blank]

Dated this ____ day of _____, 20____.

CORPORATE INTERIORS, INC.

By: _____
Name: _____
Title: _____

Approved for payment this ____ day of _____, 20__.

THE CITY OF ST. LOUIS, MISSOURI

By: _____
Name: _____
Title: _____

ST. LOUIS DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: _____

EXHIBIT D

TENANT IMPROVEMENT ALLOWANCE COMPLIANCE CERTIFICATE

To: City of St. Louis, Missouri
Office of the Comptroller
1200 Market Street, Room 311
St. Louis, Missouri 63103
ATTN: Deputy Comptroller

Name of Company: Corporate Interiors, Inc. (including any and all subsidiaries and/or affiliates located at the Project Site, the "Company")

Annual Calculation Period: January 1, 20__ to December 31, 20__

All company names and Sales Tax ID numbers used by the Company and its affiliates on sales tax returns filed with the Missouri Department of Revenue: _____

Address (the "Project Site"): 3942 Laclede Avenue
St. Louis, Missouri 63108

Contact Person: _____

Telephone: _____

Email: _____

Current Employment ("Jobs"): As of December 31, 20__, the Company employed _____ full-time equivalent employees at the Project Site.

Current Average Annual Wage: The average annual wage of the full-time equivalent employees at the Project Site (before commissions) is \$_____.

Dated this ____ day of _____, 20__.

CORPORATE INTERIORS, INC.

By: _____
Name: _____
Title: _____

Approved by the City this ____ day of _____, 20__.

THE CITY OF ST. LOUIS, MISSOURI

By: _____
Name: _____
Title: _____

EXHIBIT E

EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

In any contract for Work at the Project Site, the Company, its designees, successors, assigns, and its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination laws (the “*Nondiscrimination Laws*”). Moreover, the Company shall contractually require its contractors and subcontractors to comply with the Nondiscrimination Laws.

The Company and its contractors will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

To the extent not prohibited by federal anti-discrimination law, the Company shall comply with the requirements of Ordinance Nos. 60275 (which is codified at Chapter 3.90 of the Revised Code of the City of St. Louis), 69427, 70767, 71094, 71962 and Executive Order No. 91 pertaining to first source hiring, workforce development, and prevailing wage compliance.

The Company agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Company, its successors or assigns upon the basis of race, color, creed, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Project Site or any part thereof, and those covenants shall run with the land and shall be enforceable by The City of St. Louis and the United States of America, as their interests may appear in the project.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Taxable Revenue	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000
Sales Tax %	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%
Sales Tax	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000
Portion to TIF (50%)	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500
Portion to City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,899	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500
50% Sales Tax Rebate	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 137,500	\$ 47,601											
Administrative Fee %	1%	1%	1%	1%	1%	1%	1%	1%	1%											
Administrative Fee	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 476											
Net Sales Tax Rebate	\$ 136,125	\$ 136,125	\$ 136,125	\$ 136,125	\$ 136,125	\$ 136,125	\$ 136,125	\$ 136,125	\$ 47,125											
Cumulative Sales Tax Rebate	\$ 136,125	\$ 272,250	\$ 408,375	\$ 544,500	\$ 680,625	\$ 816,750	\$ 952,875	\$ 1,000,000												

NPV of Net Sales Tax Rebate \$ 789,468

New leasehold improvements:	\$ 3,384,470
New non-manufacturing machinery/equipment purchase:	\$ 600,000
Total Tenant Investment	\$ 3,984,470

White Boxing Cost	\$ 1,666,000
Landlord's Tenant Improvements	\$ 2,000,000
Total Owner Investment	\$ 3,666,000

Total Investment \$ 7,650,470

NPV as % of Tenant Investment 19.8%

NPV as % of Total Investment 10.3%

NPV of City Portion (20 years) \$ 779,671.26

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Taxable Revenue	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000
Sales Tax	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750	\$ 343,750
Portion to TIF (50%)	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875
Portion to City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,149	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875
50% Sales Tax Rebate	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 171,875	\$ 150,726														
Administrative Fee %	1%	1%	1%	1%	1%	1%														
Administrative Fee	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,507														
Net Sales Tax Rebate	\$ 170,156	\$ 170,156	\$ 170,156	\$ 170,156	\$ 170,156	\$ 149,219														
Cumulative Sales Tax Rebate	\$ 170,156	\$ 340,313	\$ 510,469	\$ 680,625	\$ 850,781	\$ 1,000,000.00														

NPV of Net Sales Tax Rebate \$ 821,953

New leasehold improvements:	\$ 3,384,470
New non-manufacturing machinery/equipment purchase:	\$ 600,000
Total Investment	\$ 3,984,470

White Boxing Cost	\$ 1,666,000
Landlord's Tenant Improvements	\$ 2,000,000
Total Owner Investment	\$ 3,666,000

Total Investment \$ 7,650,470

NPV as % of Tenant Investment 20.6%

NPV as % of Investment 10.7%

NPV of City Portion (20 years) \$1,141,136.79

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Employees	41	41	41	41	41	41	41	41	41	41
Average Wage	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000
Total Payroll	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000	\$ 3,485,000
Earnings Tax %	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Earnings Tax	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850	\$ 34,850
Payroll Expense Tax %	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Payroll Expense Tax	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425	\$ 17,425
Payroll and Earnings Tax	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275	\$ 52,275
Portion to TIF (50%)	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138
Portion to City	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138	\$ 26,138

NPV of net new taxes to the City \$ 192,374

BOARD BILL NUMBER 120

FISCAL NOTE

Preparer's Name: St. Louis Development Corporation staff

Contact Information: Zach Wilson
Vice President of Economic Development Incentives
St. Louis Development Corporation
(314) 657-3732
wilsonz@stlouis-mo.gov

Bill Sponsors: Alderman Michael Browning

Bill Synopsis:	This Board Bill authorizes the City to enter into a Development and Performance Agreement to assist Corporate Interiors, Inc. d/b/a CI Select (the "Company") in redeveloping the existing building located at 3942 Laclede Avenue in the City (the "Project Site") into a new office headquarters and showroom space. The purpose of this Board Bill is to increase employment opportunities in the City and facilitate the Company's relocation to the City by depositing 50% of the revenue generated from the City's general sales tax within the Project Site into a sales tax reimbursement account and using such funds to reimburse the Company for certain tenant improvements.
Type of Impact:	50% of the revenues generated by the City's general sales tax at the Project Site will be used reimburse the Company for certain tenant improvements.
Agencies Affected:	The Comptroller's office will process reimbursement payments to the Company annually from the City's general sales tax revenues generated at the Project Site.

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ☐ Yes ☒ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ☐ Yes ☒ No.
- A commitment of city funding in the future under certain specified conditions? ☒ Yes ☐ No.

Subject to the terms of the Development and Performance Agreement, the Company will advance fund the costs of its tenant improvements, but will be reimbursed for a portion of those costs annually for up to 10 years from sales taxes generated at the Project Site. If the Company does not generate sales at the Project Site, there may not be sufficient sales taxes generated to reimburse the Company in full, which is the Company's risk. The City will not be guaranteeing any specific amount of reimbursement payment.

- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ☐ Yes ☒ No.

There will not be any bonds or notes, but, subject to the terms of the Development and Performance Agreement, the City will need to appropriate general sales tax revenues generated at the Project Site to the reimbursement payments.

- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No.
- A capital improvement project that increases operating costs over the current adopted city budget? ☐ Yes ☒ No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ☐ Yes ☒ No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ____Yes __X__No.

- If yes, describe the facilities and provide the estimated cost:

Although the Company will not be constructing any new physical buildings or facilities on the Project Site, they will be renovating and furnishing the existing building into an office headquarters and showroom space. The Project Investment will total approximately \$7,650,470; however, the maximum amount of reimbursable project costs with the City's general sales tax is \$1,000,000.

- Is the bill estimated to have a direct fiscal impact on any city department or office?
____X__Yes ____No.

- If yes, explain the impact and the estimated cost:

The Comptroller's office and the St. Louis Development Corporation (including the Minority Business Development and Compliance Office) will incur costs associated with administering the Development and Performance Agreement. However, the Development and Performance Agreement provides a source of funding for those costs, including an annual administrative fee paid to the Comptroller's office. Neither the Comptroller's office nor the St. Louis Development Corporation anticipate needing any further funding to cover the costs of administering the Development and Performance Agreement.

The City's Building Division may also have costs associated with various inspections and permits relating to the construction of the tenant improvements by the Company. However, those costs should be covered by the City's permit fees.

- Does the bill create a program or administrative subdivision? ____Yes __X__No.

- If yes, then is there a similar existing program or administrative subdivision?
____Yes ____No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

As noted above, the Comptroller's office and the St. Louis Development Corporation will have various administrative costs associated with the Development and Performance Agreement, which will be paid by the Company or with the annual administrative fee, as provided in the Development and Performance Agreement. The City's Building Division may also have costs associated with providing inspections and permits. Similar to any other construction project in the City, these costs should be covered by permit fees.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

*****NOT APPLICABLE; SEE SLDC REPORT*****

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

Review of the Board Bill and related documents was provided by attorneys in the City Counselor's office (who are assigned to the St. Louis Development Corporation), outside counsel to the St. Louis Development Corporation (Gilmore & Bell, P.C.) and outside counsel to the Comptroller's Office (Saulsberry & Associates, LLC).

- Have the financial estimates of this bill been verified by the City Budget Division?

____ Yes __X__ No.

 - If yes, by whom? _____ .

Summary**Board Bill Number 124****Introduced by Alderwoman Alisha Sonnier****January 9, 2026**

This Board Bill recommended by the Board of Estimate and Apportionment authorizes the Commissioner of the Department of Health or her designee, on behalf of the City of St. Louis, to enter in the FY 2024 State Crisis Intervention Program Subaward Agreement to accept funds awarded; appropriates said funds in the amount of Two Hundred Fifty-Five Thousand One Hundred Fifteen Dollars and Sixty-Nine Cents (\$255,115.69); authorizes the Department of Health to expend the appropriated funds for the allowed purposes; and contains an emergency clause.

BOARD BILL NUMBER 124 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An ordinance recommended by the Board of Estimate and Apportionment authorizing the
2 Commissioner of the Department of Health or her designee, on behalf of the City of St. Louis, to
3 enter in the FY 2024 State Crisis Intervention Program Subaward Agreement and to accept funds
4 awarded; appropriating said funds in the amount of up to Two Hundred Fifty-Five Thousand One
5 Hundred Fifteen Dollars and Sixty-Nine Cents (\$255,115.69); and authorizing the Department of
6 Health to expend the appropriated funds for allowed purposes; and containing an emergency
7 clause.

8 **WHEREAS**, the State Crisis Intervention Program is administered by the U.S. Department
9 of Justice, Office of Justice Programs, and Bureau of Justice Assistance; and

10 **WHEREAS**, the Crisis Intervention Program Grant is available to local governments
11 through the Missouri Department of Public Safety; and

12 **WHEREAS**, the City of St. Louis has applied for and has been awarded the FY 2024 State
13 Crisis Intervention Program Grant in the amount of Two Hundred Fifty-Five Thousand One
14 Hundred Fifteen Dollars and Sixty-Nine Cents (\$255,115.69) from the Missouri Department of
15 Public Safety (the “CIPG Award”).

16 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

17 **SECTION ONE.** The Commissioner of the Department of Health or her designee is hereby
18 authorized, on behalf of the City of St. Louis, to enter into the FY 2024 State Crisis Intervention
19 Program Subaward Agreement to accept the CIPG Award. Said Agreement shall be in
20 substantially the same form as the State Crisis Intervention Program Subaward Agreement
21 attached hereto as **Attachment A** and incorporated herein. The Commissioner of the Department
22 of Health or her designee is hereby authorized to make, negotiate, and execute any and all contracts
23 or other documents on behalf of the City as necessary or appropriate to receive the CIPG Award.

BOARD BILL NUMBER 124 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 **SECTION TWO.** There is hereby appropriated the sum of up Two Hundred Fifty-Five Thousand
2 One Hundred Fifteen Dollars and Sixty-Nine Cents (\$255,115.69) in CIPG Award funds, solely
3 to the extent received, for the purposes allowed under the State Crisis Intervention Program
4 Subaward Agreement, which shall include funding for the Problem Properties Unit of the City
5 Counselor’s office to add up to three full-time personnel (two social worker case managers – Client
6 Service Coordinator I; and one full-time supervisory level social worker - Client Service
7 Coordinator II). Said personnel shall be assigned tasks consistent with the authorized purpose of
8 the CIPG Award, including but not limited to: developing processes and partnerships to connect
9 both nuisance actors and those in crisis to risk factor mitigating resources; engaging nuisance
10 offenders during the pre-arrest phase through pre-trial diversion; providing case management
11 services in order to track the use of referrals as well as regularly evaluate the effectiveness of the
12 Crisis Intervention Program on reducing re-offense among nuisance properties and offenders,
13 where often times gun related violence occurs; and providing screening, assessment, referral, and
14 follow-up services for people in crisis at the Special Assistance Docket, with an emphasis on
15 successful diversion results. The Commissioner of the Department of Health or her designee is
16 authorized and directed to oversee the administration of the CIPG Award, to transfer to the City
17 Counselor’s Office the portion of the CIPG Award funds necessary to support the personnel added
18 under this Section, and execute any other documents on behalf of the City to expend such funds,
19 and to expend such funds for allowed purposes. The Comptroller is authorized and directed to
20 issue warrants upon the City Treasury for payment of all expenditures authorized in this Section
21 provided that such warrants do not exceed the total amount of funds appropriated by this Section.

BOARD BILL NUMBER 124 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 **SECTION THREE.** Emergency Clause. This being an ordinance for the preservation of the
2 public peace, health and safety, it is hereby declared to be an emergency measure within the
3 meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis, and therefore,
4 this ordinance shall become effective immediately upon its passage and approval by the Mayor.

BOARD BILL 124

FISCAL NOTE

Preparer's Name Craig Schmid

Phone Number or Email Address (will be available publicly) (314) 657-1534

Bill Sponsor Alderwoman Sonnier

Bill Synopsis:	This Board Bill authorizes the Department of Health (the “DOH”) to accept a State Crisis Intervention Program Grant (CIPG) award of up to \$255,115.69 from the Missouri Department of Public Safety for the purpose of working with the Law Department of the City of St. Louis to hire three (3) full-time personnel (two (2) social worker case managers – Client Service Coordinator I; and one (1) full-time supervisory master’s level social worker - Client Service Coordinator II) who will develop processes and partnerships to connect both nuisance actors and those in crisis to risk factor mitigating resources, engaging nuisance offenders during the pre-arrest phase through pre-trial diversion; appropriating such funds to the Department of Health; authorizing the expenditure of such funds to fulfill the obligations of said grant; authorizing contracts and other documents to expend such funds, to the extent received; and containing an emergency clause
Type of Impact:	This is a State Crisis Intervention Program Grant award of up to \$255,115.69 from the Missouri Department of Public Safety for the purpose of working with the Law Department of the City of St. Louis to hire three (3) full-time personnel (two (2) social worker case managers – Client Service Coordinator I; and one (1) full-time supervisory master’s level social worker - Client Service Coordinator II) who will develop processes and partnerships to connect both nuisance actors and those in crisis to risk factor mitigating resources, engaging nuisance offenders during the pre-arrest phase through pre-trial diversion; provide case management in order to track the use of referrals as well as regularly evaluate the effectiveness of this program on reducing re-offense among nuisance properties and offenders, where often times gun related violence occurs; and provide screening, assessment, referral, and follow-up services for people in

	crisis at the Special Assistance Docket, with an emphasis on successful diversion results
Agencies Affected:	Department of Health (the “DOH”) and Department of Law (the “DOL”)

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___X___Yes ___No
Costs covered entirely by CIPG award
- An undertaking of a new service for which no funding is provided in the current adopted city budget? _X___Yes ___No
Costs covered entirely by CIPG award
- A commitment of city funding in the future under certain specified conditions? ___Yes X___No
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes X___No
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes X___No
- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes X___No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes X___No

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ___Yes X___No
 - If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ☐ Yes ☒ No

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ☐ Yes ☒ No

- If yes, then is there a similar existing program or administrative subdivision?

☐ Yes ☐ No

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources: NA

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	0	0	0
Additional Revenue	0	0	0
Net	0	0	0
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	0	0	0
Additional Revenue	0	0	0
Net	0	0	0

- Describe any assumptions used in preparing this fiscal note:
Acceptance and expenditure of grant funds for the purposes authorized only.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

- Have the financial estimates of this bill been verified by the City Budget Division?
____ Yes ☒ No
 - If yes, by whom? _____ .

MIKE KEHOE
Governor

MARK S. JAMES
Director



Lewis & Clark State Office Bldg.
Mailing Address: P.O. Box 749
Jefferson City, MO 65101-0749
Telephone: (573) 751-4905
Fax: (573) 751-5399

STATE OF MISSOURI
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF THE DIRECTOR

October 27, 2025

Darlene Green, Comptroller
Department of Health - City of St. Louis
1520 Market St.
St. Louis, Missouri 63103

Award Number: 15PBJA-24-GG-02925-BSCI-02
Award Amount: \$255,115.69

Dear Ms. Green:

Thank you for applying for the FY 2024 State Crisis Intervention Program (SCIP). Your application has been approved for funding as listed above.

Enclosed is the FY 2024 SCIP Subaward Agreement. The Missouri Department of Public Safety (DPS)/Office of Homeland Security (OHS) asks you to carefully review and sign the documentation provided. By signing the Subaward Agreement and initialing each page of the Articles of Agreement and Special Conditions, you are certifying your acceptance of the agreement conditions. Once signed and initialed, please return the documents to our office via email.

Should you have questions or need additional information, do not hesitate to contact Maggie Glick at (573) 526-3510 or Maggie.Glick@dps.mo.gov.

Sincerely,

A handwritten signature in black ink that reads "Joni McCarter".

Joni McCarter, Program Manager
Missouri Department of Public Safety
Office of Homeland Security

The Missouri Department of Public Safety is an equal opportunity employer and agency. Those with limited English proficiency or who need auxiliary aids or other services can contact dpsinfo@dps.mo.gov. For Relay Missouri, please dial 711. For TTY/TDD please dial (800) 735-2966.

SUBAWARD AGREEMENT

P.O. Box 749, Jefferson City, MO 65101
Telephone: 573-522-6125 Fax: 573-526-9012

DATE 10/27/2025	
FEDERAL IDENTIFICATION NUMBER 15PBJA-24-GG-02925-BSCI	CONTROL NUMBER 02
UEI Number GQFJWBEUYBU1	

SUBRECIPIENT NAME Department of Health - City of St. Louis		FEDERAL AWARD DATE 09/26/2024	
ADDRESS 1520 Market St.			
CITY St. Louis	STATE Missouri	ZIP CODE 63103	
TOTAL AMOUNT OF THE FEDERAL AWARD \$255,115.69		AMOUNT OF FEDERAL FUNDS OBLIGATED BY THIS ACTION \$255,115.69	
TOTAL AMOUNT OF FEDERAL FUNDS OBLIGATED TO THE SUBRECIPIENT \$255,115.69		TOTAL APPROVED COST SHARING OR MATCHING \$0.00	
PROJECT PERIOD FROM 10/01/2025	PROJECT PERIOD TO 06/30/2027	FEDERAL AWARD DATE 09/26/2024	
PROJECT TITLE FY 2024 SCIP - Department of Health - City of St. Louis		FUNDED BY FY 2024 State Crisis Intervention Program (SCIP)	
FEDERAL AWARDOING AGENCY Department of Justice	PASS THROUGH ENTITY Missouri Department of Public Safety	IS THIS AWARD R&D YES ☐ NO ☒	INDIRECT COST RATE YES ☐ NO ☒ AMOUNT
CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NUMBER 16.738		METHOD OF PAYMENT (Reimbursement -- Advanced) Reimbursement	

CONTACT INFORMATION

DPS GRANT SPECIALIST		SUBRECIPIENT PROJECT DIRECTOR	
NAME Maggie Glick		NAME Matifadza Hlatshwayo Davis, Director of Health	
E-MAIL ADDRESS Maggie.Glick@dps.mo.gov		ADDRESS (If different from above) 1520 Market St.	
TELEPHONE (573) 526-3510		CITY, STATE AND ZIP CODE St. Louis, Missouri 63103	
PROGRAM MANAGER Joni McCarter	TELEPHONE 314-657-1290	E-MAIL ADDRESS hlatshwayo-davism@stlouis-mo.gov	

SUMMARY DESCRIPTION OF PROJECT

Prevent or reduce crime and violence, with a particular focus on gun related violence and the programs and initiatives that target the risk factors that are likely to lead to this kind of violence. The funding will provide funding for communications, education and awareness for outreach to communities for state agencies regarding the creation and/or implementation of state crisis intervention court proceedings, and related gun violence reduction programs/initiatives.

AWARDING AGENCY APPROVAL

TYPED NAME AND TITLE OF DPS OFFICIAL Mark S. James, Director		TYPED NAME AND TITLE OF SUBRECIPIENT AUTHORIZED OFFICIAL Darlene Green, Comptroller	
SIGNATURE OF APPROVING DPS OFFICIAL	DATE	SIGNATURE OF SUBRECIPIENT AUTHORIZED OFFICIAL	DATE

SUBRECIPIENT AUTHORIZED OFFICIAL

THIS SUBAWARD IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS SET FORTH ON THE ATTACHED SPECIAL CONDITION(S). BY SIGNING THIS SUBAWARD AGREEMENT THE SUBRECIPIENT IS AGREEING TO READ AND COMPLY WITH ALL SPECIAL CONDITIONS.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

Article 1 – Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this subaward from OJP.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at <https://ojp.gov/funding/Part200UniformRequirements.htm>.

Record retention and access: Records pertinent to the subaward that the subrecipient must retain - typically for a period of 3 years from the date of submission of the final expenditure report, unless a different retention period applies -- and to which subrecipient must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.334.

In the event that a subaward-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the subrecipient is to contact the DPS/OHS/OJP promptly for clarification.

Article 2 – Assessments, National Evaluation Efforts, or Information or Data Collection

The subrecipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

Article 3 – Authorized Representative

The subrecipient understands that, in accepting this subaward, the Authorized Representative declares and certifies, among other things, that he or she possesses the requisite legal authority to accept the subaward on behalf of the subrecipient entity and, in so doing, accepts (or adopts) all material requirements that relate to conduct throughout the period of performance under this subaward. The subrecipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the subaward without first ensuring that the individual has the requisite legal authority.

Article 4 – Avoidance of Duplication of Networks

To avoid duplicating existing networks or IT systems in any initiatives funded by BJA for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the subrecipient can demonstrate to the satisfaction of BJA that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

Article 5 – Behavioral Health Crisis Care Program

The subrecipient understands and agrees to operate any behavioral health crisis care program funded under this subaward in accordance with the Substance Abuse and Mental Health Services

FY 2024 SCIP pg. 2

AUTHORIZED OFFICIAL INITIALS

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

Administration National Guidelines for Behavioral Health Crisis Care:

<https://www.samhsa.gov/sites/default/files/national-guidelines-for-behavioral-health-crisiscare-02242020.pdf>.

Article 6 - Body Armor – Compliance with NIJ Standards and Other Requirements

Ballistic-resistant and stab-resistant body armor purchased with subaward funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: <https://nij.ojp.gov/topics/equipment-and-technology/body-armor>. In addition, if the subrecipient uses funds under this subaward to purchase body armor, the subrecipient must have a “mandatory wear” policy for all uniformed officers while on duty. The subrecipient will be required to forward a copy of such policy to the DPS/OHS at the time of claim submission.

Article 7 – Compliance with 28 C.F.R. Part 23

With respect to any information technology system funded or supported by funds under this subaward, the subrecipient must comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the subrecipient may be fined as per 34 U.S.C. 10231(c)-(d). The subrecipient may not satisfy such a fine with federal funds.

Article 8 - Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The subrecipient must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The subrecipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this subaward, the subrecipient is to contact the DPS/OHS for guidance.

Article 9 – Compliance with Applicable Rules Regarding Approval, Planning, and Reporting of Conferences, Meetings, Trainings, and Other Events

The subrecipient, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing

FY 2024 SCIP pg. 3

AUTHORIZED OFFICIAL INITIALS

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this subaward appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

Article 10- Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at <https://www.ojp.gov/financialguide/DOJ/Indes.htm>), including any updated version that may be posted during the period of performance. The subrecipient agrees to comply with the DOJ Grants Financial Guide.

Article 11 – Compliance with DOJ Regulations Pertaining to Civil Rights and Nondiscrimination – 28 C.F.R. Part 38

The subrecipient, must comply with all applicable requirements of 28 C.F.R. Part 38.

Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to subrecipient organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to subrecipients that are faith-based or religious organizations.

Subrecipients that provide social services under this subaward must give written notice to beneficiaries and prospective beneficiaries prior to the provision of services (if practicable) which shall include language substantially similar to the language in 28 CFR Part 38, Appendix C, sections (1) through (4). A sample written notice may be found at <https://www.ojp.gov/program/civil-rights-office/partnerships-faith-based-and-other-neighborhood-organizations>.

In certain instances, a faith-based or religious organization may be able to take religion into account when making hiring decisions, provided it satisfies certain requirements. For more information, please see <https://www.ojp.gov/funding/explore/legaloverview2024/civilrightsrequirements>.

Article 12 – Compliance with DOJ Regulations Pertaining to Civil Rights and Nondiscrimination- 28 C.F.R. Part 42

The subrecipient, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

Among other items, 28 C.F.R. § 42.106(d), 28 C.F.R. § 42.405(c), and 28 C.F.R. § 42.505(f) contain notice requirements that covered subrecipients must follow regarding the dissemination of information regarding federal nondiscrimination requirements.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

Article 13 – Compliance with DOJ Regulations Pertaining to Civil Rights and Nondiscrimination – 28 C.F.R Part 54

The subrecipient must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

Among other items, 28 C.F.R. § 54.140 contains notice requirements that covered subrecipients must follow regarding the dissemination of information regarding federal nondiscrimination requirements.

Article 14 – Compliance with General Appropriations-Law Restrictions on the Use of Federal Funds (FY2024)

The subrecipient, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions that may be set out in applicable appropriations act are indicated at <https://www.ojp.gov/funding/Explore/FY24AppropriationsRestrictions.htm> and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a subrecipient would or might fall within the scope of an appropriations-law restriction, the subrecipient is to contact the DPS/OHS/OJP for guidance, and may not proceed without the express prior written approval of the DPS/OHS/OJP.

Article 15 – Compliance with National Environmental Policy Act and Related Statues

Upon request, the subrecipient must assist BJA in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these subaward funds, directly by the subrecipient. Accordingly, the subrecipient agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the subaward, the subrecipient agrees to contact BJA.

The subrecipient understands that this condition applies to new activities as set out below, whether or not they are being specifically funded with these subaward funds. That is, as long as the activity is being conducted by the subrecipient, or any third party, and the activity needs to be undertaken in order to use these subaward funds, this condition must first be met. The activities covered by this condition are:

- a. New construction;
- b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

- d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
- e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The subrecipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. The subrecipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at <https://bja.gov/Funding/nepa.html>, for programs relating to methamphetamine laboratory operations.

Application of This Condition to Subrecipient's Existing Programs or Activities: For any of the subrecipient's or its subrecipients' existing programs or activities that will be funded by these subaward funds, the subrecipient, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

Article 16 – Compliance with Restrictions on the Use of Federal Funds—Prohibited and Controlled Equipment Under OJP Subawards

Consistent with Executive Order 14074, “Advancing Effective, Accountable Policing and Criminal Justice Practices To Enhance Public Trust and Public Safety,” OJP has prohibited the use of federal funds under this subaward for purchases or transfers of specified equipment by law enforcement agencies. In addition, OJP requires the subrecipient (“subgrantee”) at any tier, to put in place specified controls prior to using federal funds under this subaward to acquire or transfer any property identified on the “controlled equipment” list. The details of the requirement are posted on the OJP web site at <https://www.ojp.gov/funding/explore/prohibited-and-controlled-equipment> (Subaward condition: Compliance with restrictions on the use of federal funds--prohibited and controlled equipment under OJP subawards) and are incorporated by reference here.

Article 17 – Confidentiality of Data

The subrecipient must comply with all confidentiality requirements of 34 U.S.C.10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The subrecipient further agrees, as a condition of subaward approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

Article 18 – Cooperating with OJP Monitoring

The subrecipient agrees to cooperate with OJP monitoring of this subaward pursuant to OJP's guidelines, protocols, and procedures, and to cooperate with OJP (including the grant manager for this subaward and the Office of Chief Financial Officer (OCFO)) requests related to such monitoring, including requests related to desk reviews and/or site visits. The subrecipient agrees to provide to OJP all documentation necessary for OJP to complete its monitoring tasks, including documentation related to any subawards made under this subaward. Further, the subrecipient agrees to abide by reasonable deadlines set by OJP for providing the requested documents. Failure to cooperate with OJP's

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

monitoring activities may result in actions that affect the subrecipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the subrecipient's access to subaward funds; referral to the DOJ OIG for audit review; designation of the subrecipient as a DOJ High Risk grantee; or termination of a subaward(s).

Article 19 – Data Collection

The subrecipient agrees to participate in a data collection process measuring program outputs and outcomes. The data elements for this process will be outlined by the Office of Justice Programs.

Article 20 - Determination of suitability to Interact with Participating Minors

This condition applies to this subaward if it is indicated – in the application for the subaward (as approved by DOJ/DPS/OHS), the DOJ/DPS/OHS funding announcement (solicitation), or an associated federal statute – that a purpose of some or all of the activities to be carried out under the subaward is to benefit a set of individuals under 18 years of age.

The subrecipient must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP web site at <https://ojp.gov/funding/Explore/Interact-Minors.htm>. (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors), and are incorporated by reference here.

Article 21 – Drug Courts

All BJA-funded adult drug courts must be operated based on the 10 key components for drug courts, which are found in BJA's and National Association of Drug Court Professional's (NADCP) publication: Defining Drug Courts: The Key Components at <https://www.ncjrs.gov/pdffiles1/bja/205621.pdf>. During the grant period of performance, if BJA concludes that a funded drug court is not conforming to the 10 key components, it retains the right to place the subrecipient on a corrective action plan to bring the drug court into conformance. Continued failure to maintain conformance to the key components may result in a hold placed on subaward funds or suspension/termination of the grant subaward agreement.

Article 22 – Effect of Failure to Address Audit Issues

The subrecipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold subaward funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the subrecipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this subaward), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

Article 23 – Employment Eligibility Verification for Hiring Under the Subaward

1. The subrecipient must—

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

- A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with subaward funds, the subrecipient properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1).
- B. Notify all persons associated with the subrecipient who are or will be involved in activities under this subaward of both--
 - (1) this subaward requirement for verification of employment eligibility, and
 - (2) the associated provisions in 8 U.S.C. 1324a(a)(1) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens.
- C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the subaward requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1).
- D. As part of the recordkeeping for the subaward (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this subaward condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, subaward funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

3. Rules of construction

- A. Staff involved in the hiring process for purposes of this condition, persons "who are or will be involved in activities under this subaward" specifically includes (without limitation) any and all subrecipient officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with subaward funds.
- B. Employment eligibility confirmation with E-Verify for purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the subrecipient may choose to participate in, and use, E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the subrecipient uses E-Verify (and follows the proper E-Verify procedures, including in the event of a "Tentative Nonconfirmation" or a "Final Nonconfirmation") to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with subaward funds.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

- C. "United States" specifically includes the District of Columbia, Puerto Rico, Guam the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.
- D. Nothing in this condition shall be understood to authorize or require any subrecipient, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.
- E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any subrecipient, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (<https://www.e-verify.gov/>) or email E-Verify at E-Verify@dhs.gov. E-Verify employer agents can email E-Verify at EVerifyEmployerAgent@dhs.gov.

Questions about the meaning or scope of this condition should be directed to the DPS/OHS, before subaward acceptance.

Article 24 – Encouragement of Policies to Ban Text Messaging While Driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages subrecipients to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this subaward, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

Article 25 – ERPO Certification

Byrne SCIP subrecipients who plan to use funding to support ERPO programs must submit a principal legal officer signed Certification Relating to Pub. L. No. 90-351, Title I, Sec. 501(a)(1)(I)(iv) (Extreme-Risk Protection-Order Programs), certifying that the extreme risk protection-order program to be funded satisfies each of the listed requirements prior to the use of grant funds for ERPO programs.

Article 26 – Extreme Risk Protection Programs

Extreme risk protection programs funded under this subaward must include, at a minimum: pre-deprivation and post-deprivation due process rights that prevent any violation or infringement of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive or procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). Such programs must include, at the appropriate phase to prevent any violation of constitutional rights, at minimum, notice, the right to an in-person hearing, an unbiased adjudicator, the right to know opposing evidence, the right to present evidence, and the right to confront adverse witnesses; the right to be represented by counsel at no expense to the government; pre-deprivation and post-deprivation heightened evidentiary standards and proof which mean not less than the protections afforded to a similarly situated litigant in Federal court or promulgated by the State's evidentiary body, and sufficient to ensure the full

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

protections of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive and procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). The heightened evidentiary standards and proof under such programs must, at all appropriate phases to prevent any violation of any constitutional right, at minimum, prevent reliance upon evidence that is unsworn or unaffirmed, irrelevant, based on inadmissible hearsay, unreliable, vague, speculative, and lacking a foundation; and penalties for abuse of the program.

Article 27 – Justice Information Sharing

Information sharing projects funded under this subaward must comply with DOJ's Global Justice Information Sharing Initiative (Global) guidelines. The subrecipient must conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at: https://it.ojp.gov/gsp_grantcondition. The subrecipient must document planned approaches to information sharing and describe compliance with the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

Article 28 – Justification of Consultant Rate

Approval of this subaward does not indicate approval of any consultant rate in excess of \$650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

Article 29 – Limit on Use of Grant Funds for Grantees' Employees' Salaries

With respect to this subaward, federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the subrecipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. (A subrecipient may compensate an employee at a higher rate, provided the amount in excess of this compensation limitation is paid with non-federal funds.)

This limitation on compensation rates allowable under this subaward may be waived on an individual basis at the discretion of the OJP official indicated in the program announcement under which this subaward is made.

Article 30 - Meaningful Access Requirement for Individuals with Limited English Proficiency

The subrecipient must take reasonable steps to ensure that individuals with limited English proficiency (LEP) have meaningful access to their programs and activities to comply with Title VI of the Civil Rights Act of 1964 (Title VI), which prohibits discrimination national origin, including discrimination against individuals with LEP. Such steps may require providing language assistance services, such as interpretation or translation services. The Department of Justice guidance on compliance with this requirement may be found at "Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against Nation Origin discrimination Affecting Limited English Proficient Persons" (67 Fed. Reg. 41455-41472) (<http://www.federalregister.gov/d/02-15207>) and is incorporated by reference.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

Article 31 – Medication-Assisted Treatment (MAT)

Regarding medication-assisted treatment (MAT), the subrecipient understands and agrees to the following: 1) all clients in a BJA-funded drug court have a right to access MAT under the care and prescription of a physician to the extent MAT is clinically indicated; 2) BJA-funded drug courts must not deny any eligible client enrollment to the drug court program because of their use of FDA-approved medications for the treatment of substance abuse; 3) MAT must be permitted to be continued for as long as the prescriber determines that the FDA-approved medication is clinically beneficial; 4) while under no circumstances can a BJA-funded drug court program deny access to MAT under the care and prescription of a physician when it is clinically indicated, a judge retains judicial discretion to mitigate/reduce the risk of abuse, misuse, or diversion of these medications; and 5) federal funds shall not be used to support activities that violate the Controlled Substances Act, 21 U.S.C. 801-904.

Article 32 – OJP Training Guidance Principles

Any training or training materials that the subrecipient develops or delivers with OJP subaward funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at <https://www.ojp.gov/funding/implement/training-guiding-principles-grantees-and-subgrantees>.

Article 33 – Potential Imposition of Additional Requirements

The subrecipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this subaward, if the subrecipient is designated as "highrisk" for purposes of the DOJ high-risk grantee list.

Article 34 – Protection of Human Research Subjects

The subrecipient must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

Article 35 – Publications

Any written, visual, or audio publications funded in whole or in part under this subaward, with the exception of press releases, shall contain the following statements: "This project was supported by Grant No. <AWARD_NUMBER> subawarded by the Missouri Department of Public Safety, Office of Homeland Security, DPS Grants and the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the DPS/OHS or of the U.S. Department of Justice." The current edition of the DOJ Grants Financial Guide provides guidance on allowable printing and publication activities.

Article 36 – Reclassification of Various Statutory Provisions to a New Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified (that is, moved and renumbered) to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this subaward document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in subaward conditions, references set out in material incorporated by reference through subaward conditions, and references set out in other subaward requirements.

Article 37 - Reporting Potential Fraud, Waste, and Abuse, and Similar Misconduct

The subrecipient, must promptly refer to the DPS/OHS/DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this subaward-- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this subaward, should be reported to the DPS/OHS/OIG by—(1) online submission accessible via the OIG webpage at <https://oig.justice.gov/hotline/contact-grants.htm> (select “Submit Report Online”); (2) mail directed to: U.S. Department of Justice, Office of Inspector General, Investigations Division, ATTN: Grantee Reporting, 950 Pennsylvania Ave., NW, Washington DC 20530 and the Missouri Department of Public Safety, Office of the Director, Attn: DPS Grants, 1101 Riverside Drive, Jefferson City, MO 65102-0749 and/or (3) by facsimile directed to the DOJ OIG Investigations Division (Attn: Grantee Reporting) at (202) 616-9881 and DPS/OHS Fax at (573) 526-9012.

Additional information is available from the DOJ OIG website at <https://oig.justice.gov/hotline>.

Article 38 – Requirement for Data on Performance and Effectiveness Under the Award

The subrecipient must collect and maintain data that measure the performance and effectiveness of work under this subaward. The data must be provided to the DPS/OHS in the manner (including within the timeframes) specified by DPS/OHS in the program Notice of Funding Opportunity (NOFO) or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

Article 39 – Requirements Pertaining to Prohibited Conduct Related to Trafficking in Persons (including reporting requirements and OJP authority to terminate subaward)

The subrecipient must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of subrecipients or individuals defined (for purposes of this conditions) as “employees” of the subrecipient.

The details of the subrecipient’s obligations related to prohibited conduct related to trafficking in persons are posted on the OJP website at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm> (Award condition: Prohibited conduct by subrecipients related to trafficking in persons

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

(including reporting requirements and OJP authority to terminate subaward)), and are incorporated by reference here.

Article 40 – Requirement to Report Actual or Imminent Breach of Personally Identifiable Information (PII)

The subrecipient must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it -- (1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "Personally Identifiable Information (PII)" (2 CFR 200.1) within the scope of an OJP grant-funded program or activity, or (2) uses or operates a "Federal information system" (OMB Circular A-130). The subrecipient's breach procedures must include a requirement to report actual or imminent breach of PII to the DPS/OHS no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

Article 41 – Requirement to Report Potentially Duplicative Funding

If the subrecipient currently has other active subawards of federal and/or state funds, or if the subrecipient receives any other award of federal and/or state funds during the period of performance for this subaward, the subrecipient promptly must determine whether funds from any of those other federal and/or state subawards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this subaward. If so, the subrecipient must promptly notify the DPS/OHS in writing of the potential duplication, and, if so requested by the DPS/OHS subawarding agency, must seek a budget-modification or change-of-project-scope Subaward Adjustment – Budget Revision to eliminate any inappropriate duplication of funding.

Article 42 – Requirements Related to System for Award Management and Universal Identifier Requirements

The subrecipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at <https://www.sam.gov/>. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The subrecipient also must comply with applicable restrictions on subawards to first-tier subgrantees, including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the subrecipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at <https://ojp.gov/funding/Explore/SAM.htm> (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to a subaward to an individual who received the subaward as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

Article 43 – Requirements of the Subaward; Remedies for Non-Compliance or for Materially False Statements

The conditions of this subaward are material requirements of the subaward. Compliance with any assurances or certifications submitted by or on behalf of the subrecipient that relate to conduct during the period of performance also is a material requirement of this subaward.

Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the subaward. Any such exceptions regarding enforcement, including any such exceptions made during the period of performance, are (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular subaward conditions" (ojp.gov/funding/Explore/LegalNotices-AwardReqts.htm), and incorporated by reference into the subaward.

By signing and accepting this subaward on behalf of the subrecipient, the authorized subrecipient official accepts all material requirements of the subaward, and specifically adopts, as if personally executed by the authorized recipient official, all assurances or certifications submitted by or on behalf of the subrecipient that relate to conduct during the period of performance.

Failure to comply with one or more subaward requirements -- whether a condition set out in full below, a condition incorporated by reference below, or an assurance or certification related to conduct during the subaward period -- may result in OJP taking appropriate action with respect to the subrecipient and the subaward. Among other things, the OJP may withhold subaward funds, disallow costs, or suspend or terminate the subaward. DOJ, including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this subaward (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this subaward be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or - unenforceable, such provision shall be deemed severable from this subaward.

Article 44 – Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters

No subrecipient under this subaward, or entity that receives a procurement contract or subcontract with any funds under this subaward, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (In accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

The foregoing is not intended and shall not be understood by the agency making this subaward, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this subaward, the subrecipient—
 - a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and
 - b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of subaward funds, will provide prompt written notification to the federal agency making this subaward, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.
2. If the subrecipient does or is authorized under this subaward to make subawards ("subgrants"), procurement contracts, or both
 - a. it represents that—
 - i. it has determined that no other entity that the subrecipient's application proposes may or will receive subaward funds (whether through a subaward, procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and
 - ii. it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and
 - b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this subaward is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of subaward funds to or by that entity, will provide prompt written notification to the state agency making this subaward, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

Article 45 – Restrictions on “Lobbying”

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the subrecipient, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the subrecipient to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a subrecipient would or might fall within the scope of these prohibitions, the subrecipient is to contact the DPS/OHS for guidance, and may not proceed without the express prior written approval of the DPS/OHS.

Article 46 – Submission of Eligible Records Relevant to the National Instant Background Check System

Consonant with federal statutes that pertain to firearms and background checks -- including 18 U.S.C. 922 and 34 U.S.C. ch. 409 -- if the subrecipient uses this subaward to fund (in whole or in part) a specific project or program (such as a law enforcement, prosecution, or court program) that results in any court dispositions, information, or other records that are "eligible records" (under federal or state law) relevant to the National Instant Background Check System (NICS), or that has as one of its purposes the establishment or improvement of records systems that contain any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS, the subrecipient, if applicable must ensure that all such court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS are promptly made available to the NICS or to the "State" repository/database that is electronically available to (and accessed by) the NICS, and -- when appropriate -- promptly must update, correct, modify, or remove such NICS relevant "eligible records".

In the event of minor and transitory non-compliance, the subrecipient may submit evidence to demonstrate diligent monitoring of compliance with this condition (including subrecipient compliance). DOJ will give great weight to any such evidence in any express written determination regarding this condition.

Article 47 – Subrecipient Integrity and Performance Matters: Requirement to Report Information on Certain Civil, Criminal, and Administrative Proceedings to SAM and FAPIIS

The subrecipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this OJP award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, subrecipients of OJP awards are

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

required to report information about such proceedings, through the federal System for Award Management (known as "SAM"), to the designated federal integrity and performance system (currently, "FAPIS"). The details of subrecipient obligations regarding the required reporting (and updating) of information on certain civil, criminal, and administrative proceedings to the federal designated integrity and performance system (currently, "FAPIS") within SAM are posted on the OJP web site at <https://ojp.gov/funding/FAPIS.htm> (Subaward condition: Recipient Integrity and Performance Matters, including Recipient Reporting to FAPIS) and are incorporated by reference here.

Article 48 – UAS/UAV

The subrecipient agrees that no funds under this grant subaward may be used for unmanned aircraft systems (UAS), which includes unmanned aircraft vehicles (UAV), or for any accompanying accessories to support UAS.

Article 49 – Missouri Department of Public Safety, Office of Homeland Security (DPS/OHS), DPS Grants, Specific:

- a) **Allowable Costs:** The subrecipient understands that only allowable and approved expenditures will be reimbursed under this subaward. These monies may not be utilized to pay debts incurred by other activities. The subrecipient agrees to obligate funds no later than the last day of the project period. (Funds are obligated when a legal liability to pay a determinable sum for services or goods is incurred and will require payment during the same or future period.) The subrecipient also agrees to expend funds no later than the end of the period of performance. (Funds are considered to be expended when payment is made.) Any funds not properly obligated and/or expended will lapse. Any deviation from the approved subaward must have prior approval from the DPS/OHS. The subrecipient shall fully coordinate all activities in the performance of the project with those of the DPS/OHS. The subrecipient certifies that all expendable and non-expendable property purchased funds under this subaward shall be used for approved project purposes only.
- b) **Body-Worn Camera Policy:** The subrecipient understands, if monies are requested and subawarded for the purchase of body-worn cameras, the law enforcement agency must have written policies and procedures in place related to equipment usage, data storage and access, privacy considerations, training, etc. The subrecipient will be required to forward a copy of such policy(s) the DPS/OHS at the time of claim submission.
- c) **Buy American:** The subrecipient acknowledges Sections 34.350-34.359 RSMo regarding the Missouri Domestic Products Procurement Act (or commonly referred to as the Buy American Act) and the requirement to purchase or lease goods manufactured or produced in the United States, unless exceptions to the Buy American Act mandate in Section 34.353 RSMo are met.
- d) **Buy Missouri:** The subrecipient also acknowledges Sections 34.070 and 34.073 RSMo regarding the preference given to all commodities and tangible personal property manufactured, mined, produced, or grown within the State of Missouri and to all firms, corporations, or individuals doing business as Missouri firms, corporations, or individuals, or

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

which maintain Missouri offices or places of business, when quality is equal or better and delivered price is the same or less, quality of performance promised is equal or better and the price quoted is the same or less, or when competing bids are comparable.

- e) **Change in Personnel:** The subrecipient agrees to notify, within a timely manner, the DPS/OHS if there is a change in or temporary absence as it affects the 'My Profile' module and the 'Contact Information' component within WebGrants. The notification shall be sent as a Subaward Adjustment – Program Revision through the 'Subaward Adjustment' component of WebGrants.
- f) **Compliance Workshop:** As a subrecipient of federal and/or state funds, the subrecipient is required to participate in any applicable Compliance Workshop hosted by the DPS/OHS. The Compliance Workshop may be hosted as a webinar to provide post-award information to include, but not limited to, subaward acceptance, project implementation, reporting requirements, subaward changes, civil rights compliance, monitoring responsibilities, record retention, internal controls, and accounting responsibilities.
- g) **Contractual Services:** For contractual services the following requirements will be followed when subcontracting for work or services contained in this grant subaward:
 - i. All consultant and contractual services shall be supported by written contracts stating the services to be performed, rate of compensation, and length of time over which the services will be provided.
 - ii. A copy of any contractual agreement made as a result of this award must be forwarded to the DPS/OHS for review or be readily available for review prior to the execution of the contract.
- h) **Criminal Activity:** The subrecipient assures to formally report to the DPS/OHS within 48 hours of notification if an individual funded, in whole, or in part, under this subaward is arrested for or formally charged with a misdemeanor or felony regardless of if the criminal offense is related to the individual's employment. The DPS/OHS reserves the right to suspend or terminate grant funding pending the adjudication of the criminal offense.
- i) **Data Reporting Requirements:** The subrecipient agrees to complete and submit any data or statistical reports required for this program. Failure to submit reports by the deadline dates may result in delay for reimbursement requests and/or cancellation of the subaward.
- j) **Discrimination in Public Accommodations:** The subrecipient assures compliance with Section 213.065 RSMo in regards to non-discrimination in public accommodations as it relates to accommodations, advantages, facilities, services, or privileges made available in place of public accommodations.
- k) **Duplication of Networks:** The subrecipient assures that all equipment/software requested and purchased under this subaward must be compatible with the statewide system. All software, if applicable, must be compatible with the statewide criminal records system. All communication

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

devices, if applicable, must be capable of operating in accordance with the guidelines established by the Missouri Interoperability Center.

- l) **DPS Financial and Administrative Guide:** The subrecipient agrees to follow the grant program guidelines as stated in the DPS Financial and Administrative Guidelines as well as Information Bulletins released by the DPS/OHS to provide important updates, clarifications and policy statements related to the DPS/OHS Grants programs.
- m) **Employment of Unauthorized Aliens:** Pursuant to Section 285.530.1 RSMo, the subrecipient assures that it does not knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri, and shall affirm, by sworn affidavit and provision of documentation, its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Further, the subrecipient shall sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

In accordance with Sections 285.525 to 285.550, RSMo a general contractor or subcontractor of any tier shall not be liable when such general contractor or subcontractor contracts with its direct subcontractor who violates subsection 1 of Section 285.530, RSMo if the contract binding the contractor and subcontractor affirmatively states that the direct subcontractor is not knowingly in violation of subsection 1 of Section 285.530, RSMo and shall not henceforth be in such violation and the contractor or subcontractor receives a sworn affidavit under the penalty of perjury attesting to the fact that the direct subcontractor's employees are lawfully present in the United States.

- n) **Enforceability:** If a subrecipient fails to comply with all applicable federal and/or state requirements governing these funds, the State of Missouri may withhold or suspend, in whole or in part, funds awarded under the subaward, or recover misspent funds following an audit. This provision is in addition to all other remedies provided to the State of Missouri for recovery of misspent funds available under all applicable state and federal laws.
- o) **Equipment:** Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost, which equals or exceeds the lesser of the capitalization level established by the non-federal entity for financial statement purposes, or \$5,000. Expenditures for equipment shall be in accordance with the approved budget. The subrecipient shall use and manage equipment in accordance with its procedures as long as the equipment is used for its intended purposes. When original or replacement equipment acquired under this subaward is no longer needed for the original project or program or for other activities currently or previously supported by the DPS/OHS, you must request instructions from DPS/OHS to make proper disposition of the equipment following the DPS Financial and Administrative Guide.
- p) **Fair Labor Standards Act:** All subrecipients of state and/or federal funds will comply with the minimum wage and maximum hour's provisions of Section 290.502 RSMo.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

- q) **Federal Equitable Sharing Funds:** The subrecipient assures, where the project agency is a law enforcement agency, its law enforcement agency is in compliance with the state provisions of Section 513.653 RSMo relating to participation in the federal forfeiture system and the reporting of proceeds therefrom to the Missouri State Auditor.
- r) **Financial Reporting Requirements:** The subrecipient agrees to complete and submit any financial reports required for this program as requested by the Grant Specialist. Failure to submit reports by the deadline dates may result in delay for reimbursement requests and/or cancellation of the subaward.
- s) **Fund Availability:** The subrecipient understands all subawards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law. It is understood and agreed upon that, in the event funds from federal and/or state sources are not appropriated and continued at an aggregate level sufficient to cover the costs under this subaward, or in the event of a change in federal and/or state law relevant to these costs, the obligations of each party hereunder shall thereupon be terminated immediately upon receipt of written notice. The subrecipient further understands and agrees that neither the DPS/OHS nor the State of Missouri shall be liable for any costs, injuries, or other damages, liquidated or otherwise, caused by or related to a lack of funds or withholdings.
- t) **Governing Directives:** The subrecipient assures that it shall comply, and all its subcontractors/subrecipients as applicable shall comply, with the applicable provisions of the Notice of Funding Opportunity, the "DPS Financial and Administrative Guide", the "DPS Subrecipient Travel Guidelines", Information Bulletins released by the DPS/OHS, and other applicable state laws or regulations.
- u) **Grant Reporting:** Performance Measurement Tool (PMT) reports are required to be submitted quarterly at <http://bj.a.oja.gov>.
- v) **Interoperability Equipment:** To meet SAFECOM requirements all radios must comply with the Missouri Department of Public Safety, Office of the Director, DPS Grants Radio Interoperability Guidelines located at <https://dps.mo.gov/dir/programs/ohs/documents/radio-interoperability-guidelines.pdf>. The Missouri Interoperability Center will review all communications equipment to ensure they comply with the Radio Interoperability Guidelines.
- w) **Law Enforcement Agency Requirements:** Law enforcement agencies must be compliant with the requirements listed below and must maintain compliance throughout the period of performance.
- i. **Section 43.505 RSMo - Uniform Crime Reporting (UCR):** Pursuant to [Section RSMo 43.505.3](#), each law enforcement agency in the state shall: (1) Submit crime incident reports to the department of public safety on forms or in the format prescribed by the department; and (2) Submit any other crime incident information which may be required by the department of public safety. Law enforcement agencies will be considered non-compliant if they have not

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

submitted MIBRS reports for three or more months in the previous twelve months.

- ii. **Section 590.650 RSMo - Vehicle Stops Report:** Pursuant to [Section 590.650.3 RSMo](#), each law enforcement agency shall compile the data described in subsection 2 for the calendar year into a report to the attorney general and each law enforcement agency shall submit the report to the attorney general no later than March first of the following calendar year.
- iii. **Section 590.1265 RSMo - Police Use of Force Transparency Act of 2021:** Pursuant to [Section 590.1265 RSMo](#), each law enforcement agency shall report data submitted under subsection 3 of this section to the department of public safety. Law enforcement agencies will be considered non-compliant if they have not submitted Use of Force reports for three or more months in the previous twelve months.
- iv. **Section 43.544 RSMo - Written Policy on Forwarding Intoxication-Related Traffic Offenses:** Pursuant to [Section 43.544.1 RSMo](#), each law enforcement agency shall adopt a policy requiring arrest information for all intoxication-related traffic offenses be forwarded to the central repository as required by Section 43.503 RSMo.
- v. **Section 590.030 RSMo - Rap Back Program Participation:** Pursuant to [Section 590.030 RSMo](#), all law enforcement agencies shall enroll in the state and federal Rap Back programs on or before January 1, 2022 and continue to remain enrolled. The law enforcement agency shall take all necessary steps to maintain officer enrollment for all officers commissioned with that agency in the Rap Back programs. An officer shall submit to being fingerprinted at any law enforcement agency upon commissioning and for as long as the officer is commissioned with that agency.
- vi. **Section 590.700 RSMo - Custodial Interrogations:** Pursuant to [Section 590.700.4 RSMo](#), each law enforcement agency shall adopt a written policy to record custodial interrogations of persons suspected of committing or attempting to commit the felony crimes described in subsection 2.
- vii. **Death in Custody Reporting Act (DCRA):** Death in Custody Reporting Act (DCRA) - The Death in Custody Reporting Act of 2013 (DCRA; Pub. L. No. 113-242) requires states to report to the Attorney General information regarding the death of any person who is detained, under arrest, or in the process of being arrested, en route to be incarcerated, or incarcerated at a municipal or county jail, state prison, state-run boot camp prison, boot camp prison that is contracted by the state, any state or local contract facility, or other local or state correctional facility (including any juvenile facility). State Administrative Agencies (SAAs) are responsible for collecting data on a

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

quarterly basis from local entities including local jails, law enforcement agencies, medical examiners, and other state agencies. If an agency experiences a death in custody, timely submission of the information on the Death in Custody Reporting Act data collection template is requested to be sent to dpscjl@dp.s.mo.gov or via fax to (573) 526-9012. Examples of reportable and non-reportable death in custody scenarios can be found at <https://dp.s.mo.gov/dir/programs/dpsgrants/dcra.php>.

Death Occurred	DCRA due to MO DPS
January - March	April 15
April - June	July 15
July- September	October 15
October - December	January 15

- x) **License Plate Readers (LPRs):** Agencies purchasing license plate reader (LPR) equipment and technology with grant funds administered by the Missouri Department of Public Safety, must adhere to the following requirements:
- i. LPR vendors chosen by an agency must have an MOU on file with the MSHP Central Vendor File as developed and prescribed by the Missouri Department of Public Safety pursuant to 11 CSR 30-17.
 - ii. Prior to purchasing LPR services, the agency should verify the vendor's MOU status with the MSHP CJIS Division by emailing mshphelpdesk@mshp.dps.mo.gov.
 - iii. Share LPR data through the MoDEx process with statewide sharing platforms (i.e., MULES).
 - iv. Enable LPR data sharing with other Missouri Law Enforcement agencies and enforcement support entities within the selected vendor's software. Examples include, but are not limited to fusion centers, drug task forces, special investigation units, etc.
 - v. Connect to the Missouri State Highway Patrol's Automated License Plate Reader (ALPR) File Transfer Protocol Access Program. This program provides the information necessary to provide a NCIC and/or MULES hit when used in conjunction with a License Plater Reader (LPR) device. An MOU must be on file with the Access Integrity Unit (AIU) for the vendor and the law enforcement agency and a registration process must be completed.
 - vi. Agency shall have a license plate reader policy and operation guideline prior to the implementation of LPRs. Reimbursements will not be made on the project until the policy has been provided to the Missouri Department of Public Safety.
 - vii. If LPR will be installed on Missouri Department of Transportation right-of-way(s) agency must request installation through the Missouri Department of Public Safety. Once approved, agency must adhere to the Missouri Department of Transportation's guidelines regarding installation of LPR's on Missouri Department of Transportation right-of-way(s).

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT ARTICLES OF AGREEMENT	

- y) **Lobbying:** The subrecipient understands and agrees that state funds cannot be used, either directly or indirectly, to support or oppose enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government.
- z) **Monitoring:** The subrecipient agrees to maintain the records necessary to evaluate the effectiveness of the project. In addition, the subrecipient assures that all documentation or records relating to this subaward shall be made available to monitoring representatives of the DPS/OHS, the Office of Missouri State Auditor, or any of their authorized representatives immediately upon request. The subrecipient assures that fund accounting, auditing, monitoring, and such evaluation procedures as may be necessary to keep such records as the DPS/OHS shall prescribe, will be provided to assure fiscal control, proper management, and efficient disbursement of funds received under this subaward.
- aa) **Non-Disclosure Agreements:** The subrecipient assures that it will not prohibit or otherwise restrict, or purport to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to the DPS/OHS or other agency authorized to receive such information.

In accepting this subaward, the subrecipient:

- i. Represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and
 - ii. Certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to exercise agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of subaward funds, will provide prompt written notification to the DPS/OHS, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by the DPS/OHS.
- bb) **Non-Supplanting:** The subrecipient assures that federal and/or state funds made available under this subaward will not be used to supplant other federal, state, or local funds but will be used to increase the amount of funds that would, in the absence of these funds, be made available for the activities of this project.
- cc) **Procurement:** The subrecipient assures that all procurement transactions whether negotiated or competitively bid and without regard to dollar value shall be conducted in a manner to provide maximum open and free competition. In addition, the subrecipient assures that all procurement transactions will meet the minimum standards set forth in the "DPS Financial and Administrative Guidelines" and identified here:

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

- i. All quotations and the rationale behind the selection of a source of supply shall be retained, attached to the purchase order copy, and placed in the accounting files.
- ii. Purchases to a single vendor totaling less than \$10,000 may be purchased with prudence on the open market.
- iii. Purchases estimated to total between \$10,000 but less than \$100,000 to a single vendor, must be competitively bid, but need not be solicited by mail or advertisement.
- iv. Purchases with an estimated total of \$100,000 or over to a single vendor shall be advertised for bids in at least two daily newspapers of general circulation in such places as are most likely to reach prospective bidders at least five days before bids for such purchases are to be opened.
- v. Where only one bid or positive proposal is received, it is deemed to be sole source procurement.
- vi. Sole source procurement on purchases to a single vendor of \$10,000 and over requires prior approval from the DPS/OHS.

dd) **Reimbursement:** Expenditures shall be in accordance with the approved budget and documentation in the form of paid bills and vouchers shall support each expenditure. Care shall be given to assure that all items purchased directly relate to the specific project objectives for which the subaward was approved.

ee) **Relationship:** The subrecipient agrees that it will represent itself to be an independent subrecipient offering such services to the general public and shall not represent itself or its employees to be employees of the DPS/OHS. (This provision is not applicable to the Missouri Department of Public Safety or any of its divisions or programs.) Therefore, the subrecipient shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers' compensation, employee insurance, minimum wage requirements, overtime, etc.

ff) **Release of Funds:** The subrecipient acknowledges no funds will be disbursed under this subaward until such time as all required documents are signed by the subrecipient Authorized Official and returned to the DPS/OHS for final review and signature by the Director or his/her designee.

gg) **Subaward Adjustments:** The subrecipient understands that any deviation from the approved subaward must have prior approval from the DPS/OHS. No additional funding shall be awarded to a subrecipient (unless specifically notified by the DPS/OHS of additional funding being awarded) but changes from one budget line to another budget line may be possible if the request is allowable and within the scope of the guidelines. Prior approval must be requested via the 'Subaward Adjustment' component of WebGrants.

GRANT PROGRAM FY 2024 State Crisis Intervention Program (SCIP)	SUBRECIPIENT Department of Health - City of St. Louis
SUBAWARD NUMBER 15PBJA-24-GG-02925-BSCI-02	DATE 10/27/2025
SUBAWARD AGREEMENT	
ARTICLES OF AGREEMENT	

- hh) **Subaward Document Changes:** In the event DPS/OHS determines that changes are necessary to the subaward document after the subaward has been made, including changes to period of performance or Articles of Agreement, the subrecipient will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate subrecipient acceptance of the changes to the subaward.
- ii) **Supplies/Operations:** Expenditures for equipment and supplies and operating expenses shall be in accordance with the approved budget and documentation in the form of paid bills and vouchers shall support each expenditure. Care shall be given to assure that all items purchased directly relate to the specific project objectives for which the contract was approved.
- jj) **Suspension/Debarment:** The subrecipient acknowledges, pursuant to debarment and suspension regulations implemented at [1 CSR 40-1.060](#), and to other related requirements, that the State does not consider bids submitted by a suspended or debarred vendor. The subrecipient therefore certifies that it will not consider bids submitted by a suspended or debarred vendor for procurements made as a result of this subaward.
- kk) **Suspension/Termination of Subaward:** The DPS/OHS reserves the right to suspend or terminate any contract entered into as a result of this subaward at its sole discretion and without penalty or recourse by giving a thirty (30) day written notice to the subrecipient of the effective date of suspension or termination. In the event of termination pursuant to this paragraph, all documents, data, and reports prepared by the subrecipient under the subaward shall, at the option of the DPS/OHS, become property of the State of Missouri. The subrecipient shall be entitled to receive just and equitable compensation for that work completed prior to the effective date of termination.
- ll) **Time Records Requirement:** The subrecipient assures that, all project personnel funded through this subaward will maintain timesheets that detail 100% of their time along with the activities/services provided. The timesheets must be signed by both the employee and the appropriate approving official. These timesheets must be provided to the DPS/OHS at the time of claim submission.
- mm) **Unlawful Employment Practices:** The subrecipient assures compliance with Section 213.055 RSMo in regards to non-discrimination in employment practices as it relates to race, color, religion, national origin, sex, ancestry, age, or disability.

Summary
Board Bill Number 107
Introduced by Alderman Rasheen Aldridge
November 21, 2025

An Ordinance to create the 1100 Washington Avenue Community Improvement District.

BOARD BILL NUMBER 107 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE

An Ordinance approving the “Petition to Amend and Restate the Petition to Establish 1100 Washington Avenue Community Improvement District by, among other things, Altering the Boundaries of the 1100 Washington Avenue Community Improvement District and Clarifying the Project” (the “*Amended Petition*”); and containing a severability clause.

WHEREAS, The City of St. Louis, Missouri (the “*City*”) is authorized and empowered pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*Act*”), to establish a community improvement district as proposed by a verified petition; and

WHEREAS, on April 9, 2009, a Petition to Establish 1100 Washington Avenue Community Improvement District (the “*Initial Petition*”) was filed with the Register of the City; and

WHEREAS, the Register did review and determine that the Initial Petition substantially complied with the requirements of the Act and verified said Initial Petition in accordance with the requirements of the Act; and

WHEREAS, in connection with the Initial Petition, after notice of the public hearing by publication and individually to each property owner within the proposed 1100 Washington Avenue Community Improvement District via correspondence, a public hearing was held on June 30, 2009 in accordance with the Act; and

WHEREAS, on July 27, 2009, the City’s Board of Aldermen (the “*Board of Aldermen*”) approved Ordinance No. 68436 (the “*Original Ordinance*”) that, among other things, (i) established the 1100 Washington Avenue Community Improvement District, (ii) stated that the 1100 Washington Avenue Community Improvement District was declared “blighted”

1 under Chapter 99 RSMO. in Ordinance No. 60939 of the City (the “*Blight Ordinance*”), and
2 reaffirmed such designation of blight, (iii) set the term for the existence of the 1100 Washington
3 Avenue Community Improvement, and (iv) consented to the appointment of certain individuals
4 to the Board of Directors of the 1100 Washington Avenue Community Improvement District;
5 and

6 **WHEREAS**, the Original Ordinance stated that the 1100 Washington Avenue
7 Community Improvement District had been declared “blighted” under Chapter 99 RSMo. in the
8 Blight Ordinance, and reaffirmed such designation of blight; and

9 **WHEREAS**, on September 18, 2025, the Amended Petition was filed with the Register
10 of the City in accordance with Sections 67.1421.5(3) and 67.1441.2 of the Act; and

11 **WHEREAS**, subject to and in accordance with the Act, the Amended Petition seeks to,
12 among other things, (i) add property to the existing boundaries of the 1100 Washington Avenue
13 Community Improvement District (the 1100 Washington Avenue Community Improvement
14 District as amended to include the additional property is referred to herein as the “*District*”),
15 (ii) add an additional project valued at \$500,000 to the scope of the District, (iii) extend the term
16 of the District, (iv) clarify the existing blight determination, and (v) consent to the terms of the
17 Board of Directors of the District; and

18 **WHEREAS**, the Register did review and determine that the Amended Petition
19 substantially complied with the requirements of the Act and verified said Amended Petition in
20 accordance with the requirements of the Act; and

21 **WHEREAS**, in connection with the Amended Petition, after notice of the public hearing
22 by publication and individually to each property owner within the proposed District via
23 correspondence, a public hearing was held on in accordance with the Act; and

1 **WHEREAS**, the Board of Aldermen hereby finds that the adoption of this Ordinance is
2 in the best interest of the City and that the property owners, residents, and persons engaging in
3 business or visiting the District, and the public generally will benefit from the amendments to the
4 District, which amendments are in addition to the benefits set forth in the Original Ordinance.

5 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

6 **SECTION 1. Additional Property.**

7 Pursuant to Section 67.1441.2 of the CID Act and subject to the terms of the Amended Petition,
8 the boundaries of the 1100 Washington Avenue Community Improvement District are hereby
9 amended for the addition of real property as set forth in the Amended Petition attached hereto as
10 **EXHIBIT A**, and incorporated herein by reference. A map of the boundaries of the District and
11 a legal description thereof is contained in the Amended Petition.

12 **SECTION 2. Blight Determination.**

13 The Board of Aldermen hereby finds and confirms that the District is a “blighted area” pursuant
14 to Section 67.1401.2(3) of the CID Act under Chapter 99 RSMo. as found in the Blight
15 Ordinance. The Board of Aldermen further states that the confirmation and reaffirmation that
16 the District is a “blighted area” shall only extend for so long as the Blight Ordinance is in effect
17 and only to those portions of the District within the “blighted area” as set forth in the Blight
18 Ordinance.

19 **SECTION 3. Powers and Additional Project.**

20 Pursuant to the Act and as further set forth in the Amended Petition, the District shall have all the
21 powers necessary to carry out and effectuate the purposes and provisions of the Act including an
22 additional project valued at \$500,000 for, among other things, supporting business activity and
23 economic development in the District, all as further set forth in the Amended Petition, attached

1 hereto and incorporated herein by reference as **EXHIBIT A**. The District is authorized to use
2 the funds of the District for any of the improvements, services, or other activities authorized
3 under the Act.

4 **SECTION 4. Obligations.**

5 The District is authorized by the Act, at any time, to issue obligations, or to enter into agreements
6 with other entities with the authority to issue obligations, for the purpose of carrying out any of
7 its powers, duties, or purposes. Such obligations shall be payable out of all, part, or any
8 combination of the revenues of the District and may be further secured by all or any part of any
9 property or any interest in any property by mortgage or any other security interest granted. Such
10 obligations shall be authorized by resolution of the District, and if issued by the District shall
11 bear such date or dates, and shall mature at such time or times, but not more than 20 years from
12 the date of issuance, as the resolution shall specify. Such obligations shall be in such
13 denomination, bear interest at such rate or rates, be in such form, be payable in such place or
14 places, be subject to redemption as such resolution may provide and be sold at either public or
15 private sale at such prices as the District shall determine subject to the provisions of Section
16 108.170 RSMO. The District is also authorized to issue such obligations to refund, in whole or
17 part, obligations previously issued by the District.

18 **SECTION 5. Duration of District.**

19 In connection with Section 67.1481 of the Act, the length of time for the existence of the District
20 shall continue to be from the effective date of the Original Ordinance until no later than 27 years
21 from the date of adoption of this Ordinance. In furtherance hereof, it is hereby stated and found
22 that the provisions of Section 67.1481.6 were complied with to extend the term of the District.

23 **SECTION 6. Amended Petition and District's Board of Directors.**

Pursuant to Section 67.1421.5(3) of the Act, the Amended Petition, attached hereto and incorporated herein by reference as **EXHIBIT A**, is hereby approved in its entirety including, but not limited to, the Board of Aldermen consenting to the terms of the District's Board of Directors set forth therein.

SECTION 7. Public Services.

Pursuant to the Act, the Board of Aldermen shall neither decrease the level of publicly funded services in the District nor transfer the burden of providing the services to the District unless the services at the same time are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of the publicly funded services between areas included in the District and areas not so included.

SECTION 8. Public Purpose.

The City hereby finds that the use of the District proceeds as provided for in the Amended Petition will serve a public purpose in accordance with the Act, and encouraging the redevelopment of real property within the District.

SECTION 9. Further Authority.

The City shall, and the officials, officers, agents, and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance including, but not limited to, giving notice to any parties that should receive notice of the amendments to the District stated in this Ordinance and the Amended Petition.

1 **SECTION 10. Severability.**

2 It is hereby declared to be the intention of the Board of Aldermen that each and every part,
3 section, and subsection of this Ordinance shall be separate and severable from each and every
4 other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each
5 said part, section, and subsection separately and independently of any other part, section, and
6 subsection. In the event that any part, section, or subsection of this Ordinance shall be
7 determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and
8 subsections shall be and remain in full force and effect, unless the court making such finding
9 shall determine that the valid portions standing alone are incomplete and are incapable of being
10 executed in accord with the legislative intent, provided that the essential provisions of the
11 arrangements contemplated by this Ordinance remain intact.

**PETITION TO AMEND AND RESTATE THE PETITION TO ESTABLISH 1100
WASHINGTON AVENUE COMMUNITY IMPROVEMENT DISTRICT BY, AMONG OTHER
THINGS, ALTERING THE BOUNDARIES OF THE 1100 WASHINGTON AVENUE
COMMUNITY IMPROVEMENT DISTRICT AND CLARIFYING THE PROJECT**

To The City of St. Louis, Missouri:

The undersigned petitioners (the **“Petitioners”**) are the owners or representatives of the owners of record of more than fifty percent (50%) (a) by assessed value of all real property within the hereinafter defined Additional Property, and per capita of all owners of real property within the Additional Property, and (b) by assessed value of all real property within the hereinafter defined District, and per capita of all owners of real property within the District. Petitioners hereby petition and request that The City of St. Louis, Missouri (the **“City”**), amend and restate the petition establishing the 1100 Washington Avenue Community Improvement District, which was created pursuant to Ordinance No. 68436 approved on July 27, 2009 (the **“Original CID Ordinance”**), to alter the boundaries of the 1100 Washington Avenue Community Improvement District and, among other things, clarify the description of the District Project (defined herein), pursuant to the authority of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the **“CID Act”**).

1. A legal description of the real property to be added to the 1100 Washington Avenue Community Improvement District is set forth on **Exhibit A**, attached hereto and incorporated herein by reference (the **“Additional Property”**). The legal description of the boundaries of the 1100 Washington Avenue Community Improvement District as altered to include the addition of the Additional Property (collectively, the **“District”**) is set forth on **Exhibit B**, attached hereto and incorporated herein by reference. The District’s boundaries are contiguous and located entirely within the City. A map illustrating the boundaries of the District is set forth on **Exhibit C**, attached hereto and incorporated herein by reference.
2. The 1100 Washington Avenue Community Improvement District was originally established pursuant to the Original CID Ordinance.
3. Petitioners desire to alter the boundaries of the 1100 Washington Avenue Community Improvement District for the sole purpose of adding the Additional Property. Petitioners also seek to clarify the description of the District Project, and extend the term of the District.
4. Upon altering the boundaries of the 1100 Washington Avenue Community Improvement District to include the addition of the Additional Property, the name thereof shall remain the 1100 Washington Avenue Community Improvement District.
5. The District is more particularly described in **Exhibit B** and depicted on **Exhibit C**, attached hereto and incorporated by reference herein.
6. As of the last completed assessment, the real property located within the District has a total assessed value of approximately \$5,094,130.
7. The following table details the parcels currently within the District and the Additional Property, which constitutes all of the parcels in the District.

Owner	Additional Property	Site Address	PIN	2024 Assessed Value
Vanguard Apartments, LLC	No	1100 Washington Ave.	0836-9-050.000	\$144,420
Vanguard Apartments, LLC	No	1110 Washington Ave.	0836-9-040.000	\$795,030
Copia Apartments, LLC	No	1122 Washington Ave.	0836-9-031.007	\$241,890
Merchandise Mart Apartments LLC	Yes	1000 Washington Ave.	0179-9-010.000	\$3,087,030
Bee Hat Lofts LLC	Yes	1021 Washington Ave.	0178-9-090.000	\$344,860
Meridian Commercial LLC	Yes	1132 Washington Ave., Retail Unit A ¹	0836-9-011.096	\$112,000
Meridian Commercial LLC	Yes	1132 Washington Ave., Retail Unit B ²	0836-9-011.097	\$45,300
Alexandrew LLC	Yes	1013 Washington Ave.	0178-9-021.001	\$32,600
Irish Dorsa, LLC	Yes	1015 Washington Ave.	0178-9-021.002	\$87,200
Flamingo Bowl, LLC	Yes	1113 Washington Ave., Unit 102	0517-9-011.002	\$78,400
Flamingo Bowl LLC	Yes	1113 Washington Ave., Unit 103	0517-9-011.003	\$125,400

8. As also described in the Original CID Ordinance, Petitioners are seeking a confirmation and reaffirmation the District is a “blighted area” pursuant to Section 67.1401.2(3) of the CID Act because the District is located in an area that has been declared blighted or found to be a blighted area by the City pursuant to Chapter 99, RSMo. in Ordinance No. 60939 of the City (the “**Blight Ordinance**”). The factors that support confirmation and reaffirmation that the District is a “blighted area” pursuant to Chapter 99 RSMo., and by extension, Section 67.1401.2(3) of the CID Act, are described in the Blight Ordinance. Notwithstanding anything in this Petition to Amend and Restate the Petition to Establish 1100 Washington Avenue Community Improvement District by, among other things, Altering the Boundaries of the 1100 Washington Avenue Community Improvement District and Clarifying the Project (this “**Amended Petition**”) to the contrary, the confirmation and reaffirmation that this District is a “blighted area” shall only extend for so long

¹ Only the portion of this parcel from street level to 15 feet above street level shall be included within the District; the vertical portion of this parcel 15 feet, 1 inch and more above street level shall not be included within the boundaries of the District.

² Only the portion of this parcel from street level to 15 feet above street level shall be included within the District; the vertical portion of this parcel 15 feet, 1 inch and more above street level shall not be included within the boundaries of the District.

as the Blight Ordinance is in effect and only to those portions of the District within the “blighted area” as set forth in the Blight Ordinance.

9. The District shall remain a political subdivision governed by a board of directors composed of five (5) members appointed by the Mayor of the City, with the consent of the Board of Aldermen of the City. Each director shall, during his or her term, meet the qualifications of Section 67.1451.2(1)-(2) of the CID Act. Successor directors shall be appointed in the same manner. Successor directors shall serve for a term of four years.

10. Set forth directly below are the current members of the District’s board of directors.

Name	Term Expires
Alex Oliver	July 27, 2029
Craig Heller	July 27, 2029
Emily Oliver	July 27, 2027
Lisa Shaw	July 27, 2027
Lucas Durkin	July 27, 2027

11. Petitioners do not seek limitations on the borrowing capacity of the District.
12. Petitioners do not seek limitations on the revenue generation of the District.
13. The District shall have all powers provided in the CID Act, except as otherwise provided in this Amended Petition.
14. The District shall remain authorized, upon approval by the qualified voters of the District to impose a sales and use tax at a rate of one percent (1%) (the “**Sales Tax**”) on all eligible retail sales made in the District in accordance with Section 67.1545 of the CID Act, for the duration permitted by the CID Act.
15. The District shall not submit or levy a special assessment and therefore the maximum rate of special assessment in this Amended Petition is zero.
16. The District shall not submit any real property taxes or business license taxes to the qualified voters for approval and therefore the maximum rates of real property taxes and business license taxes in this Amended Petition are zero.
17. A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred (collectively, and as described in **Exhibit D**, the “**District Project**” or “**CID Project**”), is set forth in **Exhibit D**, attached hereto and incorporated herein by reference. It is anticipated that the District will use the moneys received from the imposition of the Sales Tax to finance and reimburse those eligible District Project costs incurred on its behalf.
18. The estimated cost of the District Project for the next five years is approximately \$500,000 (excluding amounts reasonably required to establish a debt service reserve fund, fund capitalized interest and pay costs of issuance reasonably incurred by the District and the City in furtherance of the issuance or placement of obligations, including but not limited to the fees and expenses of financial advisors and consultants, the District's attorneys and the City's attorneys (including issuer's counsel and bond counsel), and the District's administrative fees and expenses including fees and costs of planning consultants and other advisors), as more particularly described in **Exhibit D**, attached hereto and incorporated herein by reference. This \$500,000 is in addition to the prior amounts authorized and approved under the Original CID Ordinance.

19. The length of time for the existence of the District shall continue to be from the effective date of the Original CID Ordinance until no later than 27 years from the date of adoption of the ordinance approving this Amended Petition, unless the City extends the length of time of this District pursuant to Section 67.1481 of the CID Act.
20. The signatures of the signers to this Amended Petition may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk of the City.
21. Petitioner respectfully requests that the boundaries of the District be altered to include the Additional Property pursuant to the CID Act, and all other actions as described and set forth in this Amended Petition.

Dated this 18th day of September, 2025.

PETITIONER:

NAME OF OWNER:	Vanguard Apartments, LLC
TELEPHONE NUMBER:	<u>314-221-3879</u>
MAILING ADDRESS:	<u>231st Benton Ave, Ste 850</u> <u>St. Louis, MO 63105</u>
NAME OF SIGNER:	<u>Alex T Oliver, Manager</u>
BASIS OF LEGAL AUTHORITY TO SIGN:	<u>Manager</u>
SIGNER'S TELEPHONE NUMBER:	<u>314-221-3879</u>
SIGNER'S MAILING ADDRESS:	<u>1017 Olive St, Ste 400, St Louis, MO 63101</u>
TYPE OF ENTITY OR MARITAL STATUS, AS APPLICABLE:	Limited Liability Company
MAP:	See Exhibit C
PARCEL IDENTIFICATION NUMBERS:	0836-9-050.000; 0836-9-040.000
2024 ASSESSED VALUE:	\$939,450

[Signature Page of Petitioner, Vanguard Apartments, LLC Follows]

By executing this Amended Petition on this 10 day of SEPTEMBER, 2025, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his or her signature may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk.

By: *Alex T Oliver*
Name: *Alex T Oliver*
Title: *Manager*

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) ss.

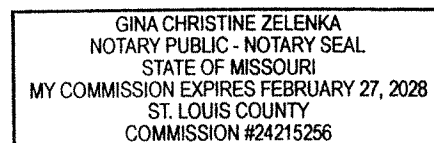
On this 10 day of September, in the year 2025, before me
Gina Christine Zelenka a Notary Public in and for said
state, personally appeared *Alex T Oliver*, the
Manager of Vanguard Apartments, LLC, known to me to be
the person who executed the within Amended Petition in behalf of limited liability company and
acknowledged to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this 10 day of September, 2025.

Gina Christine Zelenka
Notary Public

Printed Name: *Gina Christine Zelenka*

My Commission Expires: *2/27/28*



PETITIONER:

NAME OF OWNER:	Copia Apartments, LLC
TELEPHONE NUMBER:	<u>314-221-3879</u>
MAILING ADDRESS:	<u>231st Bemiston Ave, Ste 850</u> <u>St. Louis, MO 63105</u>
NAME OF SIGNER:	<u>Alex T Oliver</u>
BASIS OF LEGAL AUTHORITY TO SIGN:	<u>Manager</u>
SIGNER'S TELEPHONE NUMBER:	<u>314-221-3879</u>
SIGNER'S MAILING ADDRESS:	<u>1017 Olive St, Ste 400, St. Louis, MO 63101</u>
TYPE OF ENTITY OR MARITAL STATUS, AS APPLICABLE:	Limited Liability Company
MAP:	See Exhibit C
PARCEL IDENTIFICATION NUMBERS:	0836-9-031.007
2024 ASSESSED VALUE:	\$241,890

[Signature Page of Petitioner, Copia Apartments, LLC Follows]

By executing this Amended Petition on this 10 day of SEPTEMBER, 2025, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his or her signature may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk.

By: Alex T Oliver
Name: Alex T Oliver
Title: Manager

STATE OF MISSOURI)
) ss.
C 15 Y OF ST. LOUIS)

On this 10 day of September, in the year 2025, before me
Gina Christine Zelenka a Notary Public in and for said
state, personally appeared Alex T Oliver, the
Manager of Copia Apartments, LLC, known to me to be the
person who executed the within Amended Petition in behalf of limited liability company and acknowledged
to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this 10 day of September, 2025.

Gina Christine Zelenka
Notary Public

Printed Name: Gina Christine Zelenka

My Commission Expires: 2/27/28

GINA CHRISTINE ZELENKA NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES FEBRUARY 27, 2028 ST. LOUIS COUNTY COMMISSION #24215256

PETITIONER:

NAME OF OWNER:	Merchandise Mart Apartments LLC
TELEPHONE NUMBER:	<u>314-221-3879</u>
MAILING ADDRESS:	<u>231 Bemiston Ave, Ste 850</u> <u>St. Louis, MO 63105</u>
NAME OF SIGNER:	<u>Alex T Oliver</u>
BASIS OF LEGAL AUTHORITY TO SIGN:	<u>Manager</u>
SIGNER'S TELEPHONE NUMBER:	<u>314-221-3879</u>
SIGNER'S MAILING ADDRESS:	<u>1017 Olive St, Ste 400, St. Louis, MO 63101</u>
TYPE OF ENTITY OR MARITAL STATUS, AS APPLICABLE:	Limited Liability Company
MAP:	See Exhibit C
PARCEL IDENTIFICATION NUMBERS:	0179-9-010.000
2024 ASSESSED VALUE:	\$3,087,030

[Signature Page of Petitioner, Merchandise Mart Apartments LLC Follows]

By executing this Amended Petition on this 10 day of SEPTEMBER, 2025, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his or her signature may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk.

By: Alex T Oliver

Name: Alex T Oliver

Title: Manager

STATE OF MISSOURI)
)
C 15 Y OF ST. LOUIS) ss.

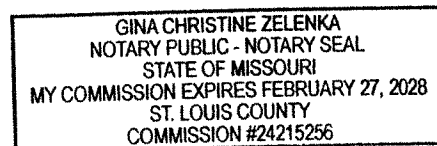
On this 10 day of September, in the year 2025, before me Gina Christine Zelenka a Notary Public in and for said state, personally appeared Alex T Oliver the Manager of Merchandise Mart Apartments LLC, known to me to be the person who executed the within Amended Petition in behalf of limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this 10 day of September, 2025.

Gina Christine Zelenka
Notary Public

Printed Name: Gina Christine Zelenka

My Commission Expires: 2/27/28



PETITIONER:

NAME OF OWNER:	Bee Hat Lofts LLC
TELEPHONE NUMBER:	<u>314-221-3879</u>
MAILING ADDRESS:	<u>231 S. Bemiston Ave, Ste 850</u> <u>St. Louis, MO 63105</u>
NAME OF SIGNER:	<u>Alex T Oliver</u>
BASIS OF LEGAL AUTHORITY TO SIGN:	<u>Manager</u>
SIGNER'S TELEPHONE NUMBER:	<u>314-221-3879</u>
SIGNER'S MAILING ADDRESS:	<u>1017 Olive St, Ste 400, St Louis, MO 63101</u>
TYPE OF ENTITY OR MARITAL STATUS, AS APPLICABLE:	Limited Liability Company
MAP:	See Exhibit C
PARCEL IDENTIFICATION NUMBERS:	0178-9-090.000
2024 ASSESSED VALUE:	\$344,860

[Signature Page of Petitioner, Bee Hat Lofts LLC Follows]

By executing this Amended Petition on this 10 day of SEPTEMBER, 2025, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his or her signature may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk.

By: [Signature]
Name: Alex T Oliver
Title: Manager

STATE OF MISSOURI)
)
C 10 Y OF ST. LOUIS) ss.

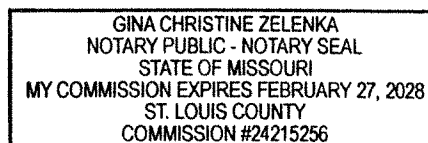
On this 10 day of September, in the year 2025, before me Gina Christine Zelenka a Notary Public in and for said state, personally appeared Alex T Oliver the Manager of Bee Hat Lofts LLC, known to me to be the person who executed the within Amended Petition in behalf of limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this 10 day of September, 2025.

[Signature]
Notary Public

Printed Name: Gina Christine Zelenka

My Commission Expires: 2/27/28



PETITIONER:

NAME OF OWNER: Meridian Commercial LLC

TELEPHONE NUMBER: 314-221-3879

MAILING ADDRESS: 231 S. Bemiston Ave, Ste 850
St. Louis, MO 63105

NAME OF SIGNER: Alex T Oliver

BASIS OF LEGAL AUTHORITY TO SIGN: Manager

SIGNER'S TELEPHONE NUMBER: 314-221-3879

SIGNER'S MAILING ADDRESS: 1017 Olive St, Ste 400, St. Louis, MO 63101

TYPE OF ENTITY OR MARITAL STATUS, AS APPLICABLE: Limited Liability Company

MAP: See **Exhibit C**

PARCEL IDENTIFICATION NUMBERS: 0836-9-011.096; 0836-9-011.097

2024 ASSESSED VALUE: \$157,300

[Signature Page of Petitioner, Meridian Commercial LLC Follows]

By executing this Amended Petition on this 10 day of September, 2025, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his or her signature may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk.

By: Alex T Oliver
Name: Alex T Oliver
Title: Manager

STATE OF MISSOURI)
)
C 17 Y OF ST. LOUIS) ss.

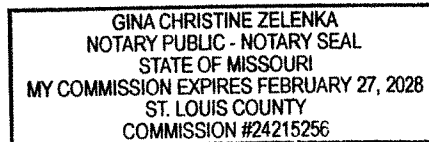
On this 10 day of September, in the year 2025, before me Gina Christine Zelenka a Notary Public in and for said state, personally appeared Alex T Oliver the Manager of Meridian Commercial LLC, known to me to be the person who executed the within Amended Petition in behalf of limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this 10 day of September, 2025.

Gina Christine Zelenka
Notary Public

Printed Name: Gina Christine Zelenka

My Commission Expires: 2/27/28



PETITIONER:

NAME OF OWNER:

Irish Dorsa, LLC

TELEPHONE NUMBER:

(H) 314.220.8788 (C) 314-220-8788

MAILING ADDRESS:

1317 LACLEDE STATION RD
ST. LOUIS MO 63117

NAME OF SIGNER:

JAY CARNAHAN

BASIS OF LEGAL AUTHORITY TO SIGN:

MEMBER

SIGNER'S TELEPHONE NUMBER:

(C) 314.220.8788

SIGNER'S MAILING ADDRESS:

1317 LACLEDE STATION RD
ST. LOUIS MO 63117

TYPE OF ENTITY OR MARITAL STATUS, AS
APPLICABLE:

Limited Liability Company

MAP:

See **Exhibit C**

PARCEL IDENTIFICATION NUMBERS:

0178-9-021.002

2024 ASSESSED VALUE:

\$87,200

[Signature Page of Petitioner, Irish Dorsa, LLC Follows]

By executing this Amended Petition on this 16 day of September, 2025, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Amended Petition is filed with the City Clerk.

By: [Signature]
Name: Jay Carnahan
Title: Member

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ss.

On this 16 day of September, in the year 2025, before me Jared Bennett a Notary Public in and for said state, personally appeared Jay Carnahan, the Member of Irish Dorsa, LLC, known to me to be the person who executed the within Amended Petition in behalf of limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this 16 day of September, 2025.

[Signature]
Notary Public

Printed Name: Jared Bennett

My Commission Expires: 3/21/26



EXHIBIT A

Legal Description of Additional Property

Additional Property owned by Merchandise Mart Apartments LLC:

PARCEL 1: (FEE SIMPLE)

A TRACT OF LAND BEING ALL OF CITY BLOCK 179 OF THE CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE SOUTH LINE OF WASHINGTON STREET AND FRONTING 271.01 FEET THEREON; EAST BY THE WEST LINE OF TENTH STREET AND FRONTING 150.00 FEET THEREON; SOUTH BY THE NORTH LINE OF ST. CHARLES STREET AND FRONTING 271.18 FEET THEREON; AND WEST BY THE EAST LINE OF ELEVENTH STREET FRONTING 150.00 FEET THEREON.

TOGETHER WITH THE ELEVATED PASSAGEWAY CONNECTED ON THE NORTH TO THE BUILDING LOCATED ON THE ABOVE DESCRIBED TRACT AND ON THE SOUTH TO THE BUILDING LOCATED ON THE APPROXIMATE WEST ONE-HALF OF CITY BLOCK 281 OF THE CITY OF ST. LOUIS, BEING A TRACT OF LAND BEING PART OF THE EXISTING RIGHT-OF- WAY OF ST. CHARLES STREET, LYING BETWEEN 10TH STREET AND 11TH STREET IN THE CITY OF ST. LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF 11TH STREET, 60.00 FEET WIDE, WITH THE NORTH LINE OF ST. CHARLES STREET, 50.00 FEET WIDE; THENCE ALONG SAID NORTH LINE, SOUTH 60 DEGREES 01 MINUTES 40 SECONDS EAST A DISTANCE OF 43.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 60 DEGREES 01 MINUTES 40 SECONDS EAST A DISTANCE OF 33.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 30 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID ST. CHARLES STREET; THENCE ALONG SAID LINE, NORTH 60 DEGREES 01 MINUTES 40 SECONDS WEST A DISTANCE OF 33.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 30 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION ENCOMPASSES AN AREA BEGINNING AT ELEVATION 57.00 FEET (CITY OF ST. LOUIS DATUM) TO A CEILING OF ELEVATION OF 184.00 FEET.

PARCEL 2: (PARKING RIGHTS ESTATE)

ALL REAL PROPERTY RIGHTS, GRANTED TO MERCHANDISE MART EQUITY LLC IN THE PARKING GARAGE BUILDING KNOWN AS UNIT G OF ST. LOUIS GATEWAY CONDOMINIUM IN CITY BLOCK 172, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 03012004, PAGE 92, ACCORDING TO AND MORE PARTICULARLY DESCRIBED AND SHOWN IN THE ST. LOUIS GATEWAY CONDOMINIUM DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN BOOK 03012004, PAGE 91 AND AMENDED IN BOOK 11172009, PAGE 166 OF THE CITY OF ST. LOUIS RECORDS, BY VIRTUE OF THE PARKING AGREEMENT EXECUTED BY AND BETWEEN MERCHANDISE MART EQUITY LLC AND THE MISSOURI DEVELOPMENT FINANCE BOARD DATED WITH AN EFFECTIVE DATE

OF SEPTEMBER 28, 2016, A MEMORANDUM OF WHICH WAS RECORDED ON OCTOBER 3, 2016, IN BOOK 10032016, PAGE 0282 OF THE CITY OF ST. LOUIS RECORDS.

PARCEL 3: (EASEMENT)

EXCLUSIVE EASEMENT RIGHTS FOR ENCROACHMENT AND STRUCTURAL SUPPORT OF THAT CERTAIN ELEVATED PASSAGEWAY OVER AND ACROSS ST. CHARLES STREET AS ESTABLISHED BY QUIT CLAIM DEED BY AND BETWEEN DOWNTOWN LOCUST L.L.C. AND MERMART, L.L.C., DATED JULY 30, 2003 AND RECORDED AUGUST 12, 2003 IN BOOK 08122003, PAGE 0367 OF THE CITY OF ST. LOUIS RECORDS.

Additional Property owned by Bee Hat Lofts LLC:

A lot in Block 178 of the City of St. Louis, described as follows: Beginning at the Northeast corner of Washington Boulevard and Eleventh Street; thence Northwardly along the East line of Eleventh Street, 150 feet 3-1/4 to a point in the South line of "Christy Tract;" thence Eastwardly and along the center line of a 30 inch party wall, 60 feet to a point in the South line of Christy Tract; thence Southwardly and parallel with the East line of Eleventh Street and along the center line of a 30 inch party wall, 150 feet 3 inches to the Northern line of Washington Boulevard; thence Westwardly along the North line of Washington Boulevard, 60 feet to the point of beginning.

Additional Property owned by Meridian Commercial LLC:

Retail Units A & B of The Meridian, a condominium, according to the plat thereof recorded in Plat Book 06292006 page 366 and amended Plat recorded in Book 10192006 page 195 and in City Block 836 of the City of St. Louis, together with an undivided share of the common elements thereto, according to and more particularly described in the declaration of Condominium and By-Laws recorded in Book 06292006 page 365 and amended in Book 02012007 page 711 and in Book 04232007 page 110 of the City of St. Louis.

Additional Property owned by Alexandrew LLC:

UNIT R1 OF DORSA LOFTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10252007 PAGE 226 OF THE ST. LOUIS CITY RECORDS AND IN BLOCK 178 OF THE CITY OF ST. LOUIS, MISSOURI, TOGETHER WITH THE UNDIVIDED SHARE OF COMMON ELEMENTS, ALL ACCORDING TO AND MORE PARTICULARLY DESCRIBED IN THE DORSA LOFTS CONDOMINIUMS DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE RECORDED IN BOOK 10252007 PAGE 225.

Additional Property owned by Irish Dorsa, LLC:

UNIT R2 OF DORSA LOFTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10252007 PAGE 226 OF THE ST. LOUIS CITY RECORDS AND IN BLOCK 178 OF THE CITY OF ST. LOUIS, MISSOURI, TOGETHER WITH THE UNDIVIDED SHARE OF COMMON ELEMENTS, ALL ACCORDING TO AND MORE PARTICULARLY DESCRIBED IN THE DORSA LOFTS CONDOMINIUMS DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE RECORDED IN BOOK 10252007 PAGE 225.

Additional Property owned by Flamingo Bowl, LLC:

Units 102 and 103 of Lucas Lofts Condominium in Block 517 of the City of St. Louis as shown on the plat thereof recorded in Book 07032006 Page 0029 and Lucas Loft Condominium Plat Amendment 1 recorded in Book 06262007 Page 0475, together with an undivided share of common

and limited elements and appurtenances thereto belonging, and all easements including but not limited to the staging and temporary storage area created, all according to and more particularly described and shown in Declaration of Condominium and By-Laws of Lucas Lofts Condominium recorded in Book 07032006 Page 0030 and Amendment No. 1 thereto recorded in Book 06262007 Page 0476.

EXHIBIT B

Legal Description of District

Property subject to Original CID Ordinance:

Parcel 1

Lots 1 through 4 inclusive and the Eastern 9 inches of Lot 5 of the Partition of Peter Lindell's Estate, in block No. 836 of the City of St. Louis, Missouri, having an aggregate front of 100 feet 1 inch on the South line of Washington Ave., by a depth Southwardly of 150 feet to the North line of St. Charles Street; bounded East by the West line of Eleventh Street.

Parcel 2

The Western 24 feet 1 inch of Lot 5 and all Lots Nos. 6, 7 and 8 of Lindell's Subdivision in block No. 836 of the City of St. Louis, beginning at a point in the South line of Washington Avenue, distant 100 feet 1 inch West of the West line of Eleventh Street, thence Westwardly along the South line of Washington Avenue 98 feet 7 inches, more or less, to a point, thence Southwardly and parallel with Eleventh Street 150 feet to the North line of St. Charles Street, thence Eastwardly along the North line of St. Charles Street, 96 feet 7 inches, more or less, to a point distant 9 inches West of the East line of Lot No. 5, thence North and parallel to Eleventh Street, 150 feet to the point of beginning; bounded on the East by property acquired by Howard, et al., by Deed recorded in Book 1587 page 114.

Including only that portion located on the first floor of the building.

Parcel 3

Lots 9, 10 and 11 of Subdivision of Peter Lindell's Estate and in Block 836 of the City of St. Louis, together fronting 74 feet 6 inches on the South line of Washington Avenue by a depth Southwardly of 150 feet to the North line of St. Charles Street.

Commonly known and numbered 1122 Washington, St. Louis, Missouri.

Subject to deed restrictions, easements, rights-of-way of record, and zoning regulations if any.

Including only that portion located on the first floor of the building.

Additional Property owned by Merchandise Mart Apartments LLC:

PARCEL 1: (FEE SIMPLE)

A TRACT OF LAND BEING ALL OF CITY BLOCK 179 OF THE CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH THE ELEVATED PASSAGEWAY CONNECTED ON THE NORTH TO THE BUILDING LOCATED ON THE ABOVE DESCRIBED TRACT AND ON THE SOUTH TO THE BUILDING LOCATED ON THE APPROXIMATE WEST ONE-HALF OF CITY BLOCK 281 OF THE CITY OF ST. LOUIS, BEING A TRACT OF LAND BEING PART OF THE EXISTING RIGHT-OF- WAY OF ST. CHARLES STREET, LYING BETWEEN 10TH STREET AND 11TH STREET IN THE CITY OF ST. LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 3: (EASEMENT)

EXCLUSIVE EASEMENT RIGHTS FOR ENCROACHMENT AND STRUCTURAL SUPPORT OF THAT CERTAIN ELEVATED PASSAGEWAY OVER AND ACROSS ST. CHARLES STREET AS ESTABLISHED BY QUIT CLAIM DEED BY AND BETWEEN DOWNTOWN LOCUST L.L.C. AND MERMART, L.L.C., DATED JULY 30, 2003 AND RECORDED AUGUST 12, 2003 IN BOOK 08122003, PAGE 0367 OF THE CITY OF ST. LOUIS RECORDS.

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Additional Property owned by Meridian Commercial LLC:

Retail Units A & B of The Meridian, a condominium, according to the plat thereof recorded in Plat Book 06292006 page 366 and amended Plat recorded in Book 10192006 page 195 and in City Block 836 of the City of St. Louis, together with an undivided share of the common elements thereto, according to and more particularly described in the declaration of Condominium and By-Laws recorded in Book 06292006 page 365 and amended in Book 02012007 page 711 and in Book 04232007 page 110 of the City of St. Louis.

Additional Property owned by Alexandrew LLC:

UNIT R1 OF DORSA LOFTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10252007 PAGE 226 OF THE ST. LOUIS CITY RECORDS AND IN BLOCK 178 OF THE CITY OF ST. LOUIS, MISSOURI, TOGETHER WITH THE UNDIVIDED SHARE OF COMMON ELEMENTS, ALL ACCORDING TO AND MORE PARTICULARLY DESCRIBED IN THE DORSA LOFTS CONDOMINIUMS DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE RECORDED IN BOOK 10252007 PAGE 225.

Additional Property owned by Irish Dorsa, LLC:

UNIT R2 OF DORSA LOFTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10252007 PAGE 226 OF THE ST. LOUIS CITY RECORDS AND IN BLOCK 178 OF THE CITY OF ST. LOUIS, MISSOURI, TOGETHER WITH THE UNDIVIDED SHARE OF COMMON ELEMENTS, ALL ACCORDING TO AND MORE PARTICULARLY DESCRIBED IN THE DORSA LOFTS CONDOMINIUMS DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE RECORDED IN BOOK 10252007 PAGE 225.

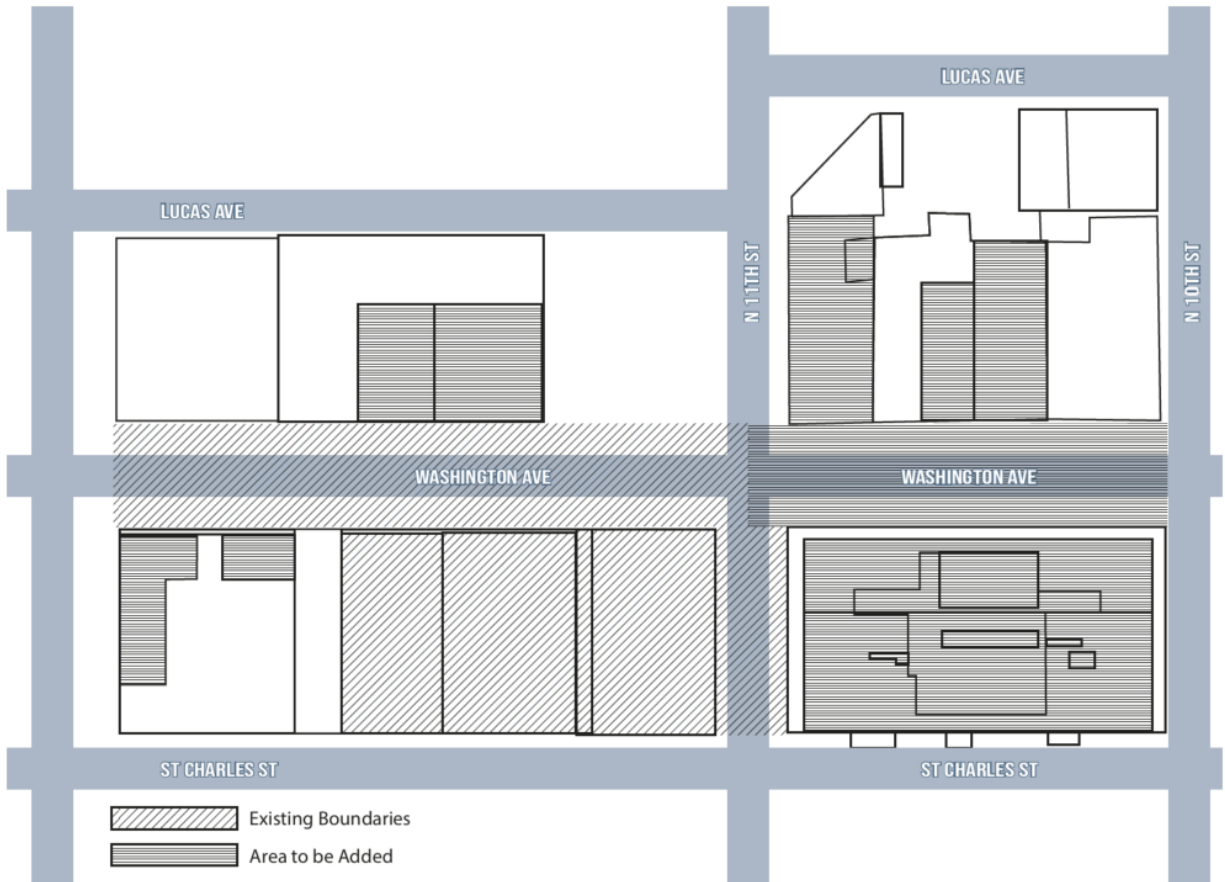
Additional Property owned by Flamingo Bowl, LLC:

Units 102 and 103 of Lucas Lofts Condominium in Block 517 of the City of St. Louis as shown on the plat thereof recorded in Book 07032006 Page 0029 and Lucas Loft Condominium Plat Amendment 1 recorded in Book 06262007 Page 0475, together with an undivided share of common and limited elements and appurtenances thereto belonging, and all easements including but not limited to the staging and temporary storage area created, all according to and more particularly described and shown in Declaration of Condominium and By-Laws of Lucas Lofts Condominium recorded in Book 07032006 Page 0030 and Amendment No. 1 thereto recorded in Book 06262007 Page 0476.

EXHIBIT C

Map Depicting Boundaries of District

The boundaries of the District are depicted as outlined below.



For the properties owned by Meridian Commercial LLC as of the date of the filing of this Amended Petition, only the portion of those parcels from street level to 15 feet above street level shall be included within the District; the vertical portion of those parcels 15 feet, 1 inch and more above street level shall not be included within the boundaries of the District.

EXHIBIT D

Five-Year Plan

1100 WASHINGTON AVENUE COMMUNITY IMPROVEMENT DISTRICT

DATED: SEPTEMBER 18, 2025

Introduction

By Ordinance No. 68436, The City of St. Louis, Missouri (the “**City**”) approved a petition for the establishment of the 1100 Washington Avenue Community Improvement District in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the “**CID Act**”). Since that time, Petitioners have acquired certain property within and adjacent to, as applicable, the 1100 Washington Avenue Community Improvement District. In relation to the foregoing, Petitioners are filing a Petition to Amend and Restate the Petition to Establish 1100 Washington Avenue Community Improvement District by, among other things, Altering the Boundaries of the 1100 Washington Avenue Community Improvement District and Clarifying the Project (the “**Amended Petition**”). In accordance with the CID Act, the Petitioners are submitting this five-year plan in order to comply with the CID Act (the “**Plan**”). The Plan is an integral part of the Amended Petition to which it is attached.

Generally, a community improvement district is a statutory tool a municipality may implement in order to allow a specific area or section of the municipality to fund (either in part or in whole) certain improvements and services within certain defined boundaries by securing a portion of the area’s own economic activity.

This Plan contains the following: (A) a description of the location and formation of the 1100 Washington Avenue Community Improvement District as altered to include the addition of the Additional Property (as defined in the Amended Petition) (collectively, the “**District**”); (B) a description of the anticipated District revenues over a five-year period; (C) a summary of the improvements and services to be provided by the District over a five-year period; (D) an estimate of costs of the services and improvements to be incurred over a five-year period; and (E) an anticipated schedule for the District’s improvements, activities and services over a five-year period. This Plan is an integral and composite part of the Amended Petition.

(a) District Location and Formation

The District will generally be bounded by: St. Charles Street on the south; Tucker Boulevard on the west; Lucas Avenue on the north; North 10th Street on the east. The District is contiguous.

The District is a political subdivision of the State of Missouri. The District, pursuant to the CID Act, is empowered to provide a variety of public services and to finance a number of different public improvements within its boundaries, which services and improvements will be paid for from revenues from taxes and an assessment imposed within its boundaries.

(b) District Revenues

The District raises revenues by imposing an additional sales and use tax (the “**District Sales Tax**”) at the rate of one percent (1%) on all taxable retail sales within its boundaries which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except sales of

motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable or video services.

The imposition of the District Sales Tax was subject to approval by the qualified voters within the District. At the time of the imposition of the District Sales Tax, there were no registered voters within the District, and the CID Act provided that the qualified voters were the owners of one or more parcels of real property located within the District per the tax records of the City of the thirtieth day before the date of the applicable election. The District's Board of Directors (the "**Board**") submitted the question of whether the District shall be authorized to impose the District Sales Tax to the qualified voters for approval, which question was approved by the qualified voters.

Upon the City's adoption of an ordinance relating to the Amended Petition, the Petitioners will request that the City Clerk of the City forward a certified copy of the ordinance and the Amended Petition to the Board.

Notwithstanding anything in the CID Act or the Amended Petition to the contrary, the District shall have no power to levy real property taxes, special assessments, or business license taxes.

(c) Summary of Improvements and Services to be Provided

The purpose of the District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip certain public improvements within its boundaries, and to support business activity and economic development in the District, and to provide services and activities as allowed under Section 67.1461 of the CID Act. The aforementioned work may be performed within the boundaries of the District, and the areas immediately adjacent to the boundaries of the District, so long as it is within the public right-of-way. The District will impose the District Sales Tax to finance and administer these improvements and services as provided under the CID Act.

In general, the District may undertake any of the following public improvements: (a) pedestrian or shopping malls and plazas; (b) parks, lawns, trees, and any other landscape; (c) convention centers, arenas, aquariums, aviaries, and meeting facilities; (d) sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements; (e) parking lots, garages, or other facilities; (f) lakes, dams, and waterways; (g) streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers; (h) telephone and information booths, bus stop and other shelters, rest rooms, and kiosks; (i) paintings, murals, display cases, sculptures, and fountains; (j) music, news, and child-care facilities; and (k) any other useful, necessary, or desired improvement.

In addition, the District may undertake or provide for any of the following activities or services: (a) dedicate to the City, with the City's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use; (b) within its boundaries and with the City's consent, prohibit or restrict vehicular and pedestrian traffic and vendors on streets, alleys, malls, bridges, ramps, sidewalks, and tunnels and to provide the means for access by emergency vehicles to or in such areas; (c) within its boundaries, operate or contract for the provision of music, news, child-care, or parking facilities, and buses, minibuses, or other modes of transportation; (d) within its boundaries, lease space for sidewalk cafe tables and chairs; (e) within its boundaries, provide or contract for the provision of security personnel, equipment, or facilities for the protection of property and persons; (f) within its boundaries, provide or contract for cleaning, maintenance, and other services to public and private property; (g) produce and promote any tourism, recreational or cultural activity or special event in the District by, but not limited to, advertising, decoration of any public place in the District, promotion of such activity and special events, and furnishing music in any public place; (h) support business activity and economic development in the

District including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses; (i) provide or support training programs for employees of businesses within the District; (j) provide refuse collection and disposal services within the District; (k) contract for or conduct economic, planning, marketing or other studies; (l) repair, restore, or maintain any abandoned cemetery on public or private land within the District; (m) partner with a telecommunications company or broadband service provider in order to construct or improve telecommunications facilities which shall be wholly owned and operated by the telecommunications company or broadband service provider, as the terms "telecommunications company" and "telecommunications facilities" are defined in section 386.020, RSMo., and subject to the provisions of section 392.410 RSMo., that are in an unserved or underserved area, as defined in section 620.2450, RSMo.; and (n) carry out any other powers set forth in the CID Act.

Pursuant to Section 67.1461 of the CID Act the District may acquire by purchase, lease, gift, grant, bequest, devise or otherwise, any real property within its present or future boundaries, personal property, or any interest in such property. The aforementioned sentence includes acquiring an ownership interest in commercial space within the boundaries of the District including, but not limited to, a fee interest in commercial condominium unit(s) or a leasehold interest for the purpose of leasing street-level commercial space to third parties to support business activity and economic development in the District including, without limitation, the promotion of business activity, development and retention, and recruitment of developers and business. In connection therewith, the District may also sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property. The District may dedicate to the City, with the City's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use. In addition, the District may enter into one or more agreements with the City for the purpose of abating any public nuisance within the boundaries of the District, including without limitation the stabilization, repair or maintenance or demolition and removal of buildings or structures, provided that the City has declared the existence of a public nuisance. Further, the District may reimburse any entity for costs incurred in connection with the operation and leasing of any street-level retail space within the District, so long as it is reimbursable under the CID Act.

As the District is located within a "blighted area" as defined in the CID Act, the District shall have all additional powers associated with a "blighted area" as set forth in the CID Act, for only so long as the Blight Ordinance is in effect and only as to those portions of the District within the "blighted area" as set forth in the Blight Ordinance.

To fund any or all of its activities in connection with the exercise of any of the above or any other powers of the District under Section 67.1461 of the CID Act, the District may borrow money from any public or private source and issue obligations and provide security for repayment of the same as provided in the CID Act.

Specifically, the District is to provide funding for various public improvements (as further described below) within the District boundaries, which public improvements are anticipated to be made in connection with the development, operation and maintenance of developments within the District (together with any related public improvements, activities or services outlined in this Section (c), the **"CID Project"** or **"District Project"**) as allowed under the CID Act. The estimated cost of the CID Project over the next five years is approximately \$500,000, as described below. This \$500,000 is in addition to the prior amounts authorized and approved under the Original CID Ordinance.

Item	Amount*
Support business activity and economic development in the District	\$500,000
Utility work (sanitary, storm sewer, water)	\$0
Acquisition of property to support and promote business activity and economic development in District	\$0
Professional services (engineering, architectural, testing, legal, & contingency)	\$0
Total**	\$500,000

* The amount in each budget category is an estimate. Savings in one budget category may be applied to additional costs incurred in other budget categories.

** Excludes costs of issuance, amounts to establish a debt service reserve fund and to fund capitalized interest on obligations issued by the District to finance the CID Project.

The District may fund any portion of the costs of acquisition, design, construction, operation and maintenance of the CID Project. District Sales Tax revenues may be used to fund in part either direct costs of the CID Project or financing costs of the CID Project, or both.

On an annual basis, the District Sales Tax revenues will be applied as follows: (a) first, to fund the on-going administrative costs of the District, the amount of which will be determined by the Board in connection with the adoption of the annual budget of the District, and (b) second, to fund the costs of the CID Project or any obligations issued by the District to finance the costs of the CID Project. This formula will be applied throughout the term of the District.

The CID Act mandates that existing City services will continue to be provided within a District at the same level as before the District was created (unless services are decreased throughout the City) and that any District services shall be in addition to existing City services. The Petitioners anticipate that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish. Without the additional funding provided by the District, the Petitioners would not be able to adequately develop, operate, and maintain the CID Project.

(d) Estimate of Costs of Services and Improvements to be Incurred

The total estimated cost of the CID Project over the next five-year period is approximately \$500,000. This \$500,000 is in addition to the prior amounts authorized and approved under the Original CID Ordinance. As stated above, District Sales Tax revenues may be used to fund in part either direct costs of the CID Project or financing costs of the CID Project, or both.

(e) Anticipated Schedule

Below is a summary of the improvements, activities and services to be provided by the District over the next five-year period:

<u>Year</u>	<u>Improvements, Activities, and Services</u>
2025	• District boundaries amended to include additional tax parcels • Provide financing for a portion of the costs of the CID Project • Provide for the collection of District Sales Tax • CID Project continues • District provides for its on-going administration
2026	• CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for the collection of District Sales Tax • District provides for its on-going administration
2027	• CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for the collection of District Sales Tax • District provides for its on-going administration
2028	• CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for the collection of District Sales Tax • District provides for its on-going administration
2029	• CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for the collection of District Sales Tax • District provides for its on-going administration

RESOLUTION NUMBER 220
HONORING WILEY PRICE FOR A LIFETIME OF SERVICE TO THE CITY OF ST. LOUIS
THROUGH PHOTOJOURNALISM

WHEREAS, Wiley Price has dedicated more than forty-five years of his professional life to documenting the people, neighborhoods, history, and civic life of the City of St. Louis through photojournalism; and

WHEREAS, Wiley Price began his work with The St. Louis American in 1979 and served for decades as its primary staff photographer, becoming one of the most consistent and trusted visual chroniclers of Black life and culture in the City of St. Louis; and

WHEREAS, through his photography, Wiley Price documented everyday life as well as historic moments, including elections, protests, faith gatherings, cultural celebrations, natural disasters, public health crises, and movements for justice, creating a visual record of the City that is both truthful and enduring; and

WHEREAS, Wiley Price's work has been recognized locally, statewide, and nationally, including induction into the Missouri Photojournalism Hall of Fame and inclusion in the permanent collections of the Smithsonian National Museum of African American History and Culture; and

WHEREAS, his photographs reflect not only technical excellence, but also deep respect for the dignity, humanity, and lived experiences of the communities he documented, earning him widespread trust and admiration throughout the City of St. Louis and the region; and

WHEREAS, the body of work created by Wiley Price constitutes an irreplaceable historical archive that will continue to educate and inform future generations about the social, cultural, and civic life of St. Louis;

NOW THEREFORE BE IT RESOLVED, that the Board of Aldermen of the City of St. Louis hereby honors Wiley Price for his extraordinary career, lasting impact, and distinguished service to the City through photojournalism; and

BE IT FURTHER RESOLVED, that the Board of Aldermen extends its sincere gratitude to Wiley Price for preserving the history of St. Louis through his lens and for ensuring that the stories of its people were seen, documented, and remembered; and

We further direct the Clerk of this Board of Aldermen to spread a copy of this resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to the honoree at a time and place deemed appropriate by the sponsor.

Introduced this 23rd day of January, 2026 by:

The Honorable Alisha Sonnier, Alderwoman 7th Ward

Co-Sponsors:

The Honorable Thomas Oldenburg, Alderman 2nd Ward

The Honorable Laura Keys, Alderwoman 11th Ward

The Honorable Michael Browning, Alderman 9th Ward

The Honorable Rasheen Aldridge, Alderman 14th Ward

Adopted this 23rd day of January, 2026 by:

Sharita Rogers
Acting Clerk, Board of Alderman

Megan E. Green
President, Board of Alderman

RESOLUTION NUMBER 221
HONORING HENRY GEORGE THOMPSON

WHEREAS, Henry George Thompson was born on June 21, 1945, in St. Louis was the son of Henry and Emma Lou Thompson, both of whom preceded him in death. Hank was one of eight siblings, Eddie D. Thompson, Jessie Frank Thompson, Arrutha D McIntyre (Jackson), Samuel Lee Thompson, Dennis Thompson, Margaret Thompson, and his beloved baby sister, Beverley L. Thompson. All of Hank's sibling preceded him in death except Beverley, his last living sibling. Family was the foundation of Hank's life, and those ties remained central to who he was until the very end; and

WHEREAS, Hank's spiritual roots were planted at Kingsway Baptist Church under the leadership of Dr. Herman Dreer, where early lessons in service, reflection, and responsibility took hold. His education began at Riddick Elementary School and included attendance at several North St. Louis high schools before graduating from Vashon High School. He continued his studies at Northeast Missouri State University, now Truman State University, and later attended the University of Missouri–St. Louis and Saint Louis University; and

WHEREAS, Hank honorably served in the United States Air Force, spending time overseas, including extended work in Saudi Arabia. These experiences broadened his worldview, deepened his appreciation for culture, and strengthened his ability to connect with people from all walks of life; and

WHEREAS, inspired by the radio voices he heard growing up in St. Louis, particularly on KMOX, Hank found his calling in broadcasting. In 1982, he entered radio as an account executive at Magic 108. By the mid-1980s, he partnered with Robert Lawrence Salter, also known as Scotty Lawrence, and Al Hillman to co found the Salter & Thompson Advertising Agency, St. Louis' first minority owned advertising agency; and

WHEREAS, in 1985, Hank co launched Saturday Morning Live with Salter and Thompson, a groundbreaking weekly program that blended music, comedy, and conversation which intentionally targeted Black audiences on jazz radio stations including WMRY; and

WHEREAS, the program later evolved into Good Morning St. Louis, airing on KATZ and KXOK, and became a trusted platform for dialogue, culture, and community issues. In 1987, Hank led the successful restoration of public radio station KBDY 89.9 FM, serving as its General Manager until 1989. He later joined The St. Louis American newspaper and served in a variety of roles; and

WHEREAS, in 1993, Hank launched Good Morning St. Louis as a daily four-hour talk show, earning widespread recognition and national honors for journalistic excellence. Over the years, he continued producing and contributing to programming across multiple radio stations, including WGNU, KXLW, WXIN, WESL, WSIE, KDHX and the podcast, Tangazo. In 2005, Hank expanded into television, producing Voices for St. Louis Public Schools; and

WHEREAS, in 2008, he and his wife Sandra founded Thompson Home Health Team, building a respected home health service rooted in compassion, dignity, and care; and

WHEREAS, throughout his career, Hank was recognized for his impact and leadership. He was honored as a St. Louis Urban League Media Awardee and inducted into the National Black Radio Hall of Fame. He was also a proud member of the Black Journalists Association and the Gateway Boating Club; and

WHEREAS, outside of his professional work, Hank was an avid boater, his love of boating was so deep that he named his first boat after his mother, Emma Lou; and

WHEREAS, Hank took particular pride in his relationships with the government and political leadership of St. Louis. He had a very close relationship with both former Missouri Congressmen William “Bill” Clay and William “Lacy” Clay and Hank played an active role in the political careers of former St. Louis Comptroller Virvus Jones and former St. Louis Mayor Freeman Bosley, Jr (the first African American Mayor for the City of St. Louis), plus many, many more. Hank had the unique ability to reach out to political leadership throughout the country from California, to Minnesota, to Florida and have them participate on his programs. Hank was known and respected in those circles; and

WHEREAS, in his personal life, Hank experienced deep love and partnership. In 1971 he married Sonda Dixon, and from that union his son Christian Thompson was conceived. In 1989, Hank married the love of his life, Sandra Burt, beginning a devoted partnership marked by resilience, shared purpose, and understanding. He was a proud husband, father, and grandfather; and

WHEREAS, Henry George Thompson peacefully transitioned on the evening of December 8, 2025. His voice, wisdom, and unwavering commitment to meaningful conversation leave an enduring imprint on the hearts of all who knew him, heard him, and loved him; and

WHEREAS, Hank leaves behind his devoted wife Sandra Thompson, his children Christian Thompson and Susan Thompson, his beloved bonus sons Darrel Dixon and David Samples (Carol), his grandchildren Christian, Dylan, Chase, Nick, Chris, and Jasper and his cherished sister Beverley L. Thompson, and a wide and loving circle of nieces, nephews, cousins, extended family members, colleagues, friends, and listeners from St. Louis and beyond. His life stands as a testament to the power of voice, community, and a life lived with intention.

NOW THEREFORE BE IT RESOLVED by The Board of Aldermen for the City of St. Louis that we pause in our deliberations to recognize, honor, and celebrate the life and legacy of Henry George Thompson. We further direct the clerk of this board of aldermen to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy of this resolution to the end that it may be presented to the family by the sponsor.

Introduced this 23rd day of January, 2026 by:

The Honorable Pamela Boyd, Alderwoman 13th Ward

Adopted this 23rd day of January, 2026 by:

Sharita Rogers

Acting Clerk, Board of Alderman

Megan E. Green

President, Board of Alderman