ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, FEBRUARY 13, 2026 AT 10:00 AM
AGENDA NO.
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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, February 6, 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. #87AA	**Aldridge**	**02-06-2026**
B.B. #114	**Clark-Hubbard**	**02-06-2026**
B.B.# 125	**Aldridge**	**02-06-2026**
B.B. # 127	**Aldridge**	**02-06-2026**

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The following Board Bills from the 2025-2026 Legislative Session were signed by the Mayor and issued an Ordinance Number by the City Register pursuant to law. The list below shows the Bill Number, Name of Sponsor, Effective Date, and Ordinance Number:

B.B. #118	**Cohn**	**03-05-2026**	**72086**

b) Office of the Mayor

I have the pleasure to submit the following individuals for appointments to the South Grand Improvement District: Bobby Lessentine, Brian Roash, Matt Ghio.

I have the pleasure to submit the following individuals for appointment to the Locust Central Special Business District: Karen Drake, Jennifer Pruehsner, Michael Berkerman, Dr. Byron Duvall, Courtney Mueller, Robert Maltby,

c) Office of the President

d) Office of the Comptroller

8. Petitions and Communications

None

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9. Board Bills for Perfection – Informal Calendar

B.B. #34AAIC - Alderwoman Laura 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.

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. #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 described, in accordance with Charter authority, and in conformity with Section l4 of Article XXI of the Charter and imposing certain conditions on such vacation.

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.

11. Resolutions – Informal Calendar

Res. #205 - Alderman Bret Narayan - Ordering a Special Election for the Office of the Sheriff.

12. First Reading of Board Bills

B.B. #148 - Alderwoman Pamela Boyd - An Ordinance, recommended by the Board of Estimate and Apportionment, appropriating to the Department of Health funds received by the City of St. Louis pursuant to national opioid settlement agreements; authorizing the expenditure of such funds, to the extent received; authorizing contracts and other documents to expend such funds, to the extent received; and containing an emergency clause.

B.B. #149 - Alderwoman Pamela Boyd - An Ordinance authorizing the honorary street name "Rev. Alfred Gainey, Jr. Way" pursuant to Ordinance Number 68937, which shall begin at the intersection of Astra Avenue and Riverview Boulevard and run north on Astra Avenue to the first intersection of Astra Avenue and Vivian Avenue.

B.B. #150 - Alderwoman Shameem Clark-Hubbard - 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 the 6100 block of Washington in the 10th ward.

B.B. #151 - Alderman Rasheen Aldridge - An Ordinance to amend the Public Nuisance Ordinance by repealing certain sections and adding new ones to create a Nuisance Review Board.

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B.B. #152 - Alderman Rasheen Aldridge, President Green - An Ordinance which amends certain sections of Chapter 8 of the St. Louis Revised Codes to streamline mobile food vendor operations.

B.B. #153 - President Green - An ordinance amending Chapter 3.160 of the Revised Code of the City of St. Louis, codified by Ordinance 71620, by adding a new section, 3.160.035, to establish definitions and criteria for the impact assessment of redevelopment projects; and containing a severability clause

B.B. #154 - Jamie Cox-Antwi - An Ordinance amending Ordinance No. 66935, which ordinance relates to an original Lease Agreement dated January 1, 2006, between The City of St. Louis, Missouri (the “City”)and Material Sales Company (“Lessee”), and authorizing the execution of a Second Amendment to Lease Agreement between the City and Lessee for certain land and mooring between the MacArthur Bridge and the Poplar Street Bridge under certain terms and conditions as set forth in the Second Amendment, attached hereto as Exhibit A, and containing a severability clause.

B.B. #155 - Jamie Cox-Antwi - An Ordinance Approving The Petition To Establish A Community Improvement District, Establishing The Downtown St. Louis Sports And Entertainment Community Improvement District, Finding A Public Purpose For TheEstablishment Of The Downtown St. Louis Sports And Entertainment Community Improvement District, And Containing A Severability Clause.

B.B. #156 - Alderman Michael Browning - An ordinance updating the Forestry Division regulations for the planting, maintenance, preservation, and management of trees, shrubs, and plants in the City of St. Louis; containing definitions, administrative, regulatory, penalty, emergency, and severability provisions.

B.B. #157 - Alderwoman Shameem Clark-Hubbard, President Green - An ordinance recommended by the Board of Estimate and Apportionment appropriating $3,800,000 of interest funds earned on the City's funds received under the American RescuePlan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (ARPA); and authorize the transfer of such funds for City's ability to provide services to prevent homelessness and displacement for households impacted by the tornado; containing an emergency and severability clause.

B.B. #158 - Alderwoman Shameem Clark-Hubbard - An Ordinance amending Ordinance No.72051,which ordinance repealed Ordinance No. 69056, to repeal certain provisions of Ordinance No. 72051 and reestablish a Clean Energy Development Board to administer a Property Assessed Clean Energy program within the City of St. Louis.

B.B. #159 - Alderman Michael Browning - An ordinance providing for the execution and delivery of a Municipal Stormwater Grant Participation Agreement (the "Agreement"), substantially in the form attached hereto as Exhibit A, by and between the City of St. Louis (the "City") and The Metropolitan St. Louis Sewer District ("MSD"), authorizing and directing the Director of the Streets Department (the "Director of Streets") and the Director of the Planning and Urban Design Agency (the "Director of PDA") to apply for and expend funds under the Agreement for the purposes of a floodwall project, and containing an Emergency Clause.

B.B. #160 - Alderwoman Anne Schweitzer - An ordinance recommended by the Board of Estimate and Apportionment appropriating $1,200,000.00 of interest funds earned on the City's funds received under the American Rescue Plan Act of 2021; and authorizing the transfer of such funds for water infrastructure repair and replacement project purposes; and containing an emergency clause.

B.B. #161 - Alderwoman Anne Schweitzer - An Ordinance recommended by the Board of Estimate and Apportionment amending certain ordinances by reappropriating certain amounts specified herein in an aggregate amount of $6,866,460.48 for water infrastructure replacement and repair; and with an emergency clause

B.B. #162 - Alderwoman Alisha Sonnier - An Ordinance establishing the definition of Community Development Corporation (CDC); and containing a severance clause and emergency clause

B.B. #163 - Alderwoman Alisha Sonnier - An ordinance approving the Petition for Creation,Extension Renewal and Establishment of the South Grand Community Improvement District (the "CID") pursuant to Section 67.1421(5) R.S.Mo. to authorize the CID to continue to provide services, construct improvements, and carry out other functions as set forth in such Petition, to impose special assessments upon real property within the CID boundaries to provide funds to accomplish any power, duty or
purpose of the CID, and to receive the services and benefits all as set forth in the Petition; and containing severability, and emergency clauses.

B.B. #164 - Alderwoman Laura Keys - An Ordinance authorizing the honorary street name"Ethel White Way" pursuant to Ordinance Number 68937, which
shall begin at the intersection of St. Alphonsus Street and Windsor

Place and run east on St. Alphonsus Street to the intersection of St. Alphonsus Street and the north / south alley between Windsor Place and Finney Avenue.

B.B. #165 - Alderman Rasheen Aldridge, President Green - An Ordinance to allow for a partial upfront payment of qualifying expenses from qualifying organizations who are under contract with the City of St. Louis in to provide the City of St. Louis a product or service

B.B. #166 - Alderman Rasheen Aldridge - An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the Cass Avenue and I-44 Area
("Area") in the City of St. Louis (“City’) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available up to 25 year tax abatement (10 years based on 90% of the assessed value of the incremental improvements, followed by 15 years based on 50% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen; and pledging cooperation of the Board of Aldermen.

B.B. #167 - Alderman Rasheen Aldridge - An ordinance **amending** ordinance number 68481 to create a limited exemption for convention facilities within the City of St. Louis for certain private events or trade shows. The exemption applies only under specified circumstances and is intended to allow flexibility for convention-related activities while maintaining the overall purpose and enforceability of existing regulations; including a severability clause.

B.B. #168 - Alderman Rasheen Aldridge - An Ordinance approving the Petition Amending the Boundaries of the Soccer Stadium Community Improvement
District; making certain findings relating thereto, including that the redevelopment area described therein is a blighted area; and authorizing and directing the taking of other actions and approval and execution of other documents as are necessary or desirable to carry out and comply with the intent hereof.

B.B. #169 - Alderwoman Laura Keys - An ordinance amending Ordinance #71830, effective June 1, 2024 (Exhibit 1 attached) by modifying the terms of real estate tax abatement

13. Reference to Committee of Board Bills

PIFU **B.B. #149, B.B. #150, #159, #164**

HHD **B.B. # 148, #156**

HUDZ **B.B. #153, #154, #155, #157, #158, #160, #161, #162, #163, #166, #168, #169**

PIFU **B.B. #149, #150, #159, #164**

PS **B.B. #151**

SPCRRT **B.B. #152**

LEG **B.B. #165**

TC **B.B. #167**

14. Second Reading and Report of Standing Committees

a) Do Pass Recommendation

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TC — **B.B. #25 - Alderman Shane Cohn, President Green** - An 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 car rental operations at St. Louis Lambert International Airport

HUDZ — **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.

B.B. #147 - Alderman Michael Browning - An ordinance to amend Ordinance No. 60196, approved January 29, 1987, and to repeal Ordinance No. 64240, approved January 16, 1998, relating to the CWE South Business District, a special business district, established pursuant to the provisions of Sections 71.790 – 71.808 R.S.Mo.; by repealing Section Two of Ordinance No. 64240 which provides for the assessment and collection of an ad valorem tax not to exceed eighty-five cents ($.85) per one hundred dollars ($100.00) assessed valuation of real property in the District, with an initial levy of that same rate but not to exceed seven thousand dollars ($7,000.00), and enacting a new Section Two pertaining to the same subject matter, but imposing an ad valorem tax not to exceed eighty-five cents ($.85) per one hundred dollars ($100.00) assessed valuation of real property in the District without limitation as to the total assessment; and containing effectiveness, severability, savings, and emergency clauses

LEG — **B.B. #54 - Alderwoman Daniela Velazquez** - An ordinance submitting to the qualified voters of the City a proposed amendment to the Charter of the City of St. Louis repealing Section 5 of Article IV of the Charter in order to have the same non-partisan, top-two runoff system in special elections for Aldermen that is used in regular city elections; providing for an election to be held for voting on the proposed amendment and for the manner of voting; and for the publication, certification, deposit, and recording of this ordinance and containing an emergency clause.

B.B. #137 - Alderman Matthew Devoti - An ordinance submitting to the qualified voters of the City of St. Louis the question of whether to amend the City of St. Louis Charter to modernize language describing City departments, divisions, and other organization, to provide for modern methods of advertisement and publication, to delete obsolete references to Missouri statute, to delete obsolete references to City departments, divisions, or other organization, to revise references to pay scale, to replace pronouns with specific title references, and to standardize capitalization of titles and uniform formatting of numbers; providing for an election to be held for voting on the proposed amendment, for the manner of voting, and the publication, certification, deposit, and recording of this ordinance; and containing an emergency clause.

BDGT **B.B. #98 - Alderwoman Laura Keys** - This Board Bill seeks to authorize the issuance by the City, acting through the Treasurer of the City in his capacity as Supervisor of Parking Meters, of up to Five Million Dollars ($5,000,000) aggregate principal amount of parking revenue bonds (the "Bonds"). The Bonds will be secured and payable solely from the parking assets pledged under the Indenture of Trust dated as of December 1, 2006, as amended and supplemented from time to time, including real property and future income. Proceeds from the sale of the bonds will be used to: (1) finance the cost of the acquisition of certain real estate, (2) provide for the funding of any required debt service reserve funds, if any, and (3) pay the costs associated with issuing the Bonds.

PIFU **B.B. #81 - Alderwoman Laura Keys** - 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 3600 and 3700 blocks of Grandel Square and the 3600, 3700, and 3800 blocks of Washington Avenue.

B.B. #135 - Alderwoman Anne Schweitzer - An ordinance pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394, directs the Director
of Streets to install speed humps to calm the flow of traffic on the 3600 Block of Robert Avenue.

B.B. #139 - Alderwoman Pamela Boyd - 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 13th ward.

B.B. #140 - Alderwoman Pamela Boyd - 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 13th ward.

B.B. #141 - Alderwoman Pamela Boyd - 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 13th ward.

B.B. #142 - Alderwoman Pamela Boyd - 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 13th ward.

B.B. #143 - Alderwoman Pamela Boyd - 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 13th ward.

B.B. #144 - Alderwoman Pamela Boyd - 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 13th ward.

PS **B.B. #145 - Alderman Bret Narayan** - An ordinance repealing Ordinance 62579 and removing Chapter 25.10 of the Revised Code of the City of St. Louis codifying such ordinance.

B.B. #146 - Alderman Matthew Devoti - An amendment to Ordinance 56736, requested by the Interim Sheriff of the City of St. Louis, modernizing the manner in which the Sheriff's Office issues parking identification identifying deputies operating personal vehicles during the performance of their official duties.

b) Do Not Pass Recommendation

c) Without Recommendation

15. Report of Special Committees

a) Do Pass Recommendation

b) Do Not Pass Recommendation

c) Without Recommendation

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16. Board Bills for Perfection – Consent

B.B. #121 - Alderwoman Shameem Clark-Hubbard, Alderwoman Alisha Sonnier - An ordinance repealing Ordinance No.65937, Ordinance No. 65746, Ordinance No. 65605, Ordinance No. 65424, Ordinance No. 65227, and that portion of Ordinance 68097, Section 6 that created the RPA 2—Phase 1 PILOTs and EATs Accounts in Phase 1 respectively dissolving the special allocation funds for Southtown, the Louderman Building, 1505 Missouri, Tech Electronics, 4200 Laclede, and City Hospital RPA 2—Phase 1 redevelopment areas and respectively terminating the designation of certain portions of The City of St. Louis, Missouri, as redevelopment areas, authorizing certain actions relating thereto and containing an Appropriation Clause, a Severability Clause and an Emergency Clause.

B.B. #122 - Alderwoman Shameem Clark-Hubbard - An ordinance determining that the Tax Increment Financing Plans listed in Exhibit "A" are making satisfactory progress, except as noted, under the proposed time schedule for completion of projects therein.

B.B. #123 - Alderman Michael Browning - This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4359 Lindell Blvd. Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15-year abatement for LIHTC projects.

B.B. #129 - Alderman Matthew Devoti - An Ordinance recommended by the Planning Commission establishing and creating a Planned Unit Development District for City Block 4022 to be known as the "La Collina Square Planned Unit Development

District" and containing a Severability Clause and an Emergency Clause.

B.B. #133 - Alderwoman Pamela Boyd, Alderman Thomas Oldenburg, Jami Cox-Antwi, Alderwoman Alisha Sonnier - 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 into the FEMA Crisis Counseling Program Consulting Agreement and to accept funds 4 awarded; appropriating said funds in the amount of up to Seventy-Eight Thousand Two Hundred 5 Fifty-Three Dollars and Sixty Cents ($78,253.60); authorizing the Department of Health to expend 6 the appropriated funds for allowed purposes; and containing an emergency clause

B.B. #134 - Alderwoman Anne Schweitzer, Alderwoman Pamela Boyd, Alderman Thomas Oldenburg, Jami Cox-Antwi, Alderwoman Alisha Sonnier - An ordinance amending Ordinance 72059 adopting the Forestry Division's regulations relating to weeds, native plants, and other vegetation in the City of St. Louis; containing definitions, reporting, abatement, enforcement, severability and emergency clauses. For the purpose of clarifying regulations for abatement on occupied and non-occupied parcels

17. Board Bills for Perfection

B.B. #126CS - Alderman Bret Narayan, President Green, Alderman Rasheen Aldridge - An ordinance requiring all short-term rental operators to obtain a short term rental business license; imposing a license fee of three percent of the rent charged for each short term rental, to be paid quarterly; authorizing the License Collector to collect such license fee on behalf of the City of St. Louis and to administer and enforce the license requirement; designating the uses of license fee revenue; directing the Comptroller to establish an account to be known as the Affordable Housing-License Fee Fund; and containing a severability and emergency clause.

B.B. #119 - Alderwoman Sharon Tyus - This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 8111 North Broadway. Redevelopment Area. The project consists of the renovation of a mixed use building in the Baden neighborhood. The prospective redeveloper acquired the property for $20,000 and plans on renovating the building into event space, offices, and an apartment at the cost of $75,000. The redeveloper plans to utilize private funds for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 95% of the assessed value of the incremental improvement.

18. Report of Engrossment

a) B.B. #99, B.B. #130

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

B.B. #99 - Alderwoman Alisha Sonnier - An Ordinance establishing a three-way stop site at the intersection of Shenandoah Avenue and Virginia Avenue in the Tower Grove East neighborhood in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

B.B. # - - 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 war

20. Third Reading and Final Passage of Board Bills

None

21. Report of the Finally Passed and Signing by President

B.B. #99, B.B. #130

22. First Reading of Resolutions and Reference to Committees

Res. #239 - Alderwoman Shameem Clark-Hubbard - ADOPTING THE BOARD OF ADJUSTMENTS RULES AND REGULATIONS

Res. #241 - Alderman Rasheen Aldridge - SUBMITTING A PROPOSAL TO THE FHWA TO AMEND THE DOT'S MUTCD TO ALLOW FOR THE USAGE OF A NEW STREET SIGN

Res. #240 - Alderwoman Anne Schweitzer - NOW THEREFORE IT BE RESOLVED, by this Honorable Board of Aldermen of the City of St. Louis hereby expresses its support for recognition as a Bird City through the Bird City Network; affirms the importance of protecting and enhancing urban biodiversity and bird habitat; recognizes the collaborative efforts of local conservation partners in advancing these goals; and encourages continued coordination among City departments and community stakeholders to implement bird-friendly practices and complete any necessary application or renewal requirements associated with the Bird City designation

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Res. #242 - Alderman Rasheen Aldridge - NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we direct the officials of the St. Louis City Parks, Recreation and Forestry Department to use their full authority to name the Pavilion in the Lorretta Hall Park "Ricardo "Rick The Ruler" Darnell Riley Pavilion", in honor of his many years of service.

Res. #243 - Alderman Rasheen Aldridge - NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we direct the officials of the St. Louis City Parks, Recreation and Forestry Department to use their full authority to name the basketball court in the Lorretta Hall Park "The Floyd Irons Basketball Court", in honor of his many years of service.

Res. #244 - Alderman Rasheen Aldridge - NOW THEREFORE BE IT RESOLVED, by the Board of Aldermen of the City of St. Louis that we direct the officials of the St. Louis City Parks, Recreation and Forestry Department to use their full authority to name the skating rink in the Lorretta Hall Park the "Alderwoman Tammika Hubbard Skating Rink", in honor of her many years of service

Res. #245 - Alderman Thomas Oldenburg - AMENDING THE BOARD OF ALDERMEN RULES

23. Second Reading Resolutions, Committee Reports & Adoptions

24. Courtesy Resolutions

25. Miscellaneous and Unfinished Business
None

26. Announcements

Monday, February 16, 2026
Office Closed -President's Day

Tuesday, February 17, 2026
HUDZ Meeting-11AM-Kennedy Room

Wednesday, February 18, 2026
Public Infrastructure-3:30 pm -Kennedy Room

Thursday, February 19, 2026
Health and Human Development- 9:00am Webinar
Personnel and Adminstratiion-10am- Kennedy Room

Friday, February 20, 2026
Full Board Meeting – 10 am – Chambers

27. Excused Aldermen

28. Adjournment

29. Calendar

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)

Friday, February 13, 2026 Full Board Meeting (Last Day to Introduce Board Bills)
Monday, February 16, 2026 Office Closed – President's Day

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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

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 described, in accordance with Charter authority, and in conformity with Section l4 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

SECTION ONE: 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 northwestern right of way, 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.

are, upon the conditions hereinafter set out, vacated.

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

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

SECTION FOUR: Notwithstanding any provisions of the Revised Code of St. Louis or the Ordinances of the City of St. Louis to the contrary, the Board of Public Service and the Building Division are hereby authorized and directed to issue building permits for the erection, construction and use of buildings, structures and related facilities, as well as any future additions, alterations or improvements thereto and renewals and rebuilding thereof, in the areas vacated pursuant to the provisions of Section One hereof when the Building Division shall find that:

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

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

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

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

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

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

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

unless approved by the Board of Public Service.

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

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

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

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

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

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

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

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

SECTION SIX: An affidavit stating that all conditions of this Ordinance have been accepted must be submitted to the Board of Public Service for acceptance Three Hundred Sixty Five (365) days from the date of the signing of this Ordinance. If this affidavit is not 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 aforesaid area.

IN WITNESS WHEREOF we have hereunto set our hands this 25th

day of September, 2024.

_______________ Co.

ATTEST _______________ 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

Ranken 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

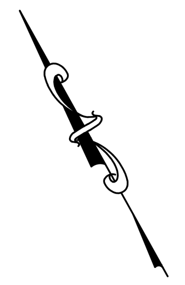
SHARI L ELFORD
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 19910038
My Commission Expires Oct 8, 2027

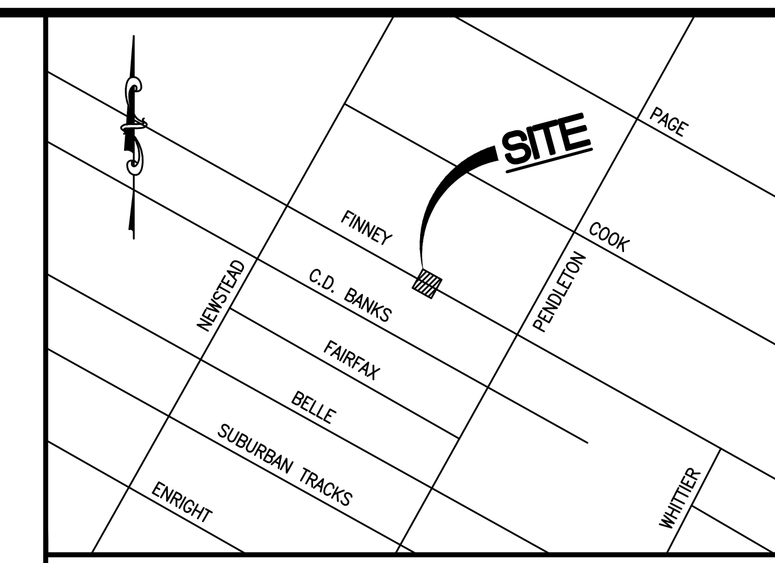
ST-195-ML

Board Bill Number 59
Plat

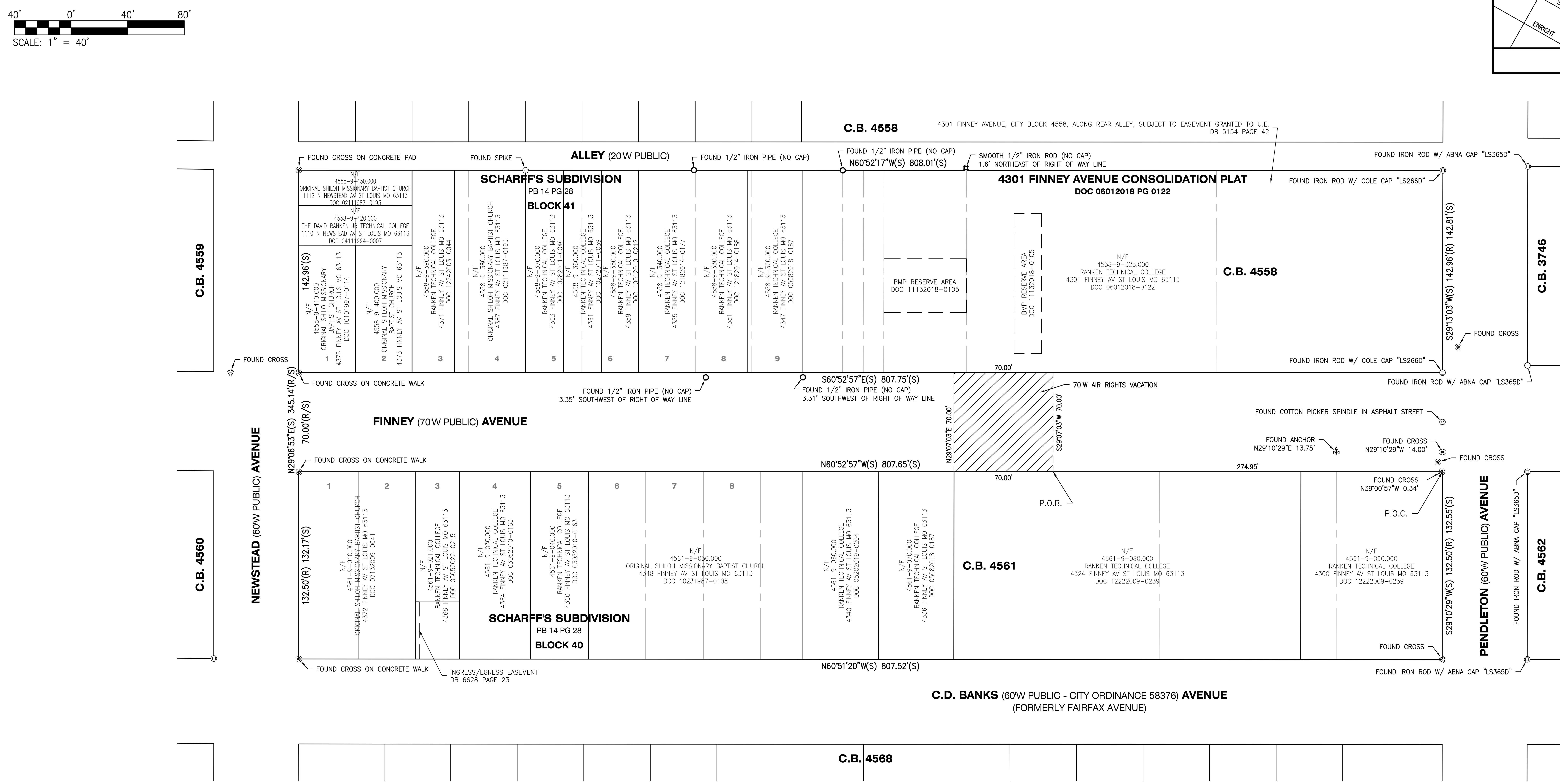
AIR RIGHTS VACATION PLAT

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





LOCATION MAP
NOT TO SCALE



GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. 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 MODOT REAL TIME KINEMATIC VIRTUAL REFERENCE STATION NETWORK OF CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). OBSERVED DURING THE WEEK OF AUGUST 21, 2023.
3. 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.
4. 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)
) SS
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

PRELIMINARY FOR REVIEW

Cole
+ ST. CHARLES
1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel
www.colestl.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING

DESIGN/CALC BY	
DRAWN BY	TJK/TDW
CHECKED BY	TAR
DRAWING SCALE	1"=40'
DATE	08/26/2024
Job Number	23-0085
Sheet Number	1 of 1

USER: TJ Kettelkamp TAB: Air Rights Vacation
DATE: September 11, 2024 – 9:44:47 AM
DRAWING: S:\JOBS\Jobs2023\23-0085\CADD\V-Work\V_VACATION_23-0085.dwg

Summary
Board Bill Number 83
Introduced by Alderman Michael Browning
October 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 83 INTRODUCED BY ALDERMAN MICHAEL BROWNING
COSPONSOR: ALDERWOMAN SHAMEEM CLARK-HUBBARD

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.

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

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

WHEREAS, 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; and

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

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

SECTION ONE. Subject to annual appropriation, fifty percent (50%) of the revenue from the general municipal sales tax levied pursuant to Ordinance Number 62884 and the general municipal sales tax levied pursuant to Ordinance Number 55497, as amended by Ordinance Numbers 57179 and 57979 (including any similar successor tax or taxes to the extent such tax or taxes do not collectively exceed 1.375%) generated by the Company or its affiliates from their respective operations at the Project Site , as further described in the Development and Performance Agreement, shall be deposited by the City into an account designated as the "Sales Tax Reimbursement Account – Corporate Interiors, Inc. Project." Funds in such account shall, subject to annual appropriation, be paid to the Company as a "Tenant Improvement Allowance" for reimbursement of certain costs associated with the Project in accordance with the terms and conditions of the Development and Performance Agreement.

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

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

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

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

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

SECTION SEVEN. After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall 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

Board Bill Number 83
Exhibit A: Agreement- G&B Draft – October 8, 2025

DEVELOPMENT AND PERFORMANCE AGREEMENT

THIS DEVELOPMENT AND PERFORMANCE AGREEMENT (this *"Agreement"*) is made and entered into as of this _____ day of ____________, 2025, 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 __________, 2025, 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 __________, 2025 (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. Lous, 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

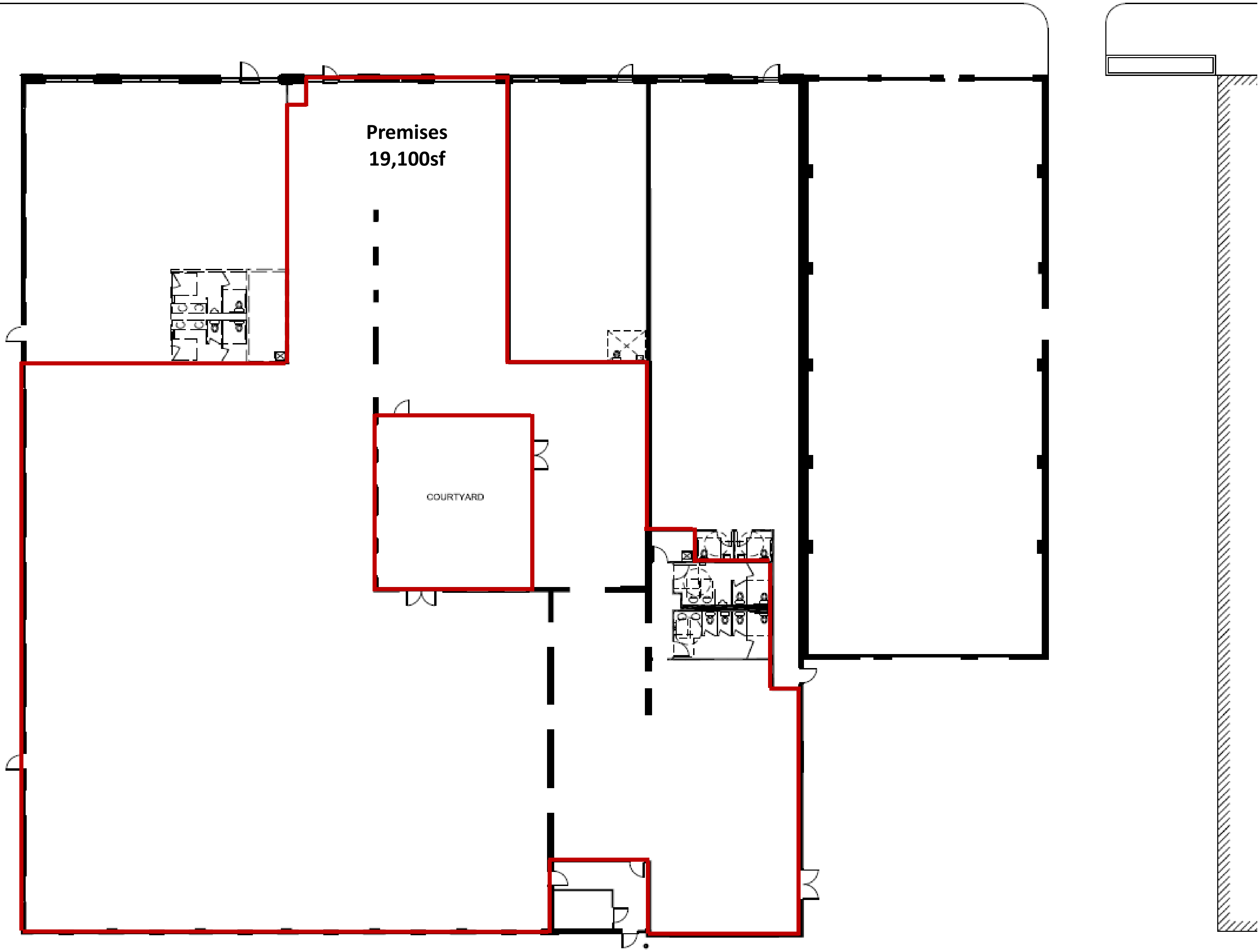
In any contract for Work at the Project Site, the Company, its designees, successors, assigns, and its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination laws (the *"Nondiscrimination Laws"*).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

Board Bill Number 83
Exhibit A



1 FLOOR PLAN
1/8" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR		WALL				TRIM	CEILING		CABINET		LIGHTING
	FLOOR	BASE	N	E	S	W		HT	FINISH	CABINET	TOP	
RECEPTION	F1,F4	B1	BRICK	BRICK	-	PAINT	4", PTD	TO DECK	C1	WOOD	CT1	L1/L3
DESIGNER WORKSTATION	F2	B1	BRICK	PAINT	-	BRICK, PTD	4", PTD	12'-0" AFF	C2			L2
MATERIAL LIBRARY	F2	B1	-	PAINT	-	BRICK, PTD	-	TO DECK	C1			L2
COLLABORATIVE	F2	B1	BRICK	-	-	BRICK	-	TO DECK	C2			L3
CAFÉ	F3	B1	PAINT	PAINT	BRICK	GLASS/PTD	-	TO DECK	C1	WOOD	CT2	L3
BOARD ROOM	F2	B1	GLASS	GLASS	PAINT	PAINT	-	10"-0"	C3			L4
CONFERENCE, TYP.	F2	B1	PAINT	PAINT	PAINT	PAINT	-	9'-0"	C4			L5
TRAINING	F2	B1	PAINT	GLASS DR	PAINT	PAINT	-	12"-0"	C3			L4
OFFICE, TYP	F2	B1	PAINT	PAINT	PAINT	PAINT	-	9'-0"	C4			L5
ACCOUNTING / HR	F2	B1	PAINT	PAINT	PAINT	BRICK	-	12'-0" AFF	C2			L2
OPEN OFFICE / WORKSTATION	F2	B1	PAINT	BRICK, PTD	BRICK	BRICK	4", PTD	12'-0" AFF	C2			L2
STORAGE	F3	B1	PAINT	PAINT	PAINT	PAINT	-	TO DECK	C1			L2
NOT USED												
FAMILY ROOM	F2	B1	PAINT	PAINT	PAINT	BRICK, PTD	-	9'-0"	C4			L6
WOMEN	F1	B1	T1	PAINT	PAINT	PAINT	-	9'-0"	C4			L6
MEN	F1	B1	PAINT	PAINT	T2	PAINT	-	9'-0"	C4			L6
HALL 1	F2	B1	PAINT	PAINT	PAINT	BRICK, PTD	-	9'-0"	C4			L6
HEALTHCARE SHOWROOM	F3	B1	BRICK, PTD	BRICK, PTD	PAINT	BRICK, PTD	4", PTD	TO DECK	C1			L1
K-12 SHOWROOM	F3	B1	PAINT	PTD/PAINT	PAINT	PAINT	4", PTD	TO DECK	C1			L1

FINISHES

FLOORING	
F1	PORCELAIN TILE, 12X 24, $15/sf MATERIAL ONLY
F2	CARPET, $40/sy, MATERIAL ONLY
F3	LVT, $10/sf, MATERIAL ONLY
F4	WALK-OFF CARPET, $40/sy, MATERIAL ONLY
CONC	CONCRETE, SEALED
BASE	
B1	4" VINYL BASE
CEILING	
C1	EXPOSE RAFTER AND DECKING, SANDBLAST AND SEAL.
C2	ACOUSTICAL BAFFLES BY FALKBUILT
C3	ACT CEILING, ARMSTRONG, OPTIMA CONCEALED 24 x 96 WITH INTEGRATED LIGHTING
C4	ACT CEILING, ARMSTRONG OPTIMA 24 x 48

CABINETS	
WD1	WOOD VENEER, RIFT CUT WHITE OAK
WD2	WOOD, PAINTED
PLAM	PLASTIC LAMINATE
COUNTERTOPS	
CT1	STONE
CT2	SIMULATED STONE
LIGHTING - LED LIGHT SOURCE TYPICAL	
L1	TRACK LIGHTING
L2	LINEAR PENDANT LIGHTS FOR GENERAL ILLUMIN
L3	DECORATIVE PENDANT
L4	INTEGRATED LINEAR LIGHT
L5	RECESSED 2x4 INDIRECT
L6	RECESSED CAN LIGHT
L7	CYLINDER PENDANT (GENERAL LIGHTING)

PLAN NOTES

01 EXPOSED WOOD BEAM AND DECK, CLEAN AND SEAL.

02 NEW FLOORING THRU-OUT

03 SHOWROOM: WALLS TO BE PROVIDED BY FALKBUILT. GC TO PROVIDE CEILINGS, ELECTRICAL, LIGHTING AND FLOORING.

04 TRAINING ROOM: FALKBUILT STUDS TO DECK. GC TO DRYWALL ON FALK STUDS FROM 12' AFF TO DECK. GC TO PROVIDE ACT, ELECTRICAL, LIGHTING AND FLOORING. PROVIDE 6-8 WALL OUTLETS AND 6 FLOOR OUTLETS. FALKBUILT TO PROVIDE WALLS, DOORS AND GLAZING.

05 WORKSTATION: PROVIDE POWER TO WORKSTATIONS

06 OFFICES: FALKBUILT STUDS TO DECK. GC TO DRYWALL ON FALK STUDS FROM 12' AFF TO DECK. GC TO PROVIDE ACT, ELECTRICAL, LIGHTING AND FLOORING. PROVIDE 2-3 OUTLETS/OFFICE

07 CONFERENCE ROOMS: FALKBUILT STUDS TO DECK. GC TO DRYWWALL ON FALKBUILT STUDS FROM 12' AFF TO DECK. GC TO PROVIDE ACT CEILING, POWER, LIGHTING AND FLOORING. PROVIDE 3-4 OUTLETS/CONFERENCE

08 FREESTANDING FALKBUILT PODS, 8'-0" H. WALLS AND CEILING ONLY. GC TO PROVIDE POWER, LIGHTING AND FLOORING.

09 CASEWORK BY FALKBUILT. SIMULATED STONE COUNTERTOP BY OWNER

10 PROVIDE APPLIANCES, (2) REFRIGERATORS, (2) UNDERCOUNTER BEVERAGE REFRIGERATORS, (2) UNDER COUNTER MICROWAVES, WARMING DRAWER, DISHWASHER AND ICE MACHINE.

11 PROVIDE SINK AND FAUCET.

12 ACOUSTICAL BAFFLES/CLOUDS BY FALKBUILT

13 CASEWORK BY FALKBUILT. STONE COUNTERTOP BY OWNER

14 PROVIDE APPLIANCES, UNDERCOUNTER BEVERAGE REFRIGERATOR, UNDERCOUNTER WINE REFRIGERATOR, DISHWASHER AND ICE MACHINE.

15 TRIM OPENINGS WITH 4"W WOOD TRIM, MAHOGANY TO MATCH DOOR AND WINDOWS

NOT FOR CONSTRUCTION 9-8-2025 REV.

TAO
LEE
associates

Architect
TAO+LEE ASSOCIATES
411 N. 10th St, Suite 402
St Louis, MO 63101
Tel: 314.446.0885
www.taolee.com

Project:
TENANT FITOUT
CI SELECT @ CARRIAGE WORKS
3942-62 LACLEDE AVE
ST. LOUIS, MO 63108

9-8-2025 TENANT FITOUT

Revisions:

PLAN AND FINISH SCHED.

Dwg Title:

SD1

Sheet No.

Project No. 745.05

Date: 3-5-2025

Drawn By:

Scale:

BOARD BIILL NUMBER 83
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 __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? __X__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 __X__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 __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:

    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 Company plans to invest approximately $7,641,418 into this project; 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	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
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 148
Introduced by: Alderwoman Pamela Boyd
February 13, 2026

This Board Bill, recommended by the Board of Estimate and Apportionment, appropriates to the Department of Health $1,363,875.78 in funds received by the City of St. Louis pursuant to the national opioid settlement agreements; authorizes the expenditure of such funds, to the extent received; and contains an emergency clause.

BOARD BILL NUMBER 148 INTRODUCED BY: ALDERMAN PAMELA BOYD

An Ordinance, recommended by the Board of Estimate and Apportionment, appropriating to the Department of Health funds received by the City of St. Louis pursuant to national opioid settlement agreements; authorizing the expenditure of such funds, to the extent received; authorizing contracts and other documents to expend such funds, to the extent received; and containing an emergency clause.

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

SECTION ONE. There is hereby appropriated to the Department of Health the sum of One Million Three Hundred Sixty-Three Thousand Eight Hundred Seventy-Five Dollars and Seventy-Eight Cents ($1,363,875.78) as further described in **Exhibit A** attached hereto and to the extent such funds are received. The Commissioner of Health, or her designee, is hereby authorized to make, negotiate, and execute any and all contracts or other documents on behalf of the City to expend such funds, and to expend such funds on behalf of the City to support prevention, treatment, and recovery efforts for opioid use/abuse, any co-occurring substance use/abuse and related behavioral health conditions. The Comptroller is authorized and directed to issue warrants upon the City Treasury for payment of all expenditures authorized in this Section provided that such warrants do not exceed the total amount of funds appropriated by this Section.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of the public peace, health and safety, 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.

BOARD BILL NUMBER 148

FISCAL NOTE

Preparer's Name:_ Craig Schmid

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

Bill Sponsor: Alderwoman Pamela Boyd

Bill Synopsis:	This Board Bill would appropriate to the Department of Health $1,363,875.78 in funds received by the City of St. Louis pursuant to the national opioid settlement agreements from Janssen, Distributor, CVS, Allergan, Teva, Kroger and Walmart as set forth in Ex. A and would authorize the expenditure of such funds, to the extent received, for Settlement Use purposes of supporting prevention, treatment, and recovery efforts for opioid use/abuse, any co-occurring substance use/abuse and related behavioral health conditions; and contains an emergency clause.
Type of Impact:	Support prevention, treatment, and recovery efforts for opioid use/abuse, co-occurring substance use/abuse and related behavioral health conditions.
Agencies Affected:	Department of Health (the "DOH")

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.
(settlement funds covered only)

- An undertaking of a new service for which no funding is provided in the current adopted city budget? ____Yes_X_No.

(09/2019)

- 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 _X_No.

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

- 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: 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	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	0	0	0
Additional Revenue	0	0	0
Net	0	0	0
Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
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 settlement 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_X_No.

  - If yes, by whom?________________________________.

Exhibit A
Board Bill Number 148

Payment Description	Payment Issued (Date)	Payment Amount
Janssen Payment 5	June 16, 2025	$487,974.91
Distributor Payment 5	August 8, 2025	$459,839.06
CVS Payment 3	August 8, 2025	$111,213.43
Allergan Payment 3	August 8, 2025	$136,348.86
Teva Payment 3	August 8, 2025	$117,618.98
Walmart Payment 3	October 31, 2025	$5,011.90
Kroger Payment 1	November 21, 2025	$22,934.32
Kroger Payment 2	November 21, 2025	$22,934.32
Total		**$1,363,875.78**

Summary
Board Bill Number 149
Introduced by Alderwoman Boyd
February 13, 2026

Pursuant to **Ordinance 68937**, the bill authorizes the honorary street name "Rev. Alfred Gainey, Jr. Way," which shall begin at the intersection of Astra Avenue and Riverview Boulevard and run north on Astra Avenue to the first intersection of Astra Avenue and Vivian Avenue.

BOARD BILL NUMBER 149 INTRODUCED BY ALDERWOMAN PAMELA BOYD

An Ordinance authorizing the honorary street name "Rev. Alfred Gainey, Jr. Way" pursuant to **Ordinance Number 68937**, which shall begin at the intersection of Astra Avenue and Riverview Boulevard and run north on Astra Avenue to the first intersection of Astra Avenue and Vivian Avenue

WHEREAS, Rev. Alfred Gainey Jr. is a true believer who exudes God's love to others; and

WHEREAS, Rev. Gainey's church, Lily of the Valley MB Church, and his pastoral leadership have contributed to filling the food desert gap in this North St. Louis community of every Saturday for the last five years; and

WHEREAS, Rev. Gainey has demonstrated how to fulfill spiritual leadership. He lets his dedication and hard work reflect his ability to serve people. His presence in the community has left a mark on the hearts of all who encounter him, a mark that cannot be erased; and

WHEREAS, it is for the forgoing reasons that the honorary street naming. "Rev. Alfred Gainey, Jr. Way," is a fitting and deserved honor.

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

SECTION ONE. The honorary street name "Rev. Alfred Gainey, Jr Way" shall begin at the intersection of Astra Avenue and Riverview Boulevard and run north on Astra Avenue to the first intersection of Astra Avenue and Vivian Avenue.

SECTION TWO. Pursuant to **Ordinance Number 68937**, at least sixty percent of all registered voters and / or persons owning a business on Astra Avenue between the intersections of Astra

Avenue and Riverview Boulevard and the first intersection of Astra Avenue and Vivian Avenue have signed a petition in support of this honorary street name.

SECTION THREE. Upon receipt of payment for manufacturing and installing the honorary street signs, the Director of Streets shall install the honorary the street signs, “Rev. Alfred Gainey, Jr Way” at the intersections of Astra Avenue and Riverview Boulevard and the first intersection of Astra Avenue and Vivian Avenue.

Summary
Board Bill Number 150
Introduced by Alderwoman Shameem Clark Hubbard
February 13, 2026

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 6100 block of Washington Ave.

BOARD BILL 150 NUMBER INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD

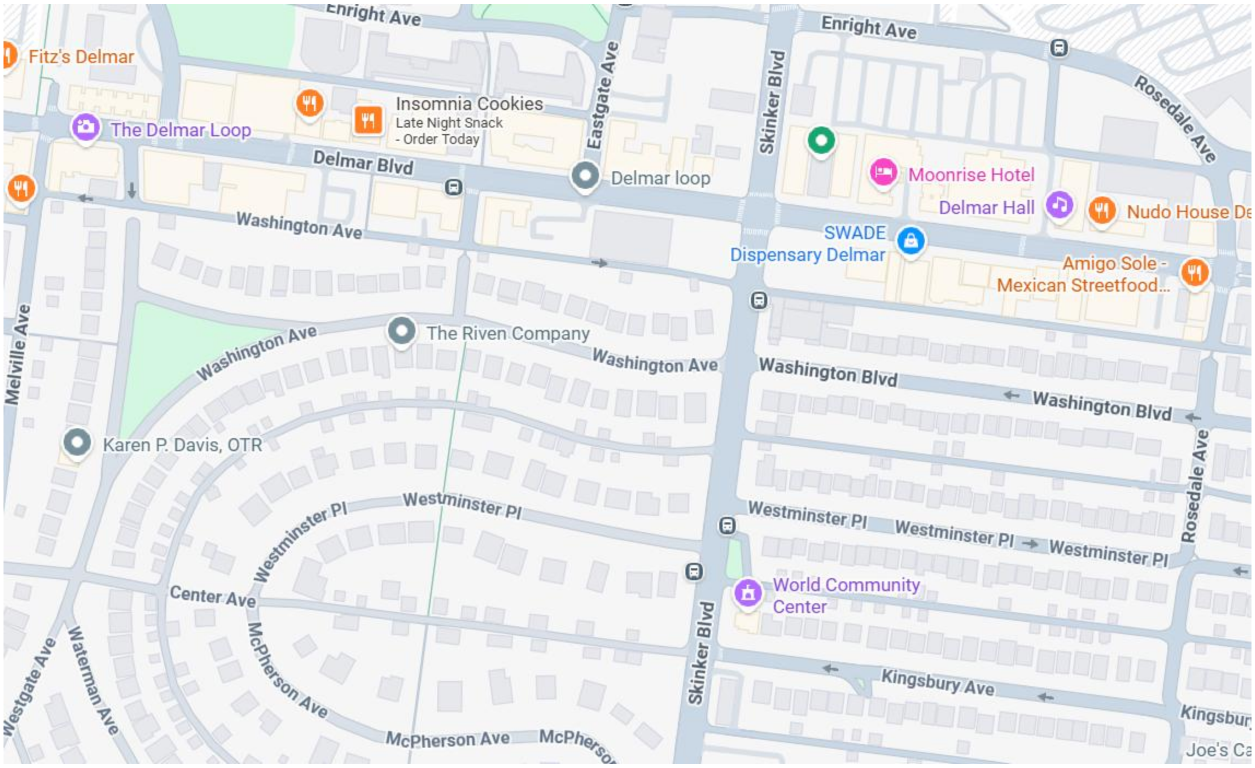
Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on 6100 block of Washington in the 10th ward.

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

SECTION ONE. Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394** the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on 6100 block of Washington Avenue in the 10th ward as follows:

1. Speed Humps shall be installed on the 6100 Block of Washington Avenue

BOARD BILL NUMBER 150
MAP



Summary
Board Bill Number 151
Introduced by Alderman Rasheen Aldridge Jr.
February 13, 2026

An Ordinance to amended the Public Nuisance Ordinance by repealing certain sections and adding new ones to create a Nuisance Review Board.

BOARD BILL NUMBER 151 INTRODUCED BY RASHEEN ALDRIDGE

An Ordinance to amend Ordinance No. 69730, as amended by Ordinance No. 70390, in order to establish a Nuisance Review Board.

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

SECTION ONE. Repeal And Replacement.

Ordinance No. 69730, as amended by Ordinance No. 70390, is hereby amended by repealing Section Five in its entirety, including all references to the Administrative Hearing Officer, and replacing it with the following**:**

SECTION FIVE. NUISANCE PROPERTY REVIEW BOARD AND COMMUNITY PETITION PROCESS

§ 5.100 – Establishment; Authority

A. The Nuisance Property Review Board ("Board"), as established by Ordinance No. 70390, as amended, shall have exclusive authority to hear and determine public nuisance property matters arising under this Ordinance.

B. The Board shall function as an administrative, quasi-judicial body and shall exercise all authority previously vested in the Administrative Hearing Officer, including conducting hearings, making findings of fact and conclusions of law, and issuing remedial orders.

§ 5.110 – Jurisdiction

The Board shall have jurisdiction to:

A. Hear cases referred by the Department of Public Safety, Building Division, Health Department, or other City agencies expressly authorized by ordinance, executive order, or written designation of City Counselor;

B. Hear cases initiated through a community petition process pursuant to § 5.200;

C. Determine whether a property constitutes a nuisance under this Ordinance, Ordinance No. 56705, and/or 82.1027(3) RSMo; and

D. Issue orders requiring abatement of the public nuisance including corrective action, compliance plans, timelines for remediation, restrictions on sales of products if those projects are contributing to the public nuisance and any remedies allowed in sections 15.42.010 to 15.42.090 or as otherwise authorized herein.

§ 5.120 – Composition and Appointment

A. The Board shall consist of **seven (7) members** appointed by the Mayor and confirmed by the Board of Aldermen.

B. Membership shall include:

1. One attorney licensed in Missouri with experience in municipal or administrative law;
2. One representative with experience in building or housing code enforcement;
3. One representative with public health or safety expertise;
4. Four community members who are residents of the City of St. Louis.

C. Members shall serve staggered three-year terms and may be reappointed.

SUBSECTION II. COMMUNITY PETITION PROCESS

§ 5.200 – Purpose and Limited Effect of Petition

A. A community petition shall serve as a mechanism to request administrative review by the City and provide evidence of the existence of a public nuisance that the Board can consider at its discretion; but a community petition alone shall not constitute a determination that a nuisance exists.

B. Submission or verification of a petition shall not shift the burden of proof from the City, compel enforcement action, or create a private right of action.

§ 5.210 – Eligibility to Petition

A petition may be submitted by Persons (defined to include individuals and legal entities) who, at the time of signing, fall within one (1) qualifying class within a three hundred fifty (350) foot radius of the subject property, drawn from the center of the front entrance of the premises projected to the street; when a multi-floor building falls within the petition circle, the petition circle shall include the main floor, the two floors immediately above the main floor, and the floor immediately below the main floor; if any part of a building or parcel of real property falls within the petition circle, the entire building or parcel shall be considered within the petition circle; with respect to a condominium created under Chapter 448 RSMo. 2000 (as amended), "Persons" shall mean one head count applied to the applicable unit owners' association's authorized representative and not to each unit owner within the condominium:

1. Registered voters whose voter registration address is located within the radius;
2. Owners of record of real property located within the radius; or
3. Owners or operators of businesses physically located within the radius.

§ 5.220 – Threshold Requirement

A petition shall be deemed sufficient only if it contains signatures from not less than fifty-one percent (51%) of the total number of eligible persons within a single qualifying class identified in § 5.210. Signatories from different classes shall not be aggregated to meet the threshold.

§ 5.230 – Form and Content

Each petition shall be submitted on a form prescribed by the Department of Public Safety ("DPS") and shall include:

A. Identification of the subject property by address and parcel number;

B. A concise statement of the alleged conditions constituting a nuisance, based on observable conduct or conditions;

C. The printed name, signature, address, and qualifying status of each signatory; and

D. A sworn affidavit by the petition organizer attesting, under penalty of perjury, that the information provided is true and correct to the best of their knowledge.

§ 5.240 – Verification and Screening

A. DPS, or its designee, shall independently verify petition sufficiency, including geographic eligibility and qualifying status of signatories.

B. The City may decline to docket a petition that is facially insufficient, duplicative of a matter resolved within the prior twelve (12) months, or unsupported by objective indicia of nuisance activity.

§ 5.250 – City Control of Proceedings

Upon verification, a petition shall proceed to the Board only upon authorization by the City Counselor, which shall retain sole discretion over prosecution and presentation of evidence before the Board; however, Persons who are eligible to sign the community petition shall have the right to testify at the hearing in front of the Board.

§ 5.260 – No Private Right of Action

Submission or verification of a petition shall not create standing to compel enforcement, entitlement to a hearing, or entitlement to a particular outcome.

SUBSECTION III. NOTICE, HEARING, AND DETERMINATION

§ 5.300 – Notice of Hearing

A. Written notice of a Board hearing shall be posted in plain public sight at the subject property and be provided to:

1. The property owner of record;
2. Any lienholders of record; and
3. The petition organizer, if applicable.
4. The Alderman, or their designee, for the area in which the subject property is located;
5. The SLMPD Captain for the district in which the subject property is located;
6. Any active neighborhood associations for the area in which the subject property is located.

B. Notice shall be sent by first class United States mail or served in person not less than twenty-one (21) days prior to the hearing. A copy of the Hearing Notice shall also be posted in a prominent place on the premises, and shall include:

1. The alleged nuisance conditions;
2. The legal authority for the proceeding;
3. The date, time, and location of the hearing; and
4. A statement of the right to appear, present evidence, call witnesses, and be represented by counsel.

§ 5.310 – Hearing Procedure

a. Hearings shall be conducted by the Board and recorded.
b. All testimony shall be given under oath or affirmation.
c. The case for the City shall be presented by the City Counselor.

d. Petitioners may testify as to observed conditions and impacts.

e. The Owner shall have the right to appear personally or through counsel, present evidence, call witnesses, and cross-examine witnesses.

f. An attorney who appears on behalf of any Owner must file a written appearance with the Director of the Department of Public Safety.

g. The Board may grant continuances only upon a finding of good cause.

h. The Board may issue subpoenas to secure the attendance and testimony of relevant witnesses and the production of relevant documents.

i. The record of all hearings before the Board shall include: (i) a record of the testimony presented at the hearing, which may be made by tape recording, digital recording or other appropriate means; (ii) all exhibits submitted as evidence at the hearing; and (iii) a copy of the Order.

j. Hearings shall be deemed and conducted as contested cases within the meaning of Chapter 536, RSMo.

k. In determining the presence of a public nuisance, the Board can consider evidence presented of public nuisance activity associated with the alleged public nuisance property.

§ 5.320 – Findings and Orders

A. The Board shall issue written findings of fact and conclusions of law.

B. If the Board finds that a public Nuisance, as defined in this Ordinance, or Nuisances exist, the Board shall issue an order requiring the Owner to abate the public nuisance within a reasonable timeframe.

C. Such measures may include, but are not limited to:

1. Security improvements to the premises;
2. Hiring of licensed and insured security personnel;
3. Implementation of property management or access-control plans;
4. Required on-site management presence during identified high-risk periods;
5. Restriction or prohibition of specific activities contributing to nuisance conditions;
6. Conditional limitations on property use until compliance is achieved;
7. Removal of trash, debris, or abandoned personal property;
8. Closing and boarding of the premises for a period not to exceed one (1) year.

D. Orders shall be proportional to the severity and duration of the nuisance and shall consider documented good-faith compliance efforts.

E. The Board shall specify reasonable deadlines for compliance with each ordered corrective action and may schedule follow-up hearings or reviews to assess compliance.

§ 5.330 – Judicial Review

Any final order of the Board shall be subject to judicial review pursuant to Chapter 536, RSMo.

§ 5.340 – Summons For Violation of Nuisance Abatement Order

Failure to comply with an order of the Board shall be a violation of this ordinance and any person who fails to comply with such an order shall be subject to a fine of not less than One Hundred Dollars ($100.00) nor more than Five Hundred Dollars ($500.00) for each day the court finds such person to be in noncompliance. In addition to a fine, the court may sentence such person to not more than ninety (90) days imprisonment.

§ 5.350 – Condemnation, Revocation of Permits, Licenses, and Nullification of Exemptions

If the Board determines that a nuisance exists and orders that the abatement of the nuisance requires closure of the subject premises, the following shall apply:

A. If the building is at any time occupied during the order of closure the building shall be deemed a “Nuisance” in accordance with the City of St. Louis Property Maintenance Code and “Condemned” in accordance with the laws of the City of St. Louis that apply to Condemned buildings. All the remedies to the City of St. Louis allowed through those Ordinances shall apply to the violation of a Nuisance Abatement Order.

B. Prior to occupancy of the premises, whether commercial or residential, the property shall be inspected by the appropriate City, State and Federal Inspectors. The subject premises must be in compliance with all applicable city, state and federal, health, safety property maintenance and building codes. No occupancy shall occur unless all code violations are abated.

C. Any property, commercial or residential which had previously been exempt from or "grandfathered in" and not subject to compliance with current health, safety, zoning, property maintenance and building codes will be deemed to have forfeited that status and must be in total compliance with all applicable City, state and federal, health, safety property maintenance and building codes. The property shall be subject to a Full Occupancy Inspection. No occupancy shall occur unless all code violations are abated.

D. Any licenses, variances, permits or certificates, whether business, occupancy or building code which pertain to the subject premises and were in effect at the time of an Order of Closure of the premises are deemed revoked or abandoned.

SECTION TWO. CONFORMING AMENDMENTS

All references in Ordinance No. 69730, as amended, to the "Administrative Hearing Officer" are hereby deleted and replaced with references to the "Nuisance Property Review Board," where contextually appropriate.

SECTION THREE. CONTINUITY OF LAW

Except as expressly amended herein, all definitions, enforcement authorities, penalties, and remedies contained in Ordinance No. 69730 and Ordinance No. 70390 shall remain in full force and effect.

SECTION FOUR. RULEMAKING

The Board is authorized to adopt rules of procedure consistent with this Ordinance and applicable law.

SECTION FIVE. SEVERABILITY

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

SECTION SIX. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its approval.

Summary
Board Bill Number 152
Introduced by Alderman Rasheen Aldridge
February 13, 2026

An Ordinance which amends certain sections of **Chapter 8 of the St. Louis Revised Codes** to streamline mobile food vendor operations.

BOARD BILL NUMBER 152
FISCAL NOTE

Board Bill No. 152

Preparer's Name *Cheryl Campbell*

Phone Number or Email Address (will be available publicly) campbellch@stlouis-mo.gov

Bill Sponsor *Alderman Rasheen Aldridge*

Bill Synopsis:	*This ordinance amends portions of Chapter 8 of the Revised Code of the City of St. Louis relating to mobile food vending operations. The bill modifies vending district definitions, operating distances, and hours of operation; establishes a mobile food court pilot program; authorizes mobile food vending in designated City parks; and assigns administrative responsibilities to City departments including mapping, permitting coordination, regulatory oversight, and creation of public-facing vendor and comment portals. The bill also maintains provisions governing vendor permit fees.*
Type of Impact:	*Potential Cost / Potential Revenue — Indeterminate*
Agencies Affected:	*Department of Streets;* *Department of Parks, Recreation & Forestry;* *Board of Public Service;* *License Collector;* *Information Technology Services Agency (administrative support potential);* *Health Department (oversight related to food permitting compliance).*

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

- An undertaking of a new service for which no funding is provided in the current adopted city budget? __*X*__Yes ___No

(01/2017)

- 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?
  __*X*__Yes ____No

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

The ordinance assigns administrative responsibilities to City departments including development and maintenance of vending zone maps, management of vendor participation in parks, operation of reservation and comment portals, and oversight of a mobile food court pilot program. These functions may require staff time or operational support. Estimated costs cannot be determined at this time and would depend on departmental implementation.

- Does the bill create a program or administrative subdivision? __*X*__Yes ____No

  - If yes, then is there a similar existing program or administrative subdivision?
    __*X*__Yes ____No

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

Administrative oversight of vending and permitting already exists within City operations. The proposed mobile food court pilot and park vending coordination would expand responsibilities within existing departmental structures rather than establish standalone entities.

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

Operational impacts may include administrative staffing time, system configuration or support for reservation and comment portals, and regulatory oversight. Vendor permit fees authorized under the ordinance may generate revenue directed to the Downtown Vending District Parks Fund; however, participation levels and associated costs cannot be estimated.

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	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	*Indeterminate*	*Indeterminate*	*Indeterminate*
Additional Revenue	*None Identified*	*None Identified*	*None Identified*
Net	*Indeterminate*	*Indeterminate*	*Indeterminate*
Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	*Indeterminate*	*Indeterminate*	*Indeterminate*
Additional Revenue	*Indeterminate*	*Indeterminate*	*Indeterminate*
Net	*Indeterminate*	*Indeterminate*	*Indeterminate*

- Describe any assumptions used in preparing this fiscal note:

This fiscal note assumes implementation within existing departmental structures without specified staffing levels, technology scope, or participation discoverability at the time of preparation. Fiscal impacts are therefore presented as indeterminate pending departmental execution.

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

Board Bill language as introduced
Review of Chapter 8 administrative responsibilities
Standard fiscal note preparation practices

- 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 153
Introduced by President Megan E. Green
February 13, 2026

An ordinance amending Chapter 3.160 of the Revised Code of the City of St. Louis, codified by Ordinance 71620, by adding a new section, 3.160.035, to establish definitions and criteria for the impact assessment of redevelopment projects; and containing a severability clause.

BOARD BILL NUMBER 153 INTRODUCED BY PRESIDENT MEGAN E. GREEN

An ordinance amending Chapter 3.160 of the Revised Code of the City of St. Louis by establishing definitions and criteria for the impact assessment of redevelopment projects as required by Section 3.160.030(a)i)e; including a severability clause.

WHEREAS, the City of St. Louis seeks to ensure that public incentives are used strategically to promote equitable development and community revitalization, particularly in historically disinvested neighborhoods; and

WHEREAS, the development of a standardized Community Benefits Scorecard will create a transparent, accountable, and data-informed framework for evaluating the public value of proposed projects seeking tax incentives; and

WHEREAS, aligning redevelopment incentives with measurable community benefits, such as affordable housing, transit access, environmental remediation, and quality jobs, helps ensure that economic growth is inclusive, sustainable, and rooted in the needs of existing residents; and

WHEREAS, the Community Benefits Scorecard advances the goals set forth in Ordinance 71620 by operationalizing the required impact assessment into a clear and publicly accessible tool, guided by the Economic Justice Index or its successor, thereby enabling more equitable and intentional redevelopment across the city.

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

SECTION ONE. Section 3.160.010 of the Revised Code of the City of St. Louis is hereby amended by the addition of the following defined terms:

Affordable Housing shall mean the extent to which housing units are financially accessible for persons or families at or below the Area Median Income.

Alignment with Neighborhood Plans shall mean the extent to which a Development Proposal includes specific elements that align with approved neighborhood plans. The Applicant must identify in their Development Proposal specific components of approved neighborhood plans and describe how the Development Proposal aligns with these components.

Capital Investment shall mean the total hard and soft development costs necessary to construct, rehabilitate, or otherwise complete the proposed project, including but not limited to land acquisition and related development expenses.

Commercial Corridors shall mean key commercial corridors within the City of St. Louis, which lists are maintained by the Planning and Urban Design Agency (PDA). Projects located within two blocks of a designated Commercial Corridor and or a part of the Main Streets Program.

Community Benefits Contribution shall mean a contribution to the Affordable Housing Trust Fund, Economic Justice Fund, St. Louis Education Fund, or other similar approved fund established by ordinance or resolution of the City of St. Louis for a public purpose and administered by a City department, agency, or authorized public entity.

Economic Justice Index shall mean the data-driven mapping and evaluation tool developed to guide equitable development in the City of St. Louis by identifying areas of historic disinvestment and opportunity.

Environmental Remediation shall mean the scope of work and cost of cleaning environmental contamination which represents a threat to public health.

Environmental Impact shall mean the extent to which a Development Proposal incorporates sustainable design principles and green building standards to promote climate resiliency, or how a Development Proposal will address negative environmental implications such as, but not limited to, pollution, increased emissions, or harm to natural ecosystems.

Existing Vacant Building Renovation shall mean the extent to which a Development Proposal will utilize previously vacant buildings.

Geography shall mean projects located in areas of high need and opportunity that have experienced historic disinvestment. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment.

Historic Preservation shall mean the extent to which a Development Proposal will work to rehabilitate, restore, or stabilize a building or site that is individually landmarked or located within a designated local, state, or federal historic district.

Minority or Women Owned Business shall mean businesses that are certified as a minority-owned business enterprise (MBE) or women-owned business enterprise (WBE).

Outside Funding– shall mean any public financing awarded to the project from federal, state, or nonprofit grant sources.

Public Infrastructure shall mean the extent to which a Development Proposal will make investments in public

infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities.

Quality Jobs shall mean the extent to which a Development Proposal creates permanent jobs which pay not less than a living wage, as defined and updated annually pursuant to Chapter 3.99 of the Revised Code of the City of St. Louis.

Transit Access shall mean the extent to which a Development Proposal encourages greater accessibility and provides affordable transportation options for local residents and workers.

Utilization of LRA properties shall mean the inclusion of land or buildings owned by the Land Reutilization Authority (LRA) as part of the development site, whether through acquisition, lease, or redevelopment agreement with the LRA.

SECTION TWO. Section 3.160(a)i)e. of the Revised Code of the City of St. Louis is hereby repealed and replaced with the following:

e. An impact assessment regarding community benefits associated with the Development Proposal and its impact on economic equity and sustainability.

i. SLDC shall establish and make publicly available the form of impact assessment required by this Chapter, which may be a scorecard, checklist, or similar report.

ii. The score from the impact assessment will assist with determination whether the Development Proposal is approved and the term and amount of Tax Incentives the Development Proposal may receive.

iii. The impact assessment required under this Chapter shall include a standardized set of indicators which shall include but shall not be limited to the following:

(1) amount of Capital Investment,

(2) investment into Public Infrastructure,

(3) Transit Access,

(4) Economic Justice Index designation,

(5) use of Minority or Women Owned Businesses,

(6) Historic Preservation,

(7) Outside Funding,

(8) Environmental Remediation,

(9) Existing Vacant Building Renovation,

(10) Utilization of LRA Properties,

(11) Community Benefit Contribution,

(12) Alignment with Neighborhood Plans,

(13) location along a Commercial Corridor,

(14) inclusion of Affordable Housing,

(15) Environmental Impact,

(16) Geography, and

(17) number of Quality Jobs.

iii. SLDC shall provide a draft of the impact assessment to the HUDZ Committee for approval or modifications.

SECTION THREE. Severability clause

If any section, subsection, sentence, clause, phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provisions, and such holding shall not affect the validity of the remaining portions thereof.

Summary
Board Bill Number 154
Sponsored by Alderwoman Jami Cox Antwi
February 13, 2026

This Board Bill amends Ordinance 66935 and authorizes the execution of a Second Amendment Lease Agreement between The City of St. Louis, Missouri (the "City") and Material Sales Company ("Lessee") for certain land and mooring between the MacArthur Bridge and the Poplar Street Bridge under certain terms and conditions for a period of (5) years, at a rate of $17,812.72 for the first year and increasing by three (3) percent each year thereafter.

BOARD BILL NUMBER 154 INTRODUCED BY ALDERWOMAN JAMI COX ANTWI

An Ordinance amending Ordinance No. 66935, which ordinance relates to an original Lease Agreement dated January 1, 2006, between The City of St. Louis, Missouri (the "City") and Material Sales Company ("Lessee"), and authorizing the execution of a Second Amendment to Lease Agreement between the City and Lessee for certain land and mooring between the MacArthur Bridge and the Poplar Street Bridge under certain terms and conditions as set forth in the Second Amendment, attached hereto as **Exhibit A**, and containing a severability clause.

WHEREAS, the City, by Ordinance No. 66935, did lease to Lessee beginning on January 1, 2006 for certain land and mooring at or near the north side of MacArthur Bridge and a point Three Hundred feet (300') south of the Poplar Street Bridge; and

WHEREAS, the City, by Ordinance No. 71384, did authorize an extension of the Lease until December 31, 2025; and

WHEREAS, the City and Lessee desire to enter into a Second Amendment to Lease Agreement for the final five (5) year mutual option under certain terms and conditions with a base rent of $17,812.72 for 2026 subject to a 3% annual adjustment as set forth in **Exhibit A** hereto.

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

SECTION ONE. Ordinance No. 66935is hereby amended to provide for a Second Amendment to Lease Agreement with Lessee for certain land and mooring at or near the north side of MacArthur Bridge and a point Three Hundred feet (300') south of the Poplar Street Bridge for a period of five (5) years at a rate of 17,812.72 for 2026 subject to a 3% annual adjustment as set forth in **Exhibit A** hereto.

SECTION TWO. The Board of Aldermen hereby approves, and the Mayor and Comptroller are hereby authorized to execute, on behalf of the City, said Second Amendment to Lease Agreement.

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

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

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

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

FISCAL NOTE

BOARD BILL NUMBER 154

Preparer's Name: James Morrow

Contact Information: morrowj@stlouis-mo.gov

Bill Sponsor: Alderwoman Jami Cox Antwi

Bill Synopsis:	This Board Bill amends Ordinance 66935 and authorizes the execution of a Second Amendment Lease Agreement between The City of St. Louis, Missouri (the "City") and Material Sales Company ("Lessee") for certain land and mooring between the MacArthur Bridge and the Poplar Street Bridge under certain terms and conditions for a period of (5) years, at a rate of $17,812.72 for the first year and increasing by three (3) percent each year thereafter.
Type of Impact:	None
Agencies Affected:	None

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

(01/2017)

- 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 ____No

  - o 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

  ____
  ____
  ____
  ____
  ____

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

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

  ____
  ____
  ____
  ____
  ____

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	**Year 1 (current)**	**Year 2**	**Year 3**
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	**Year 1 (current)**	**Year 2**	**Year 3**
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:

  ____
  ____
  ____
  ____
  ____

- 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? ________________________________ .

BOARD BILL NUMBER 154
EXHIBIT A

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (this "Second Amendment") is entered into as of the 1st day of January, 2026 ("Effective Date") by and among the **CITY OF ST. LOUIS, MISSOURI**, a constitutionally chartered city organized and existing under the laws of the State of Missouri ("Lessor") and **MATERIAL SALES COMPANY,** a Missouri corporation ("Lessee").

RECITALS:

WHEREAS, Lessee and Lessor are parties to that certain Lease Agreement dated January 1, 2006, as extended in 2010 and 2015, and further extended in 2021 (the "Lease") for certain land and mooring rights on the unimproved wharf located between MacArthur Bridge and Poplar Street Bridge.

WHEREAS, the Term of the Lease is scheduled to expire on December 31, 2025; and

WHEREAS, Lessor and Lessee desire to extend the Term of the Lease; and

WHEREAS, Lessor and Lessee desire to amend certain provisions of the Lease to reflect such extension and other changes to the Lease;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants herein contained and each act performed hereunder by the parties, Lessor and Lessee hereby agree that the Lease is amended as follows:

1. Incorporation of Recitals. The above recitals are hereby incorporated into this Second Amendment as if fully set forth herein.

2. Extension of Term. The Term of the Lease is hereby extended for five (5) years, that is from January 1, 2026 through December 31, 2030.

3. Renewal Options. The parties acknowledge and agree that Lessee has no further options to extend the term of the Lease.

4. Base Rent. Commencing on January 1, 2026, Lessee shall pay to Lessor the rent pursuant to the below schedule:

Period	Rate Per Linear Foot	Payment Amount
January 1, 2026 – December 31, 2026	$33.61 / LF	$17,812.72 due January 1, 2026
January 1, 2027 – December 31, 2027	$34.62 / LF	$18,347.10 due January 1, 2027
January 1, 2028 – December 31, 2028	$35.66 / LF	$18,897.51 due January 1, 2028
January 1, 2029 – December 31, 2029	$36.73 / LF	$19,464.44 due January 1, 2029

January 1, 2030 – December 31, 2030	$37.83 / LF	$20.048.37 due January 1, 2030

5. Brokerage Commissions. Lessor and Lessee hereby represent and warrant to each other that no brokers were involved in the negotiation and execution of this Amendment.

6. Representations and Warranties. Lessee hereby represents and warrants that (i) Lessee is duly organized, validly existing and in good standing in accordance with the laws of the State under which it was organized; (ii) Lessee is authorized to do business in the State of Missouri; (iii) the individual(s) executing and delivering this Amendment on behalf of Lessee has been properly authorized to do so, and such execution and delivery shall bind Lessee to its terms; and (iv) Lessee hereby ratifies acceptance of the leased premises, in its present "AS IS" condition, and acknowledges that Lessor has no obligation to construct or install any improvements within the leased premises.

7. Examination of Amendment. Submission of this instrument for examination or signature to Lessee does not constitute a reservation or option, and it is not effective until execution by and delivery to both Lessor and Lessee.

8. Capitalized Terms. Except to the extent specifically defined herein, all capitalized terms set forth in this Second Amendment shall have the same meaning as defined in the Lease.

9. Counterpart Execution. The parties acknowledge that this Second Amendment may be executed in counterparts and exchanged by electronic mail transmission, and that the electronic mail copies of each party's respective signature shall be binding as if the same were an original signature.

10. Incorporation. This Second Amendment shall be incorporated into and made a part of the Lease, and all provisions of the Lease not expressly modified or amended hereby shall remain in full force and effect.

[*Remainder of Page Left Blank; Signature Page Follows*]

IN WITNESS WHEREOF, the parties have caused this Second Amendment to be executed by their respective officers or officials.

LESSOR:

The City of St. Louis

By: ___________________________________

Cara Spencer, Mayor

By: ___________________________________

Donna Baringer, Comptroller

ATTEST:

By: ___________________________________

Amber Simms, City Register

APPROVED AS TO FORM ONLY:

By: ___________________________________

Michael Garvin, City Counselor

LESSEE:

Material Sales Company

By: ___________________________________

Name: ________________________________

Title: _________________________________

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

On this ______ day of _________________, 2026, before me personally appeared Cara Spencer, to me personally known or satisfactory proven, who, being by me duly sworn did say that she is the Mayor of the City of St. Louis and that she is authorized to execute this Second Amendment on behalf of the City of St. Louis under the authority of Ordinance __________________________ and acknowledged said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

____
Notary Public

My Commission Expires:
____

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

On this ______ day of _________________, 2026, before me personally appeared Donna Baringer, to me personally known or satisfactory proven, who, being by me duly sworn did say that she is the Comptroller of the City of St. Louis and that she is authorized to execute this Second Amendment on behalf of the City of St. Louis under the authority of Ordinance ________________ and acknowledged said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

____
Notary Public

My Commission Expires:
____

STATE OF ______________)
) SS
C_____ OF _______________)

On this ____ day of _______________, 20__, before me appeared _________________________, to me personally known or satisfactorily proven, who, being by me duly sworn did say that s/he is the ____________________________ of **Material Sales Company**, a Missouri corporation, and that said instrument was signed in behalf of said entity, by authority of its ____________________________; and acknowledged said instrument to be the free act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

____

Notary Public

My Commission Expires: __________________

Summary
Board Bill Number 155
Introduced by Alderwoman Jami Cox Antwi
February 13, 2026

An ordinance approving the petition establishing the Downtown St. Louis Sports And Entertainment Community Improvement District as a political subdivision to remediate blight and encourage redevelopment within the area generally bounded by Cole and Carr Streets to the North, the Mississippi River to the East, Interstate 64 to the South, and Jefferson Avenue to the West ; authorizing the issuance of obligations with maturities of up to twenty years ; appointing a seven-member Board of Directors ; and mandating the submission of annual budgets and performance reports to the City Register and the Missouri Department of Economic Development.

BOARD BILL NUMBER 155 INTRODUCED BY ALDERWOMAN JAMI COX ANTWI
COSPONSOR: ALDERMAN RASHEEN ALDRIDGE

An Ordinance Approving The Petition To Establish A Community Improvement District, Establishing The Downtown St. Louis Sports And Entertainment Community Improvement District, Finding A Public Purpose For The Establishment Of The Downtown St. Louis Sports And Entertainment Community Improvement District, And Containing A Severability Clause.

WHEREAS, the City is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution, and laws of the State of Missouri; and

WHEREAS, Section 67.1400 *et seq.*, RSMo, (the "CID Act") authorizes the Board of Aldermen to approve the petitions of property owners to establish a Community Improvement District; and

WHEREAS, a petition has been filed with the City, requesting formation and establishment of The Downtown St. Louis Sports And Entertainment Community Improvement District (the "CID"), to be formed as an "entertainment district" (as defined in Section 67.1421 of the Act) and signed by the authorized representatives of the owners of more than fifty percent by assessed value of the property located within the proposed boundaries of the CID (the "Petition"); and

WHEREAS, the Register of the City of St. Louis did review and determine that the Petition substantially complies with the requirements of the CID Act; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at St. Louis City Hall, 1200 Market Street, St. Louis, Missouri 63103 at 11:00 a.m. on March 3, 2026, by the Board of Aldermen; and

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

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

SECTION ONE.

1. A community improvement district, to be known as "The Downtown St. Louis Sports And Entertainment Community Improvement District" (hereinafter referred to as the "CID"), is hereby established pursuant to the CID Act on certain real property described below to provide certain services, or contract with a private property owner to provide certain services, and construct, reconstruct, install, repair, maintain and/or equip various public improvements, and carry out other functions as set forth in the Petition, which is attached hereto as **Appendix A** and incorporated herein by this reference.

2. The CID boundaries are set forth in the Petition and are generally described as follows: Generally bounded by Cole St. and Carr St. to the North, the Mississippi River to the East, Interstate 64 to the South, and Jefferson Avenue to the West.

SECTION THREE. The CID is authorized by the CID Act, at any time, to issue obligations, or to enter into agreements with other entities with the authority to issue obligations, for the purpose of carrying out any of its powers, duties, or purposes. Such obligations shall be payable out of all, part or any combination of the revenues of the CID and may be further secured by all or any part of any property or any interest in any property by mortgage or any other security interest granted. Such obligations shall be authorized by resolution of the CID, and if issued by the CID, shall bear such date or dates, and shall mature at such time or times, but not more than twenty (20) years from the date of issuance, as the resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in such place or places, be subject to redemption as such resolution may provide and be sold at either public or private sale at such prices as the CID shall determine subject to the provisions of Section 108.170, RSMo. The CID is also authorized to issue such obligations to refund, in whole or part, obligations previously issued by the CID.

SECTION FOUR.

1. Pursuant to the Petition, the CID shall be in the form of a political subdivision of the State of Missouri, known as "The Downtown St. Louis Sports And Entertainment Community Improvement District."

2. Pursuant to Section 67.1471 of the CID Act, the fiscal year for the CID shall be the same as the fiscal year for the City of St. Louis.

3. No earlier than one hundred and eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, the CID shall submit to the Board of Aldermen a proposed annual budget for the CID, setting forth expected expenditures and revenues for such fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if such comments are given, the Board of Aldermen shall provide such written comments no later than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements, but shall only be recommendations.

4. The CID shall hold an annual meeting and adopt an annual budget no later than thirty (30) days prior to the first day of each fiscal year.

SECTION FIVE. The CID is authorized to use the funds of the CID for any of the improvements, services or other activities authorized under the CID Act.

SECTION SIX. Pursuant to the CID Act, the CID shall have all of the powers necessary to carry out and effectuate the purposes of the CID and the CID Act as set forth in the CID Act.

SECTION SEVEN. The City of St. Louis hereby finds that the uses of the CID proceeds as provided for in the Petition will serve a public purpose by remediating blight and encouraging the redevelopment of real property within the CID.

SECTION EIGHT. Within one hundred twenty (120) days after the end of each fiscal year, the CID shall submit a report to the Register of the City and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the CID during such fiscal year, and copies of written resolutions approved by the board of directors of the CID during the fiscal year. The Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

SECTION NINE. The term for the existence of the CID shall be as set forth in the Petition, as may be amended from time to time, or as such term may be otherwise modified in accordance with the CID Act.

SECTION TEN. Pursuant to the CID Act, the Board of Aldermen shall not decrease the level of publicly funded services in the CID existing prior to the creation of the CID or transfer the burden of providing the services to the CID 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 CID and areas not so included.

SECTION ELEVEN. The Register shall report in writing the creation of The Downtown St. Louis Sports And Entertainment Community Improvement District to the Missouri Department of Economic Development.

SECTION TWELVE. The Petition provides that the CID shall be governed by a Board of Directors consisting of seven individual directors (collectively the “Directors” and each a “Director”), such Directors to be appointed by the Mayor of the City with the consent of the Board of Aldermen, in accordance with the CID Act and the qualifications set forth in the Petition. By her approval of this ordinance, the Mayor does hereby appoint the following named individuals as Directors of the CID for the terms set forth below, and by adoption of this ordinance, the Board of Aldermen hereby consents to such appointments:

Name	Term
Ryan McClure	2 years
Ronald Kruszewski	2 years
Brad Dean	2 years
James Mann	2 years
Robert O’Loughlin	4 years
William DeWitt Jr.	4 years
Chris Zimmerman	4 years

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

SECTION FOURTEEN. The Mayor and Comptroller and his or her designated representatives, with the advice and concurrence of the City Counselor, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Alderman necessary to authorize such changes by the Mayor or Comptroller or his or her designated representatives.

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

APPENDIX A

Petition to Establish The Downtown St. Louis Sports And Entertainment Community Improvement District

On file with City Register

Summary
Board Bill Number 156
Introduced by Alderman Michael Browning
February 13, 2026

An ordinance updating the Forestry Division regulations for the planting, maintenance, preservation, and management of trees, shrubs, and plants in the City of St. Louis; containing definitions, administrative, regulatory, penalty, and severability provisions.

BOARD BILL NUMBER 156 INTRODUCED BY ALDERMAN MICHAEL BROWNING

An ordinance updating the Forestry Division regulations for the planting, maintenance, preservation, and management of trees, shrubs, and plants in the City of St. Louis; containing definitions, administrative, regulatory, penalty, emergency, and severability provisions.

WHEREAS, Trees offer many benefits including: shade, reduction in ambient temperatures, absorption of rainwater, sequestration of CO_2 emissions, limit the effects of wind, support biodiversity, improve mental and physical health of the public, improve property values and contribute to reduced vehicle speeds; and

WHEREAS, The planning, development, maintenance, and cultivation of a diverse, dense, and healthy urban forest within the City of St. Louis in perpetuity is desirable and in the best interest of the health, welfare, comfort, and general wellbeing of the City's residents.

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

SECTION ONE. <u>Repeal.</u>

Ordinance Number 68607 codified in Chapter 22.48 of the Revised Code of the City of St. Louis is hereby repealed in its entirety, and in lieu thereof a new ordinance is hereby enacted as follows.

SECTION TWO. <u>Purpose and Intent.</u>

A. The planning, development, maintenance, and cultivation of a diverse, dense, and mature urban forest within the City of St. Louis in perpetuity is desirable and in the best interest of the health, welfare, comfort, and general well being of the City's residents, because of the positive environmental, social, and economic benefits trees provide, such as oxygen production, dust filtration, stormwater runoff reduction, pollution absorption, erosion control, phytoremediation, creation and enhancement of recreational spaces, beautification, energy cost reduction, and the provision of shade.

B. The presence of mature and healthy trees is important in the stabilization and growth of neighborhoods, as attractive tree-lined streets contribute to increased property values, lower energy costs, decreases in crime, provide mental health benefits and create a more walkable environment.

C. The proper management, care, and protection of the City's urban forest requires policies and specifications for the planting, maintenance, preservation, and management of trees, shrubs, and plants on City property, and in some circumstances on private property, to achieve the aforementioned benefits, to preserve public safety and prevent or control infectious diseases and insect pests harmful to the tree, shrub, and plant population in the City.

D. It is the policy of the City:

a. To suffer no net loss in the population and canopy of the urban forest under its jurisdiction, as such losses would be detrimental to the health, welfare, comfort, and general well being of City residents by reducing the benefits provided by the City's urban forest;

b. To preserve city trees whenever possible during development and land improvement by using the most appropriate and feasible arboriculturally sound methods to preserve city trees from injury and damage, this includes, when possible, keeping the tree lawn free of nonpermeable services, especially concrete, and, where city trees cannot be preserved during development or land improvement, to plant appropriate replacement city trees as prescribed by this ordinance; and

c. To increase and expand the population and canopy of the urban forest under its jurisdiction by planting new city trees whenever possible to increase the total benefit provided by the City's urban forest.

E. The Board of Aldermen finds and declares that:

a. This ordinance is a "police power" regulation necessary to protect the public health, safety, welfare, and peace;

b. The effective administration of this ordinance will entail the exercise from time to time of administrative discretion;

c. It is not possible to provide in legislation comprehensive rules for the appropriate exercise of administrative discretion in all circumstances relating to the proper regulation and management of trees, shrubs, and plants;

d. Accordingly, it is appropriate to vest discretion in the Commissioner, as hereinafter defined, and the Division, as hereinafter defined, in circumstances where matters affecting proper selection, location, condition, planting and removal of trees, shrubs, and plants are not expressly addressed by this ordinance, and it is the intent of the Board of Aldermen, to the fullest extent permitted by law, to vest such discretion in the Commissioner and the Division, to be exercised in furtherance of the underlying purpose of this ordinance.

SECTION THREE. <u>Definitions.</u>

The following terms shall have the meaning herein prescribed unless otherwise expressly stated in this ordinance:

A. "Appraised replacement value" shall mean the value in the most recent edition of the Guide for Plant Appraisal as prepared by the Council of Landscape Appraisers, plus the equipment and labor costs required by the Forestry Division or any Contractor or person acting on behalf of the Forestry Division to remove and replace said tree.

B. "Back easement" shall mean the area of the property dedicated to utilities, or the midpoint of the alley serving that property.

C. "City" shall mean the City of St. Louis, Missouri.

D. "City park" shall mean any park land owned by the city and used or held out for public use as a park, including Tower Grove Park.

E. "City property" shall mean all real property which is owned, leased, or maintained by the City, any part of any Right-Of-Way within the City, including City-owned or managed parks.

F. "City tree" shall mean any tree located in the front easement or located on city property, excluding the back easement.

G. "Code Official" shall mean the Commissioner and any person duly authorized by the Commissioner to enforce the provisions of this ordinance.

H. "Commissioner" shall mean the Commissioner of Forestry of the City of St. Louis.

I. "Contractor" shall mean a person acting under a contract or written agreement with the City, the Department of Parks, Recreation and Forestry, or the Forestry Division for the performance of an activity or function called for by this ordinance.

J. “Critical root zone” shall mean all of the ground from the trunk up to a tree’s drip line, which is the area on the ground directly beneath the edge of a tree's canopy.

K. “Director” shall mean the Director of the City’s Department of Parks, Recreation, and Forestry.

L. “Forestry Division” shall mean designated employees of the Forestry Division of the City of St. Louis.

M. “Hazard tree” shall mean a tree possessing qualities in structure and/or growth that create an unacceptable level of risk to public safety, including on private property.

N. “Shared Use Path” shall mean a multi-use path designed primarily for use by bicyclists, pedestrians, and other authorized motorized and non-motorized users, for transportation purposes, and that may also be used for recreation. Shared use paths are physically separated from motor vehicle traffic by an open space or barrier and are either within the highway or other public Right-Of-Way.

O. “Person” shall mean an individual person, corporation, association, or entity of any kind.

P. “Plant” shall mean any form or type of vegetation that is not a tree or shrub.

Q. “Reforestation fee” shall mean the actual cost to plant per tree, including the acquisition, equipment, and labor costs.

R. “Right-of-Way” shall mean Property located within and adjoining streets, roads, and alleys within the City, which is owned, controlled, or maintained by the City, including but not limited to areas commonly referred to as “tree lawn” between public sidewalks and public streets.

S. “Shrub” shall mean a woody plant, generally smaller than a tree, typically with multiple stems branching from or near the ground.

T. “Street” shall mean the portion of the Right-of-Way between each curb, which is commonly paved for the transportation, and parking, of vehicles and bicyclists, and shall not include the tree lawn or public sidewalks.

U. “Spoil” shall mean the excess, unwanted material removed from excavations for foundations, trenches, tunnels, or dredging, that isn't suitable for reuse as backfill and must be disposed of or managed properly like soil, rock, debris, or contaminated sediment.

V. “Tree” shall mean a woody perennial usually having one dominant trunk and a mature height typically greater than five (5) meters or sixteen (16) feet.

W. “Volunteer Arborists” shall mean the volunteers trained and approved by the Forestry Division through a regulatory program to care for city trees.

SECTION FOUR. Authority.

A. All provisions of this ordinance shall apply to all city property, except as otherwise provided in this ordinance.

B. The Commissioner shall prepare and implement procedures, standards, and specifications pertaining to the planting, pruning, removal, disease and insect treatment, protection, and other necessary maintenance and management activities of all trees, shrubs, or plants planted on all Right-Of-Way.

C. The Forestry Division shall have authority to enter upon private property at reasonable hours for the purposes of inspecting trees thereon, if there is reasonable cause to believe by virtue of its appearance, or otherwise, that a tree has structural or growth conditions that make it a hazard, or is or may be infected with an infectious disease or vectors that may transmit an infectious disease or an insect pest harmful to the general well being of the entire tree population in the City.

D. The Forestry Division shall have the power and authority to mark or otherwise identify any such tree and remove any samples or portions thereof for purposes of further diagnosis of any suspected disease or insect problems.

E. The Forestry Division shall have the power and authority to cause trees on private property to be free of hazards, diseases, and insect pests.

F. The Commissioner shall determine and maintain standards for the growth and maintenance of trees, shrubs, and plants located on any lot, parcel, or land within the City, including private property so as to prevent the obstruction of vehicular, cyclist, or pedestrian traffic, street corners, intersections, traffic control signs and devices, and street lamps.

SECTION FIVE. Responsibilities and Reporting.

A. The Forestry Division shall be responsible for planting, trimming, maintaining, removing, and stump grinding all city trees along all public Right-Of-Way except back easements. The Forestry Division shall also be responsible for the planting, maintenance, and management of all trees located on city property, including keeping the trees trimmed so that the branches thereof shall not be lower than eight (8) feet from the surface of such street or sidewalk.

B. The Forestry Division shall be responsible for creating and maintaining an Annual Forestry Memo which may include:

a. Number of trees planted of each species in the City by the Forestry Division and contractors.

b. Number of trees removed of each species in the City by the Forestry Division and contractors.

c. Number of trees trimmed in the City by the Forestry Division and contractors.

d. Number of trees injured or cut down without permission.

e. Progress on goal to increase and maintain city-owned tree canopy by 5% by 2031

i. Set/revise five and ten year goals

ii. Report progress on previously made goals

1. If goals were hit list successful strategies

2. If goals were not hit list what is needed to improve the next year

f. Tree Planting Standards including: tree species, tree lawn sizes, and spacing, including a list of undesirable and desirable street trees, and standards for the minimum size for tree boxes/wells, and the appropriate spacing distances for existing trees located on city property.

g. Tree removal policy including: standards for when trees are removed and tree removal reason, when possible

h. The annual Reforestation fee, including: cost of the new tree, equipment, labor costs, material used, clerical costs, and other data appropriate to document the actual cost of the abatement.

i. Outline any programs, policies, and procedures to foster and encourage the planting of trees by city residents, other public agencies, and businesses.

j. Link to the current City Tree Inventory Map and Permitting Page.

k. Other information the Commissioner deems necessary and appropriate

C. The Forestry Division shall annually report to the Health and Human Development Committee or its successor the second week in January, presenting the Forestry Memo.

SECTION SIX. Tree Planting.

A. All trees on city property shall be planted as set by the standards in the annual Forestry Memo.

B. The Forestry Division shall review and approve all plans for the planting of trees on City or private property by any City department or agency and for the planting of trees on private property as part of any development project of any kind approved by any City department or agency, including agencies operated by St. Louis Development Corporation.

C. Any trees hereafter planted on city property, that are not consistent with the standards provided for in this ordinance are hereby declared a public nuisance and subject to treatment and abatement as such.

D. Whenever the Forestry Division removes any city tree, the Forestry Division shall plant a new city tree in the closest suitable planting location if funding is available.

SECTION SEVEN. Permit Required to Plant or Maintain.

A. This section shall not apply to planting or reforestation activities of the Forestry Division or Contractors.

B. No person shall plant, transplant, relocate, or replace any tree on city property without first obtaining an approved permit (“Permit to Plant”) from the Forestry Division.

C. No person shall directly or indirectly perform maintenance, including but not limited to pruning or removal, on any city tree without first obtaining an approved permit (“Permit to Maintain”) from the Forestry Division.

D. The Commissioner shall develop policies and procedures for the Forestry Division to cause the efficient and equitable issuance of tree planting or maintenance permits, including for volunteer arborists under the provisions of this section.

SECTION EIGHT. <u>Permit Conditions: Denial and Revocation.</u>

A. The Forestry Division shall establish, by regulation pursuant to Section Eighteen of this ordinance, reasonable conditions on which Permits to Plant or Maintain are to be issued, performed, and completed.

B. The Forestry Division may deny the issuance of any permit under any section of this ordinance if, in its judgment, issuing said permit is not in the best interest of the City in the maintenance, preservation, sustainability, and/or health of its urban forest. The Commissioner’s decision to deny the issuance of a permit may be appealed in writing within ten (10) days of such denial to the Director, whose decision shall be final.

C. The Forestry Division may suspend or revoke any permit should the permittee at any time fail to comply with the conditions of the permit. Upon suspension, all work must cease until the conditions of the permit are met.

D. Any permittee who fails to comply with the conditions of a permit shall be deemed in violation of this section and subject to the penalties prescribed in Section Sixteen.

E. Any person performing work under a permit shall have in their possession and produce upon request to the Forestry Division all licenses to operate within the City required by law or other applicable ordinances.

F. Any permittee assumes all liability and risk relating to or arising out of any work performed or undertaken under a permit, and all permits shall expressly so provide, and shall further provide that the permittee agrees to indemnify the City for claim, liability, or damage which the City may incur as a result of the issuance of the permit or any action or omission under the permit.

G. Any person found by the Forestry Division to have knowingly falsified or concealed information on a permit application shall have their permit application denied, or, if a permit has been issued it shall be revoked. Any such falsification or concealment is a violation of this ordinance.

SECTION NINE. Permit Fees.

A. There shall be no fee for a Permit to Plant, or for a Permit to Maintain, which does not involve the removal of a city tree.

B. The Forestry Division shall assess, for the permission to remove a city tree, a reforestation fee for each city tree approved for removal on a Permit to Maintain application. The Commissioner may waive such fee for good cause.

C. The reforestation fee for the removal of trees shall be determined as follows:

a. For trees less than four (4) inches in diameter at breast height, the fee shall be the reforestation fee for a single tree.

b. For trees that exceed four (4) inches in diameter at breast height, the reforestation fee shall be for a single tree for the first four (4) inches plus the reforestation fee for each additional two (2) inches of diameter at breast height.

c. Multi-stemmed trees shall have the aggregate diameter of each of its trunks used in determining its size.

D. Permit to maintain applications that will involve the removal of trees shall be accompanied by the applicable reforestation fee in full. The reforestation fee must be paid in full to the Forestry Division before a Permit to Maintain will be issued pursuant to Section Seven of this ordinance.

SECTION TEN. Tree Preservation and Replacement.

A. Any person issued a building permit shall be responsible for complying with this section; provided that fees required for a Permit to Maintain for the removal of any city tree shall be the responsibility of the person making the application for said permit. In the event a building permit is not issued for work which may affect city trees, then the property owner shall be responsible for complying with all provisions of this section.

B. A Permit to Maintain for removal of a city tree as a result of the demolition, renovation, improvement, or erection of any building or outbuilding or any type of improvement on any parcel of land in the City must be issued pursuant to Section Seven of this ordinance before such tree may be removed by any person, including persons employed, contracting with, or otherwise working on behalf of the City and all regulations and fees as prescribed in Sections Eight and Nine of this ordinance shall apply.

a. Any person who removes or causes to have removed a city tree without the prescribed Permit to Maintain shall be deemed in violation of this section and subject to a Five Hundred Dollar ($500) fine for acting without a required permit, and an additional fee of the appraised replacement value of the tree or reforestation fee prescribed in Section Nine, whichever is higher and when applicable also triple damages under Rs.Mo 537.340.

b. The Commissioner shall have the authority to waive the fine and fee in whole or in part for good cause.

C. All reasonable steps shall be taken to prevent destruction of or damage to city trees (other than city trees approved for removal), during the improvement, demolition, renovation, or erection of any building or outbuilding or any type of improvement on any parcel of land including utility work in the City.

a. The following required tree preservation activities for any tree in a City Park include but are not limited to:

i. The placing of protective fencing at the boundary or limits of the established critical root zone of each city tree that has the potential of being injured during construction. Such protective fencing shall be installed before construction of any type begins, with a minimum height of at least four (4) feet, and installed in such a manner that it maintains its rigidity and effectiveness as a barrier.

ii. Construction equipment, trailers, traffic, and storage must remain outside of the critical root zone.

iii. No materials, equipment, spoil, waste, or washout water may be deposited, stored, or parked within the critical root zone.

iv. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed in such a manner to prevent siltation and/or erosion within the critical root zone.

v. Spoil from trenches, basements, or other excavations shall not be placed within the critical root zone, either temporarily or permanently.

vi. No burn piles or debris pits shall be placed within the critical root zone.

vii. No debris may be dumped or buried within the critical root zone.

viii. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use and not be readily transported by water.

ix. City trees shall be root pruned before grading, pad preparation, or excavation for foundations, walls, or utility trenching occurs. Root pruning requires a Permit to Maintain applied for and issued in accordance with Section Seven, Eight, and Nine of this Ordinance. Roots shall be root pruned to one (1) foot outside of its critical root zone and cut cleanly using either manual or mechanical methods, equipment approved by the Forestry Division. The use of any type of equipment that otherwise tears, rips, or pulls roots is not permissible.

x. All underground utilities and drain or irrigation lines shall be routed around the critical root zone of city trees. If underground utilities must pass through a critical root zone, they shall be tunneled or bored under the tree for the duration of the critical root zone, unless deemed unreasonable to do so by the Forestry Division.

b. The following required tree preservation activities for any tree in the tree lawn include but are not limited to:

i. Construction equipment, trailers, traffic, and storage must remain in the street.

ii. Materials, equipment, spoil, or waste, must remain in the street.

iii. Spoils from trenches, basements, or other excavations must remain in the street.

iv. Spoil, waste, or washout water must be properly disposed of.

v. No burn piles or debris pits shall be placed within the tree lawn.

vi. No debris may be dumped or buried within the tree lawn.

vii. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use and not be readily transported by water.

viii. City trees shall be root pruned before grading, pad preparation, or excavation for foundations, walls, or utility trenching occurs without a Permit to Maintain applied for and issued in accordance with Section Seven, Eight, and Nine of this Ordinance. Roots shall be cut cleanly using either manual or mechanical methods, equipment approved by the Forestry Division. The use of any type of equipment that otherwise tears, rips, or pulls roots is not permissible.

ix. If underground utilities must pass through a critical root zone, they shall be tunneled or bored under the tree for the duration of the critical root zone, unless deemed unreasonable to do so by the Forestry Division.

c. The Commissioner by regulation issued pursuant to Section Eighteen of this ordinance, may provide other practices and specifications necessary to effectively preserve city trees at construction sites.

d. Prior to the start of construction, any person may request the Commissioner to waive any provisions of this Section that they feel are unreasonable or impose undue financial hardship in the completion of construction. No waiver request made after the start of construction may be granted. The Commissioner's decision on any such waiver request shall be final.

D. The Commissioner is authorized to issue an emergency stop work order for up to seventy-two (72) hours if it is in the Commissioner's opinion that the precautions required by this section were not undertaken before construction commenced or are not maintained at any time during construction. The Commissioner may rescind such order within twenty-four (24) hours if the violations for which the order was issued are remedied. If the violations are not corrected within twenty-four (24) hours after issuance of the stop work order and the project is supervised by the Board of Public Service, the Commissioner may request the Board of Public Service to issue a permanent stop work order.

a. Penalties, if any, levied by the Board of Public Service shall be in addition to all fines and penalties imposed and prescribed by this ordinance. The Board of Public

Service may issue a stop work order at any time of its own volition to any person that fails to comply with any requirement of this Section, until such provisions are met, or may issue a permanent stop work order.

E. Failure to obtain any permit required by this ordinance, or to take any precaution as prescribed in this Section, before construction commences or at any time during construction, is a violation of this ordinance and punishable by a fine of Five Hundred Dollars ($500) for each precaution not undertaken or maintained, in addition to any other applicable fine under this ordinance. Each day is considered a separate violation.

F. Failure to stop work upon issuance of an emergency stop order by the Commissioner or a stop work order by the Board of Public Service is a violation of this ordinance and punishable by a fine of Five Hundred Dollars ($500), in addition to any other fines or penalties prescribed by this ordinance. For each full hour that work continues after the issuance of a stop work order is considered a separate violation.

G. Any person who damages any city tree during construction, demolition, renovation, improvement, or erection of any building or outbuilding or any type of improvement on any parcel of land is in violation of this ordinance and subject to a fine of Five Hundred Dollars ($500) for each city tree damaged, in addition to any other penalties or fines applicable under this ordinance.

H. Any City department that plans to excavate, cut, or otherwise remove or damage roots within the critical root zone of any city tree shall, where possible, report the scheduled occurrence of such activities forty-eight (48) hours in advance to the Commissioner, who shall review such activities and, if available, offer less damaging alternatives. In the event advance notification cannot be provided, then the Commissioner shall be notified within forty-eight (48) hours of the occurrence of the root damage or removal so an assessment may be performed to determine the health, stability, and safety of the affected tree.

SECTION ELEVEN. Sewer Damage.

A. No city tree shall be removed or otherwise be treated because of sewer related damage allegedly caused by the tree until the Forestry Division has reviewed the matter and approved the appropriateness of such removal or treatment.

B. The property owner must prove with satisfactory evidence to the Forestry Division that the city tree caused the damage. Based on the evidence provided by the property owner, a Forestry Division employee shall determine if the city tree is the direct cause of the damage. The presence of roots inside a pipe are not a direct indication that the tree initially caused the damage.

C. If the city tree is the direct cause of the damage, then the Forestry Division will remove the tree if safety or stability of the tree or sewer line is in question.

D. The Forestry Division employee's decision on fault may be appealed in writing to the Commissioner within ten (10) days of such denial, whose decision shall be final.

SECTION TWELVE. Property Owner’s Responsibility.

A. It shall be the duty of property owners to notify the City when any city tree located adjacent to its property is believed to be causing damage to any public sidewalk or shared use path.

a. Where damage to a sidewalk or curb occurs due to the close proximity or growth of city tree roots, the Forestry Division shall make every reasonable effort to correct the problem without damaging or injuring the tree.

b. In cases where tree removal is necessary, the Forestry Division shall not proceed with removing the tree until they receive confirmation from the Street Division that it has scheduled the repairs, unless the safety or stability of the tree, shrub, or plant is in question, or the need for removal is urgent in the judgment of the Commissioner.

B. It shall be the duty of the property owner, in a timely manner, to keep the surface portion of such sidewalk or pedestrian thoroughfare free of seed, leaf, twig, and any other debris created and otherwise dropped by the natural growth of the tree so as to allow the reasonable and safe passage of pedestrian traffic.

C. It shall be the duty of the property owner to water the tree for the first three years after it is planted as to give it the best chance of survival.

D. It shall be the duty of the property owner to keep private trees trimmed so that the branches thereof shall not be lower than eight (8) feet from the surface of such street or sidewalk.

E. The property owner is responsible for any trees in the back easement of a property that were not planted by the Forestry Division.

SECTION THIRTEEN. Mutilation or Theft of Trees, Shrubs, or Plants on City Property.

A. No person shall break, alter, disrupt, or remove any tree, shrub, plant, or any other related vegetative improvement on city property without a prescribed permit to maintain.

B. The practice of tree topping, defined as the practice of cutting back branches of trees to stubs or lateral branches that are not large enough to assume a terminal role, is prohibited on all city trees. The Commissioner's determination on whether a tree has been topped or not shall be final.

C. Lights, lighting devices, electronic devices of any kind, wire, rope, sign, handbill, or any other thing to be attached, hung, or suspended from any tree, shrub, or plant must be installed so as to cause no damage to the tree, shrub, or plant and cannot remain in the tree, shrub, or plant for longer than one hundred twenty (120) days. The person who installed the lights or lighting devices shall be responsible for removing them in a manner least damaging to the tree, shrub, or plant within the prescribed period of time or be deemed in violation of this section. All lights or lightning devices that are in violation of this section are hereby declared public nuisances and subject to treatment and abatement as such by the Commissioner.

D. No person shall permit any toxic or injurious chemical or substance to seep, drain, or be emptied on or within the critical root zone of any city tree.

E. Without written permission from the Commissioner, no person shall place or maintain upon the ground any stone, cement, fabric or plastic weed barrier, or other impervious material or substance in such a manner as it may obstruct the free access of air and water within a city tree's critical root zone. Any stone, cement, or other impervious material placed or maintained in violation of this subsection is hereby declared a public nuisance and subject to treatment and abatement as such by the Forestry Division.

F. Without written permission from the Commissioner, it shall be unlawful for any person to install grates or any other covering over the tree box or well of any city tree. Such grates and other coverings shall be considered an extension of the pedestrian walk which they adjoin and are the responsibility of the adjacent property owner to maintain in a condition that is safe for passing pedestrian traffic.

a. No person shall maintain a grate or other covering over the tree box or well of any city tree in a condition that is injurious to such tree or to the safety of passing pedestrian traffic. Any grate or other covering found in violation of this section is hereby declared a public nuisance and is subject to treatment and abatement as such by the Commissioner.

G. Any person found in violation of any provision of this section shall be subject to a fine of up to five hundred dollars ($500) per affected tree, in addition to any necessary repair and replacement costs defined in Section Sixteen of this ordinance required to replace or restore the condition of the affected tree, plant, or shrub.

SECTION FOURTEEN. Tree Lawn Planting Requirements and Criteria.

A. Climbing or creeping vegetation growing on any city tree is subject to removal if deemed by the Forestry Division to be detrimental to the tree's continued growth or health.

B. If a portion of the tree lawn is concrete, then it shall be considered as part of the pedestrian walkway and treated as such.

C. The installation, construction, or erection of raised planters or landscape walls around the trunks of trees after its installation is detrimental to the long term health of trees and is hereby prohibited around any city tree unless approved by the Commissioner. The use of ornamental or landscape edging is prohibited around city trees unless it is located far enough way so as not to cut into the root flare of the tree or restrict or impede its growth, does not extend more than four (4) inches above the soil line at its highest point, and does not entail soil excavation greater than a trench or hole six (6) inches wide and three (3) inches deep as measured from the soil line.

SECTION FIFTEEN. Private Tree Hazards.

A. Any tree in the City determined by the Forestry Division to be:

   a. Dead, defective, diseased, infested, or decayed and threaten real property or users thereof; or

   b. Allelopathic to adjacent city trees or an alternative host for a tree disease or a habitat or breeding habitat for a tree disease vector; or

   c. Not grown or otherwise maintained by the property owner to meet all applicable tree clearance standards is hereby declared a public nuisance and subject to treatment and abatement as such by the Forestry Division. The Forestry Division shall be authorized to order the treatment and abatement of any such tree. After thirty (30) days of said order being issued, the Forestry Division may enter upon any lot or parcel of land within the City for the purpose of treating or abating such nuisance and may bill the owner pursuant to Subsection (D) of this Section.

B. The Forestry Division shall serve treatment and abatement orders, as authorized in this section, to property owners found in violation of this section by personal service, or by U.S. mail and shall be deemed served twenty-four (24) hours after the mailing of the notice. Such notice shall identify the street address of the property, the problem conditions, and what is required of the property owner to be in compliance with this Section.

C. Any notice served to a property owner by the Forestry Division under the provisions of this section may be appealed to the Board of Public Service, whose decision in the matter shall be final. Any appeal from an order of the Forestry Division under this section must be filed within ten (10) days of receipt of such order.

D. The Forestry Division shall bill the owner of any lot or parcel of land on which the City or a City contractor abates or treats any tree under the provisions of this section for the cost of such abatement and/or treatment and issue an administrative fine of five hundred dollars ($500) to the person responsible for the violation.

E. Any owner of a lot or parcel of land upon who fails to comply with an order issued from the Forestry Division pursuant to this section within thirty (30) days of receipt of such order violates this section and shall be punishable by a fine of five hundred dollars ($500) each day until it is abated.

F. When the condition of a tree is such that the Forestry Division believes it is in imminent danger of falling or is creating an immediate hazard to the safety of the general public which is too great a risk to leave uncorrected while standard procedures for giving notice are followed, the Forestry Division may, in its discretion enter onto any lot or parcel of land in the City and abate or otherwise remediate the condition without following said procedures.

G. Nothing in this ordinance shall be deemed or construed to relieve the owner of any private property from the duty to keep and maintain any tree located on their property in a condition such as to prevent it from becoming a hazard to adjacent private and public property; and to prevent it from becoming a hazard or an impediment to travel or vision upon any street, alley, sidewalk or other public place in the City, or to impose any liability upon the City, its officers or employees in connection with any tree located on private property.

SECTION SIXTEEN. Enforcement and Penalties.

A. The Commissioner shall be responsible for the administration and implementation of this ordinance. They may serve notice to any person in violation thereof and may report violations to the St. Louis Metropolitan Police Department and City Counselor for appropriate proceedings, which are each hereby directed to take all appropriate actions to assist in the enforcement of this ordinance.

B. In instances where a person is found to be maintaining, removing, or destroying a city tree in the absence of an appropriate permit for such action in their possession, the St. Louis Metropolitan Police Department shall require such person to cease such operations until the necessary permit and/or certification is obtained pursuant to this ordinance.

C. It shall be a violation of this ordinance for any person to impede, hinder, delay, or interfere with the Forestry Division or any person acting under the Commissioner's authority in the administration or enforcement of any provision of this ordinance.

D. Except as otherwise provided by this ordinance, any person who violates any provision of this ordinance shall be punishable by a fine of Five Hundred Dollars ($500) for each offense. All such violations that are of a continuing nature shall constitute a separate offense for each day the violation continues. If, as a result of the violation, the injury, mutilation, or death of a tree located on city property occurs, there shall be a fee of whichever is higher: the appraised replacement value of the tree or the reforestation fee prescribed in Section Nine and when applicable also triple damages under R.S.Mo 537.340. All fines are due within thirty (30) days of their issuance.

E. The administrative citation fine for repeat violations of the same code provision by the same person at the same property shall be subject to additional fines as the code official deems appropriate, so long as any such fine is assessed thirty (30) days or more after the previous fine date.

F. The administrative citation fine shall include the following information:

a. The date of the violation or, if the date of the violation is unknown, then the date the violation is identified;

b. The address or a specific description of the location where the violation occurred;

c. The section of the applicable code violated and a description of the violation;

d. The amount of the fine for the code violation;

e. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid;

f. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation;

g. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for a hearing form to contest the administrative citation may be obtained; and

h. The name and signature of the citing code official.

G. Any administrative citation fine paid pursuant to subsection shall be refunded if it is determined, after a hearing, that the person charged in the administrative citation was not responsible for the violation or that there was no violation as charged in the administrative citation.

H. Payment of a fine under this ordinance shall not excuse or discharge any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

I. The administrative fine and reforestation fee shall be paid to the City within thirty (30) days from the date of the administrative citation.

J. The cost of removal or abatement may be certified by the Forestry Division and submitted to the Office of the Comptroller for issuance of a special tax bill or added to the annual real estate tax bill, to be collected according to and in the same manner as real estate taxes under, Section 67.389 and 71.780 R.S.Mo. These special tax bills or additions to the annual real estate tax bills may not be forgiven except by the City Counselor, who shall, in writing, instruct the Forestry Division to forgive such special tax bills, additions to the annual real estate tax bills, or liens. Further, special tax bills or additions to the annual real estate tax bills shall be permitted to be waived when ownership of said property for which the bill was issued is accepted by the Land Reutilization Authority, Saint Louis Development Corporation, or any other City agency.

K. The amount of the unpaid administrative fine and reforestation fee may be certified by the Forestry Division and submitted to the Office of the Comptroller for issuance of a special tax bill or judgment lien, to be collected according to and in the same manner as described under Section 479.011.5 R.S.Mo. These special tax bills or judgment liens may not be forgiven except by the City Counselor, who shall, in writing, instruct the Forestry Division to forgive such special tax bills or judgment liens. Further, special tax bills or judgment liens shall be permitted to be waived when ownership of said property for which the bill was issued is accepted by the Land Reutilization Authority, Saint Louis Development Corporation, or any other City agency.

L. This ordinance should not be construed in any way as in contravention of the duties and powers of the Commissioner relative to the abatement of any matter which may constitute a nuisance, and shall not negate or preclude the availability of any other remedies for violation of any other City of St. Louis Ordinance that might be applicable.

SECTION SEVENTEEN. Administrative Hearing.

A. Any recipient of an administrative citation may contest that there was a violation of the code or that they are the responsible party by completing a Request for Administrative Hearing petition and returning it to the Forestry Division, along with a non-refundable filing fee of $20.00, within thirty (30) days from the date of the administrative citation. Each hearing shall be a contested case and shall adhere to the formal evidentiary rules of Chapter 536.070, R.S.Mo.

   a. A Request for Administrative Hearing petition may be obtained from the Forestry Division

   b. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days prior to the date of the hearing.

c. If the code official submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be served on the person requesting the hearing at least five (5) days prior to the date of the hearing. The Forestry Division shall designate the hearing officer for the administrative hearing.

d. A hearing prior to the hearing officer shall be set for a date that is not less than fifteen (15) days and not more than ninety (90) days from the date that the request for hearing is filed in accordance with the provisions of this ordinance.

e. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation; The party contesting the administrative citation may be represented by counsel at any hearing, though this is not a requirement.

   i. Oral evidence shall be taken only on oath or affirmation;

   ii. Each party shall have the right to call and examine witnesses, to introduce exhibits, to cross-examine opposing witnesses on any matter relevant to the issues, even though that matter was not the subject of the direct examination, to impeach any witness regardless of which party was first called to testify, and to rebut the evidence against them. Any person providing oral testimony shall be subject to cross-examination;

   iii. A party who does not testify in his or her own behalf may be called and examined as if under cross-examination;

iv. The Forestry Division shall cause all proceedings in hearings before it to be suitably recorded and preserved;

v. Evidence to which an objection is sustained shall, at the request of the party seeking to introduce the same, or at the instance of the Forestry Division, nevertheless be heard and preserved in the record, together with any cross-examination with respect thereto and any rebuttal thereof, unless it is wholly irrelevant, repetitious, privileged, or unduly long;

vi. Any evidence received without objection which has probative value shall be considered by the Forestry Division, along with the other evidence presented. The rules of privilege shall be effective to the same extent that they are now or may hereafter be in civil actions. Irrelevant and unduly repetitious evidence may be excluded by the Forestry Division;

vii. Each party shall be entitled to present written briefs at or after the hearing which shall be read by members of the Forestry Division who render or join in rendering the final decision;

viii. Each member of the Forestry Division who renders or joins in rendering a final decision shall, prior to such final decision, either hear all the evidence, read the full record including all the evidence, or personally consider the portions of the record cited or referred to in the arguments or briefs.

f. The failure of any recipient of an administrative citation to appear at the administrative citation hearing shall constitute a failure to exhaust their administrative remedies.

g. The code violation notice, property record, and related documentation in the proper form, or a copy thereof, shall be prima facie evidence of the municipal code violation. The code official who issued the notice of violation need not be present.

h. The hearing officer may continue the hearing and request additional information from the code official or the recipient of the administrative citation prior to issuing a written decision.

i. After considering all of the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold or cancel the administrative citation and shall list in the decision the reasons for that decision. The decision of the hearing officer shall be considered the final decision.

j. If the hearing officer determines that the administrative citation should be upheld, the hearing officer shall set forth in the decision a payment schedule for the fine.

k. If the hearing officer determines that the administrative citation should be canceled and the fine was deposited with the City, then the City shall promptly refund the amount of the deposited fine, together with interest at the average rate earned on the City's portfolio for the period of time that the fine amount was held by the City.

l. The recipient of the administrative citation shall be served with a copy of the hearing officer's written decision.

SECTION EIGHTEEN. Additional Regulations.

A. The Commissioner is authorized to issue regulations as provided by this section. Any such regulations shall be consistent with this ordinance and other applicable law, and shall be subject to approval prior to issuance by the Director and the City Counselor's office. Any such regulations shall be kept on file at the Division's office, in the City Register's office and on the City of St. Louis Website.

B. Such regulations may address the following, but are not limited to:

a. Whether, consistent with sound biological science, any particular type of vegetation shall be classified as a tree for purposes of this ordinance;

b. Conditions for permits issued pursuant to Section Seven of this ordinance;

c. Standards for appropriate height and spatial clearances for city trees;

d. Rules for protection of city trees at construction sites, in addition to the provisions of Section Ten of this ordinance.

SECTION NINETEEN. Collected Funds.

The Comptroller of the City of St. Louis is hereby authorized and directed to establish a Special Account to be known as the Urban Tree Canopy Management Fund in which all funds received pursuant to this ordinance shall be deposited, and such funds shall be kept separate and apart from all other funds. Such funds are hereby appropriated by the Forestry Division for the costs associated with this ordinance and the expansion and maintenance of the Urban Tree Canopy especially in areas with low tree canopy. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All interest generated on deposited funds shall be accrued to the Urban Tree Canopy Management Fund. All expenditures from such fund shall be appropriated in accordance with this ordinance and other applicable law.

SECTION TWENTY. Effective Date.

This ordinance shall be in full force and effect from and after the date of its passage and approval, and shall remain in effect until amended or repealed by the Board of Aldermen.

SECTION TWENTY-ONE. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a further subsequent change in applicable law that renders valid a provision of the Ordinance that was previously held to be invalid or unenforceable, said provision shall thereupon be restored to its full effect, be capable of enforcement without further action by the City, and shall thereafter again be binding.

ORDINANCE #68607
Board Bill No. 336

An ordinance pertaining to the planting, maintenance, preservation and management of trees, shrubs and plants; containing legislative findings and declarations; repealing Ordinances 49772, 56447 and 64804; with definition of terms and administrative, regulatory and penalty provisions; with severability and emergency provisions.

WHEREAS, properly maintained and managed trees, shrubs and plants are natural resources that enhance the quality and aesthetics of the physical environment of the City of St. Louis (the "City") and are essential to the comfort, welfare and health of its citizens;

WHEREAS, Article I Section 1(25) of the City Charter in part empowers the City to define, prohibit, abate, suppress, prevent and regulate all acts, practices, conduct, uses of property and all things whatsoever detrimental to the health, comfort, safety, convenience or welfare of the inhabitants of the city and all nuisances and causes thereof;

WHEREAS, Article I Section 1(33) of the City Charter in part empowers the City to do all things whatsoever expedient for promoting or maintaining the comfort, peace, health, and welfare, of the City or its inhabitants:

NOW THEREFORE,

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

Section One ***Purpose and Intent***

The Board of Aldermen of the City of St. Louis finds and declares as follows:

1. The planning, development, maintenance and cultivation of a diverse, plentiful and healthy urban forest within the City of St. Louis (the "City") in perpetuity is desirable and in the interest of the health, welfare, comfort and general well being of the City's citizens, because of the positive environmental, social and economic benefits trees provide, such as oxygen production, dust filtration, storm water runoff reduction, pollution absorption, erosion control, phytoremediation, creation and enhancement of recreational spaces, energy cost reduction and the provision of shade.

2. The presence of mature and healthy trees is important in the stabilization and growth of neighborhoods, as attractive tree-lined streets contribute to increased property values and general neighborhood improvements.

3. The presence of trees within the City promotes tourism and commerce because of the positive effect trees have on the appearance and attractiveness of the physical environment of the City.

4. The proper management, care and protection of the City's urban forest requires policies and specifications for the planting, maintenance, preservation and management of trees, shrubs and plants on City property, and in some circumstances on private property, to preserve public safety and prevent or control infectious diseases and insect pests harmful to the tree, shrub and plant population in the City.

5. With proper management, planning and resources the benefits of a diverse, plentiful and healthy urban forest can be fully realized and maintained for the City in perpetuity.

6. The Board of Aldermen finds and declares that:

   A. this ordinance is a "police power" regulation necessary to protect the public health, safety, welfare and peace;

   B. the effective administration of this ordinance will entail the exercise from time to time of administrative discretion;

   C. it is not possible to provide in legislation comprehensive rules for the appropriate exercise of administrative discretion in all circumstances relating to the proper regulation and management of trees, shrubs and plants;

   D. accordingly, it is appropriate to vest discretion in the Commissioner, as hereinafter defined, and the Division, as hereinafter defined, in circumstances where matters affecting proper selection, location, condition, planting and removal of trees, shrubs and plants are not expressly addressed by this ordinance, and it is the intent of the Board of Aldermen, to the fullest extent permitted by law, to vest such discretion in the Commissioner and the Division, to be exercised in furtherance of the underlying purpose of this ordinance.

Section Two *Existing Ordinance Repeal*

Ordinance 49772 and Ordinance 56447, presently codified as Ch. 22.48 of the Revised Code, and Ordinance 64804, are hereby repealed.

Section Three *Rules of Construction, Definitions*

(a) In this ordinance:

(i) The singular number includes the plural number and the plural includes the singular.

(ii) Shall is mandatory and may is permissive.

(iii) The masculine gender includes feminine and neuter.

(b) In this ordinance when the following words or phrases are used, they shall have the meanings ascribed to them in this section, unless the context clearly indicates otherwise:

(i) *Caliper:* The diameter of a Tree measured at a point 6 inches above ground line if the resulting measurement is no more than 4 inches. If the resulting measurement is more than 4 inches then the measurement is made at a point 12 inches above the ground line.

(ii) *City Property:* All real property which is owned, leased or maintained by the City, any part of any right-of-way within the City, other than parks.

(iii) *City Tree:* Any Tree found or located on City Property.

(iv) *Commissioner:* The Commissioner of Forestry of the City of St. Louis or such Commissioner's designated employee.

(v) *Contractor:* A Person acting under a contract or written agreement with the City, the Department of Parks, Recreation and Forestry or the Forestry Division for the performance of an activity or function called for by this ordinance.

(vi) *Critical Root Zone:* All or part of a Tree's root system that must remain undisturbed to offer the Tree the best chance for survival. Critical rooting distance shall be determined by multiplying the Tree's diameter in inches at 4.5 feet above soil line by 2.5. For Trees growing in areas that are less than their critical rooting distance the Critical Root Zone is all of the growing area.

(vii) *Diameter Breast Height:* The diameter of a Tree measured at 4.5 feet above average grade.

(viii) *Director:* The Director of the City's Department of Parks, Recreation and Forestry.

(ix) *Division:* The Division of Forestry of the City's Department of Parks, Recreation and Forestry.

(x) *Hazard Tree:* A Tree possessing qualities in structure and/or growth that create an unacceptable level of risk to public safety.

(xi) *Plant:* Any form or type of vegetation that is not a Tree or Shrub.

(xii) *Right-of-Way:* Property located within and adjoining streets, roads and alleys within the City, which is owned, controlled or maintained by the City, including but not limited to areas commonly referred to as "tree lawn" between sidewalks and curbs.

(xiii) *Shrub:* Any self-supporting multi-stemmed woody plant that attains at maturity a height of 12 feet or less.

(xiv) *Tree:* Any self-supporting woody plant having a well defined stem, a more or less well defined crown and a mature height of greater than 12 feet and/or a trunk diameter measuring no less than 1.5 inches measured at diameter breast height, or a cluster of main stems having an aggregate diameter of not less than 2 inches in diameter measured at diameter breast height.

(xv) *Weed:* Any unwanted Plant, Shrub or Tree, which because of its location and/or growth characteristics or habits is commonly considered an undesirable element in the landscape.

(xvi) *Person:* An individual Person, corporation, association or entity of any kind.

Section Four *Applicability/ Park Trees*

A. All provisions of this ordinance shall apply to all City Property, except as otherwise provided in this ordinance.

B. Except as otherwise provided in this ordinance, Trees, Shrubs and Plants now or hereafter located on City parks or on other land maintained by the Parks Division of the Department of Parks, Recreation and Forestry shall be controlled and managed by the Parks Commissioner, who shall enforce all applicable provisions of this ordinance as they pertain to such Trees, Shrubs and Plants; provided, however, that the Director may grant the Commissioner of Forestry the authority to assume specific Tree, Shrub and Plant management and maintenance duties in City parks.

Section Five *Commissioner of Forestry*

(a) The Division shall be in the charge of a Commissioner appointed by the Director The Commissioner shall be responsible for planting, trimming and maintaining all City Trees along all public Right Of Way. The Commissioner shall also be responsible, as herein provided, for the planting, maintenance and management of all Trees, Shrubs and Plants located upon City Property, and for developing standard practices and procedures and planting, maintenance and management specifications for the Division to ensure the effective management of Trees, Shrubs and Plants within the City's jurisdiction.

Section Six *Administrative Responsibilities*

The Commissioner shall:

(a) keep a record of all transactions of the Division, and whenever the Director may require, make a full detailed report concerning the same in addition to the annual report required by Section 10 of Article VIII of the City Charter.

(b) be the custodian of records and papers of the Division and prepare and maintain all necessary literature, notifications, and records necessary for the administration of this ordinance.

(c) prepare and implement a Master Street Tree Planting and Maintenance Plan, consistent with this ordinance, which shall include an inventory of existing City Trees, Tree planting standards, standards for the acceptance of nursery stock and Tree planting recommendations that promote species diversity and a sustainable and healthy urban forest, and procedures and standards required to effectively and safely facilitate all Tree maintenance activities of the Division. Such Plan shall be kept on file at the Division's office and in the City Register's office.

(d) prepare and implement an Emergency Tree Management Plan, consistent with this ordinance, that shall include procedures and steps for maintaining and restoring the city's urban forest during and following an emergency such as a tornado, thunderstorm, windstorm, ice storm, flood or other act of God. Such Plan shall be kept on file at the Division's office and in the City Register's office.

(e) develop and maintain a list of equipment and labor costs associated with services provided by the Division for the purposes of assessing penalties as provided for in Section Twenty Five of this ordinance.

Section Seven *Employees*

(a) The Commissioner is authorized to appoint and control the number of assistants and subordinate employees necessary to perform the duties of the Division, subject to the Civil Service provisions of the City Charter and applicable ordinances.

(b) The Commissioner may designate a deputy to act in the Commissioner's place in the event of the Commissioner's temporary absence from the City.

Section Eight *Authority*

The Commissioner shall have the power and authority to:

(a) prepare and implement procedures, standards and specifications pertaining to the planting, pruning, removal, disease and insect treatment, protection and other necessary maintenance and management activities of all Trees, Shrubs or Plants planted on City Property.

(b) recommend to the Director possible future ordinance provisions pertaining to Trees, Shrubs and Plants located on private property which would, if enacted, tend to prevent the spread of infectious disease and insect pests harmful to the general health and well being of the entire Tree, Shrub and Plant population within the City and to control and/or abate nuisance and Hazard Trees.

(c) enter upon private property at reasonable hours for the purposes of inspecting Trees thereon, if there is reasonable cause to believe by virtue of its appearance, or otherwise, that a Tree has structural or growth conditions that make it a hazard, or is or may be infected with a infectious disease or vectors that may transmit an infectious disease or an insect pest harmful to the general well being of the entire Tree population in the City. The Commissioner shall have the power and authority to mark or otherwise identify any such Tree and remove any samples or portions thereof for purposes of further diagnosis of any suspected disease or insect problems.

(d) cause Trees on private property to be free of hazards, diseases and insect pests.

(e) cause Trees on private property to be maintained so as to prevent the obstruction of: vehicular or pedestrian traffic, street corners and intersections, alleys, traffic control signs and devices and the safe passage of light as described in Section 15 of this ordinance.

Section Nine *Tree Placement and Planting*

(a) The Commissioner shall determine, by regulations issued pursuant to section Twenty Seven of this ordinance, and maintain standards for the appropriate Tree species, sizes, spacing and placement on City Property, including a list of undesirable and desirable street Trees, and standards for the minimum size for Tree boxes/wells, and the appropriate spacing distances for existing Trees located on City Property.

(b) The Commissioner shall determine and maintain standards for the acceptance of nursery stock for Trees to be planted or placed upon any Right of Way.

(c) The Commissioner shall inspect and approve all street Trees prior to their planting on any Right of Way.

(d) The Commissioner shall review and approve all plans for the planting of Trees on City or private property by any City department or agency, and for the planting of trees on private property as part of any development project of any kind approved by any City department or agency, including agencies operated by St. Louis Development Corporation.

(e) Any Trees hereafter set out, planted or raised on City Property, which are not consistent with the standards provided for in this section, are hereby declared a public nuisance and subject to treatment and abatement as such.

Section Ten *Tree Planting*

(a) When in the judgment of the Commissioner it is necessary or desirable that Trees be planted on City Property the Commissioner shall develop and implement such plans as necessary to cause said Trees to be planted. The Commissioner is further authorized to develop programs, policies and procedures to foster and encourage the planting of Trees by city residents, other public agencies and businesses.

(b) The Commissioner shall provide on an annual basis to each alderman an accounting of street Trees removed and planted so as to indicate their net gain or loss within their ward.

(c) The Commissioner shall provide on an annual basis to the Director an accounting of street Trees removed and planted indicating the net gain or loss of City Trees within each ward of the city and the net gain or loss of City Trees within the City as a whole.

(d) Whenever the Division shall remove any City Tree , the Division shall plant a new City Tree not less than 2.5 inches in caliper size to replace the removed City Tree. When site conditions permit, the replacement City Tree shall be planted within 500 feet of the site of the removed Tree. If a suitable planting location cannot be found within 500 feet of the removal location, the replacement City Tree shall be planted at another location determined by the Commissioner within the ward where the removal occurred. The cost of such replacement City Trees shall be charged by the Commissioner to the tree planting or similar account of the alderman of the ward where the removal occurred, unless otherwise provided by this ordinance.

Section Eleven *Permit Required to Plant*

(a) No Person shall plant, transplant, relocate or replace any Tree on City Property without first obtaining a permit (“Permit to Plant”) from the Commissioner. This section shall not apply to planting or reforestation activities of the Division or Contractors.

(b) The Commissioner shall develop policies and procedures for the Division to cause the efficient and equitable issuance of Tree planting permits under the provisions of this section.

(c) Work done under any Permit to Plant permit must be done in compliance with any other applicable sections of this ordinance.

(d) Any Permit to Plant shall specify the species and size of each Tree to be planted.

(e) Permits to Plant Trees larger than 4 inches in caliper size shall expressly provide, as a condition of the issuance of the permit to plant, that the permittee will pay replacement and associated replacement costs for a period of 5 years after planting.

(f) Any and all Trees hereafter set out, planted or raised upon City Property in violation of this Section are hereby declared a public nuisance and subject to treatment and abatement as such.

Section Twelve *Permit to Maintain Required*

(a) No Person shall directly or indirectly perform maintenance, including but not limited to pruning, spraying or removal, on any City Tree without first obtaining a permit (“Permit to Maintain”) from the Commissioner. This section shall not apply to Tree maintenance activities performed by the Division or by Contractors, or by or on behalf of any City department or agency.

(b) The Commissioner shall develop policies and procedures for the Division to cause the efficient and equitable issuance of Permits to Maintain under this section.

(c) A Permit to Maintain shall only be valid for a period of time specified by the Division..

(d) The Commissioner may issue Permits to Maintain without formal application in order to avoid danger or hazard to Persons or property in emergency situations requiring immediate maintenance of a City Tree; provided, that a formal application shall be filed within seventy-two hours of starting such emergency action. If in such an emergency the Commissioner or a representative of the Division cannot be reached, it shall be lawful to perform the necessary emergency maintenance required; provided, the Person performing such emergency maintenance shall report such action to the Commissioner within seventy-two hours of starting such maintenance.

(e) Any application for a Permit to Maintain shall identify the Person performing the work, and only that Person may perform the work authorized by the permit. If after a Permit to Maintain is issued the identity of such Person changes, the permit holder shall contact the Division for approval to amend the permit within forty-eight hours prior to the start of the work, or immediately if the change occurs after work has begun.

(g) The Commissioner may issue a general Permit to Maintain Trees to public and private utility companies for a period not to exceed two years; provided the company's pruning or maintenance specifications comply with all other provisions of this ordinance and other applicable rules and regulations; and provided that the removal of any City Tree shall be specifically approved in advance in writing by the Commissioner. Pruning of branches of City Trees under such a permit shall be done in accordance with the most recent edition of American National Standard Institute for Tree Care Operations - Tree, Shrub, and Other Woody Plant Maintenance Standard Practices (Pruning) (ANSI A300 Part 1).

Section Thirteen *Permit Conditions, Denial and Revocation*

The Commissioner shall :

(a) establish , by regulation pursuant to section Twenty Seven of this ordinance, reasonable conditions on which Permits to Plant or Maintain are to be issued, performed and completed.

(b) deny the issuance of any permit under any section of this ordinance if, in his judgment, issuing said permit is not in the best interest of the City in the maintenance, preservation, sustainability and/or health of its urban forest. The Commissioner's decision to deny an issuance of a permit may be appealed in writing within 10 days of such denial to the Director, whose decision shall be final.

(b) The Commissioner may suspend or revoke any permit should the permittee at any time fail to comply with the conditions of the permit. Upon suspension all work must cease until the conditions of the permit are met.

(c) A permittee who fails to comply with the conditions of a permit shall be deemed in violation of this section and subject to the penalties prescribed in Section Twenty Five A, and to any repair and replacement costs defined in Section Twenty Five B of this ordinance required to repair, replace or restore any element or feature of landscape, hardscape or infrastructure.

(f) Any Person performing work under a permit shall have in their possession and produce upon request by the Commissioner all licenses to operate within the city required by law or other applicable ordinances.

(g) Any permittee assumes all liability and risk relating to or arising out of any work performed or undertaken under a permit, and all permits shall expressly so provide, and shall further provide that the permittee agrees to indemnify the City for claim, liability or damage which the City may incur as a result of the issuance of the permit or any action or omission under the permit.

(h) Any Person found by the Commissioner to have knowingly falsified or concealed information on a permit application shall have their permit application denied, or, if a permit has been issued it shall be revoked. Any such falsification or concealment is a violation of this ordinance.

Section Fourteen *Permit Fees*

(a) There shall be no fee for a Permit to Plant, or for a Permit to Maintain which does not involve removal of a City Tree.

(b) The Commissioner shall assess, for the privilege of removing a City Tree, a reforestation fee for each City Tree approved for removal on a Permit to Maintain application, as provided in this Section. The Commissioner may waive such fee for good cause.

(c) The reforestation fee for removal of Trees shall be determined as follows:

i) for Trees less than 8 inches in size at diameter breast height, the fee shall be the retail cost to the Forestry Division to purchase a Tree of 2.5 to 3 inches in caliper size of similar canopy type of the tree removed.

ii) for Trees that exceed 8 inches in size at diameter breast height, the fee shall be the retail cost to the Forestry Division to purchase a Tree of 2.5 to 3 inches in caliper size of similar canopy type of the tree removed plus the cost to purchase an additional tree 2.5 to 3 inches in caliper size for every additional 6 inches of size at diameter breast height. For example, the reforestation fee for removal of a tree 20 inches in diameter breast height height would be the cost of 3 trees as provided in this sub-paragraph.

iii) Multi-stemmed trees shall have the aggregate diameter of each of their trunks used in determining their size.

(d) The Commissioner shall maintain a current schedule of such retail costs and current values in the Division office and available to the public.

(e) Permit to maintain applications that will involve the removal of Trees shall be accompanied by the applicable reforestation fee, in full. The reforestation fee must be paid in full to the Commissioner before a Permit to Maintain will be issued pursuant to Section Twelve of this ordinance. The Commissioner shall have the authority to waive the reforestation fees in his discretion, for example for the removal of Trees in poor condition or of species that are considered undesirable or poorly located.

Section Fifteen *Tree Clearance Requirements*

(a) The Commissioner shall determine and maintain standards for appropriate height and spatial clearances for all City Trees so as to allow the safe use or occupancy of the space around said Tree. Such standards shall include, but not be limited to, height and spatial clearances for streets, sidewalks, alleys, building and other structures, traffic control signs and devices, street and alley lights, public utility wires and intersections and intersection approaches.

(b) The Commissioner shall determine and maintain standards for the growth and maintenance of Trees, Shrubs and Plants located on any lot or parcel or land within the City so as to prevent the obstruction of vehicular or pedestrian traffic, street corners, intersections and intersection approaches, traffic control signs and devices and the safe passage of light.

(c) The Commissioner shall perform maintenance of Trees, Shrubs and Plants on City Property for clearance in a manner consistent with the most widely accepted arboricultural practices.

(d) In the event a standard provided under this Section is changed, for purposes of contracts, the applicable standard in effect at the time a contract was made shall be used during the term of the contract.

Section Sixteen *Tree Preservation and Replacement*

(a) It is the policy of the City:

(i) to suffer no net loss in the population and canopy of the urban forest under its jurisdiction, as such losses would be detrimental to the health, welfare, comfort and general well being of City residents by reducing the benefits provided by the city’s urban forest;

(ii) to preserve City Trees whenever possible during development and land improvement by using the most appropriate and feasible arboriculturally sound methods to preserve City Trees from injury and damage; and, where City Trees cannot be preserved during development or land improvement, to plant appropriate replacement City Trees as prescribed by this ordinance; and

(iii) to increase and expand the population and canopy of the urban forest under its jurisdiction by planting new City Trees whenever possible to increase the total benefit provided by the City’s urban forest.

(b) Any Person issued a building permit shall be responsible for complying with this section; provided, that fees required for a Permit to Maintain for the removal of any City Tree shall be the responsibility of the Person making application for said permit. In the event a building permit is not issued for work which may affect City Trees then the property owner shall be responsible for complying with all provisions of this section.

(c) Any Person employed, contracted or otherwise working on behalf of the City shall be subject to all applicable provisions of this section.

(d) A Permit to Maintain for removal of a City Tree as a result of the demolition, renovation, improvement or erection of any building or outbuilding or any type of improvement on any parcel of land in the City must be issued pursuant to Section Twelve of this ordinance before such Tree can be removed by any Person, including persons employed, contracting with or otherwise working of behalf of the City and all conditions and fees as prescribed in Sections Thirteen and Fourteen of this ordinance shall apply. Any Person who removes or causes to have removed a City Tree without the prescribed Permit to Maintain shall be deemed in violation of this section and subject to a Five Hundred Dollar fine for acting without a required permit, and to an additional fine for destruction of City property equal to the applicable reforestation fee under Section Fourteen (a), (b) or (c) and any replacement and repair costs as determined by Section Twenty Five of this ordinance, up to a maximum of Five Hundred Dollar for each Tree regardless of their actual health and desirability at the time of their removal.

(e) All reasonable steps shall be taken to prevent destruction of or damage to City Trees (other than City Trees approved for removal), during the improvement, demolition, renovation, improvement or erection of any building or outbuilding or any type of improvement on any parcel of land in the City. Such steps include, but are not limited to the following Tree preservation activities:

(i) The placing of protective fencing at the boundary or limits of the established Critical Root Zone of each City Tree that has been determined by the Commissioner to have the potential of being injured during construction or, in the absence of such determination by Commissioner, within the area of construction. Such protective fencing shall be installed before construction of any type is to begin, with a minimum height of at least 4 feet and installed in such a manner that it maintains its rigidity and effectiveness as a barrier.

(ii) Construction equipment, trailers, traffic and storage must remain outside of the Critical Root Zone of any City Tree.

(iii) No materials, equipment, spoil, or waste or washout water may be deposited, stored or parked within the Critical Root Zone of any City Tree.

(iv) Erosion control devices such as silt fencing, debris basins and water diversion structures shall be installed in such a manner to prevent siltation and/or erosion within Critical Root Zone of any City Tree.

(v) Spoil from trenches, basements, or other excavations shall not be placed within the Critical Root Zone of any City Tree, either temporarily or permanently.

(vi) No burn piles or debris pits shall be placed within the Critical Root Zone of any City Tree.

(vii) No ashes, garbage or debris may be dumped or buried within the Critical Root Zone of any Tree.

(viii) Any herbicides placed under paving materials must be safe for use around Trees and labeled for that use and not be readily transported by water.

(ix) Any brush clearing required within the Critical Root Zone of any City Tree shall be accomplished using hand-operated equipment and approved by the Commissioner. (x) City Trees shall be root pruned before grading, pad preparation or excavation for foundations or walls or utility trenching occurs. Root pruning requires a Permit to Maintain applied for and issued in accordance with Section Twelve and any other applicable section of this ordinance. Roots shall be root pruned to 1 foot outside of their Critical Root Zone and cut cleanly using either manual or mechanical methods such as chainsaws, vibrating knife, rock saw, narrow trencher or other root pruning equipment approved by the Commissioner. The use of any type of equipment that otherwise tears, rips or pulls roots is not permissible.

(xi) All underground utilities and drain or irrigation lines shall be routed around the Critical Root Zone of City Trees. If underground utilities must pass through a Critical Root Zone, they shall be tunneled or bored under the Tree for the duration of the Critical Root Zone, unless deemed unreasonable do so by the Commissioner.

(xii) City Trees shall not be pruned or otherwise maintained in any manner without a Permit to Maintain first being applied for and issued pursuant to this ordinance.

(f) The Commissioner by regulation issued pursuant to Section Twenty Seven of this ordinance may provide other practices and specifications necessary to effectively preserve City Trees at construction sites.

(g) Prior to the start of construction any Person may request the Commissioner to waive of any provisions of subsection (e) of this section which they feel are unreasonable or impose undue financial hardship in the completion of construction. No waiver request made after the start of construction may be granted. The Commissioner's decision on any such waiver request shall be final.

(h) The Commissioner is authorized to issue an emergency stop work order for up to seventy-two hours if in the Commissioner's opinion the precautions required by subsection (e) of this section were not undertaken before construction commenced or are not maintained at any time during construction. The Commissioner may rescind such order within twenty-four hours if the violations for which the order was issued is remedied. If the violations are not corrected within twenty-four hours after issuance of the stop work order and the project is supervised by the Board of Public Service, the Commissioner may request the Board of Public Service to issue a permanent stop work order. Penalties, if any, levied by the Board of Public Service shall be in addition to all fines and penalties imposed and prescribed by this ordinance. The Board of Public Service may issue a stop work order at any time of its own volition to any Person that fails to comply with any requirement of subsection (e) of this Section, until such provisions are met, or may issue a permanent stop work order.

(i) Failure to obtain any permit required by this Section, or to take any precaution as prescribed in this Section, before construction commences or at any time during construction, is a violation of this ordinance and punishable by a fine of Two Hundred Fifty Dollars for each precaution not undertaken or maintained, in addition to any other applicable fine under this ordinance.

(j) Failure to stop work upon issuance of an emergency stop order by the Commissioner or a stop work order by the Board of Public Service is a violation of this ordinance and punishable by a fine of Five Hundred Dollars, in addition to any other fines or penalties prescribed by this ordinance . Each full hour that work continues after the issuance of a stop work order is a separate violation.

(k) Any Person who damages any City Tree, Shrub or Plant during construction, demolition, renovation, improvement or erection of any building or outbuilding or any type of improvement on any parcel of land is in violation of this ordinance and subject to a fine of Two Hundred Fifty Dollars for each City Tree, Shrub or Plant damaged, in addition to any other penalties or fines applicable under this ordinance.

(l) Any City department that plans to excavate, cut or otherwise remove or damage roots within the Critical Root Zone of any City Tree shall, where possible report the scheduled occurrence of such activities forty-eight hours in advance to the Commissioner, who shall review such activities and if available offer less damaging alternatives. In the event advance notification cannot be provided, then the Commissioner shall be notified within forty-eight hours of the occurrence of the root damage or removal so an assessment can be performed to determine the health, stability and safety of the affected Tree.

Section Seventeen *Sewer Damage*

(a) No City Tree shall be removed or otherwise be treated because of sewer related damage allegedly caused by such Tree until the Commissioner has reviewed the matter and approved the appropriateness of such removal or treatment.

(b) No City Tree shall be considered for removal by the Commissioner until the alleged sewer related damage is substantiated by the submission of paid bills or receipts by the property owner requesting the removal. Any such bills or receipts must be determined by the Commissioner to be directly attributable to root related damage. Any Person who knowingly falsifies or submits fraudulent bills or receipts is in violation of this ordinance.

(c) The Commissioner may waive the requirements of subsection (b) of this Section of this ordinance if the Tree has been listed as undesirable for street Tree use under this ordinance or is determined by the Commissioner to be in an unsafe and/or unhealthy condition.

(d) Each City Tree removed for sewer related damage shall be replaced with three Trees with a caliper size of no less than 2.5 inches per Tree. The species of such replacement Trees shall be determined by the Commissioner. The Commissioner, where site conditions permit, shall plant a replacement Tree at the site where the Tree was removed and two additional Trees at locations of his choosing within the ward where the Tree removal occurred. If the site of the Tree removal is not suitable for a replacement Tree then a replacement Tree shall be planted at a location within the ward where the removal occurred, as determined by the Commissioner. The cost of said replacement Trees shall be charged by the Commissioner to the Tree planting account or similar account of the alderman of the ward where the removal occurred.

(e) The Commissioner shall not proceed with the removal of any Tree for sewer related damage until sufficient funds are available for replacement Trees pursuant to Subsection (d), unless the safety or stability of the Tree is in question, or the need for removal is urgent in the judgment of the Commissioner.

Section Eighteen ***Sidewalk Damage***

(a) It shall be the duty of property owners to notify the City when any City Tree located street adjacent to their property is believed to be causing damage to any public sidewalk or other pedestrian thoroughfare. It shall further be the duty of the property owner, in a timely manner to keep the surface portion of such sidewalk or pedestrian thoroughfare free of seed, leaf, twig and any other debris created and otherwise dropped by the natural growth of the Tree so as to allow the reasonable and safe passage of pedestrian traffic.

(b) Where damage to a sidewalk or curb occurs due to the close proximity or growth of City Tree roots, the Division shall make every reasonable effort to correct the problem without damaging or injuring the Tree.

(c) In cases where Tree removal is necessary, the Commissioner shall not proceed with removing the Tree until he receives confirmation from the Street Division that it has scheduled the repairs, unless the safety or stability of the Tree, Shrub or Plant is in question, or the need for removal is urgent in the judgment of the Commissioner.

(d) Each Tree removed on City Property for sidewalk related damage shall be replaced with three (3) Trees with a caliper size of no less than 2.5 inches per Tree. The species of such replacement Trees shall be at the determination of the Commissioner. The locations of such replacement Trees shall be determined in like manner as are the locations of replacement trees under Section Seventeen (d). The cost of said replacement Trees shall be charged by the Commissioner to the Tree Planting account or similar account of the alderman of the ward where the removal occurred.

(e) The Commissioner shall not proceed with the removal of any Tree for sidewalk related damage until sufficient funds are available for replacement Trees pursuant to subsection (d) of this Section, unless the safety or stability of the Tree is in question, or the need for removal is urgent in the judgment of the Commissioner.

Section Nineteen ***Mutilation or Theft of Trees, Shrubs or Plants on City Property***

(a) No Person shall break, mutilate, injure, poison, destroy, remove or otherwise alter or disrupt any Tree, Shrub or Plant or any other related vegetative improvement on City Property.

(b) The practice of Tree topping, defined as the practice of cutting back branches of Trees to stubs or lateral branches that are not large enough to assume a terminal role, is prohibited on all City Trees. The Commissioner’s determination on whether a Tree has been topped or not shall be final.

(c) Except as provided in this section, no Person shall fasten or attach any wire, rope, sign, handbill or other thing to any Tree, Shrub or Plant growing on City Property, nor to any guard or protection of such Tree, Shrub or Plant.

(d) No Person shall without written permission of the Commissioner attach any wire, insulator or support device of any nature used for telecommunications or electric transmission or distribution to any Tree, Shrub or Plant growing on City Property.

(e) No Person shall without written permission of the Commissioner attach, hang or suspend lights or lighting devices of any kind to any Tree, Shrub or Plant growing on City Property.

(f) Lights or lighting devices of any kind which the Commissioner permits to be attached, hung or suspended from any Tree, Shrub or Plant must be installed so as to be least damaging to the Tree, Shrub or Plant as prescribed by the Commissioner and cannot remain in the Tree, Shrub or Plant for longer than one hundred twenty days. The Person permitted to install the lights or lighting devices shall be responsible for removing them in a manner least damaging to the Tree, Shrub or Plant within the prescribed period of time or be deemed in violation of this section.

(g) All lights or lightning devices that are in violation of this section are hereby declared public nuisances and subject to treatment and abatement as such by the Commissioner.

(h) Any Person having any wire charged with electricity shall securely fasten the same so that such wire shall not come in contact with any Tree, Shrub or Plant growing on City Property.

(i) No Person shall permit any toxic or injurious chemical or substance to seep, drain or be emptied on or within the Critical Root Zone of any City Tree.

(j) Without written permission from the Commissioner, no person shall place or maintain upon the ground any stone, cement or other impervious material or substance in such a manner as may obstruct the free access of air and water within a City Tree's Critical Root Zone. Any stone, cement or other impervious material placed or maintained in violation of this subsection is hereby declared a public nuisance and subject to treatment and abatement as such by the Commissioner.

(k) Without written permission from the Commissioner, it shall be unlawful for any Person to install grates or any other covering over the tree box or well of any City Tree. Such grates and other coverings shall be considered an extension of the pedestrian walk which they adjoin and are the responsibility of the adjacent property owner to maintain in a condition that is safe for passing pedestrian traffic.

(l) No person shall maintain a grate or other covering over the tree box or well of any City Tree in a condition that is injurious to such Tree or to the safety of passing pedestrian traffic. Any grate or other covering found in violation of this section is hereby declared a public nuisance and is subject to treatment and abatement as such as by the Commissioner.

(m) Any Person who violates subsection (b) of this section shall be subject to a fine of Five Hundred Dollars per affected Tree. Any Person found in violation of any other provision of this section shall be subject to the a fine of up to $500, including and any necessary repair and replacement costs defined in Section 25 of this ordinance required to replace or restore the condition of the affected Tree, Plant, Shrub or landscape.

Section Twenty *Treelawn and Parkway Planting Requirements and Criteria*

(a) The appearance and maintenance by adjacent owners of those portions of street rights of way in the City, commonly referred to as the tree lawn, have a substantial impact on the appearance of city neighborhoods and streets and a significant relationship to property values. Deterioration of street landscapes occurs when inappropriate Plants and landscape items are installed that are incompatible with the landscape of a given area, neighborhood or business district or are not, or cannot be, maintained to acceptable standards of appearance. This results in a reduction of property values, poor appearance and the impairment of the public health, safety and welfare. Therefore, the City declares it has a governmental interest in regulating the types of vegetation and landscape items installed in its street right of way and may establish criteria for the maintenance of said items. Provided, this Section shall not apply to the Division or to Contractors.

(b) Shrubs, Plants and other landscape features or items now or hereafter growing or set out, placed, planted or raised in the right of way of any street or alley and on all City Property by any Person other than the City, that are in violation of the provisions of this section are hereby declared public nuisances and subject to treatment and abatement as such. The Commissioner is hereby authorized to remove, trim or otherwise treat any Shrub, Plant or landscape feature or item found in violation of this section without warning or notification.

(c) The City, its officers and employees shall have no liability for landscape features, Shrubs, Plants or other items placed or otherwise installed in or on any City Property by any Person not acting under the authority of a permit or on behalf of the City to install said items. The Person installing said items assumes all responsibility and liability for their maintenance and upkeep unless otherwise provided by ordinance, contract or other agreement.

(d) Fire hydrants shall have a clear area established around them which shall consist of a circle 4 feet in radius measured from the center point at the top of the hydrant and 6 feet in height as measured upwards from the highest point of ground immediately adjacent to the hydrant. Vegetation of any type that is intended to be grown or otherwise maintained at a height that exceeds twelve inches shall not be planted or otherwise maintained in such clear area. In addition, a clear unobstructed field of vision of not less than thirty degrees from each side of a perpendicular line drawn from the top of the fire hydrant to the nearest curb or street line must also exist. Vegetation adjacent to the clear area prescribed in this sub-section shall be maintained in such a way that it does not overgrow or otherwise overhang into such clear area.

(e) Water meter pits, vaults and service shutoffs shall have a clear area established around them which shall consist of a circle two feet in diameter measured from the center of the pit, vault or valve and extending six feet in height as measured upwards from the highest point of ground immediately adjacent to the pit, vault or valve. Vegetation of any type that is intended to be grown or otherwise maintained at a height that exceeds twelve inches shall not be planted or otherwise maintained in such clear area. Vegetation adjacent to such clear area shall be maintained in such a way that it does not overgrow or otherwise overhang into such clear area.

(f) The placement of any Shrubs, Plants or landscape features or items with a maintainable mature height of more than twelve inches is prohibited within fifteen feet from any street corner.

(g) Street light poles, public utility poles, traffic signals and street signs of any type shall be kept free of all climbing or creeping vegetation.

(h) Climbing or creeping vegetation growing on any City Tree is subject to removal if deemed by the Commissioner to be detrimental to the Tree's continued growth or health.

(i) Any Tree, Shrub or Plant that is known to possess features or growth characteristics that make all or parts of them poisonous, allergenic or invasive in nature shall be subject to immediate destruction and removal by the Commissioner and shall be prohibited from use on any City Property. Such vegetation shall include but is not limited to *Cirsium arvense* (Canada thistle), *Convolvulus arvensis* (Field bindweed), *Sorghum halepense* (Johnsongrass), *Pueraria lobata* (kudzu), *Rosa multiflora* (Multiflora rose), *Lythrum salicara* (purple loosestrife), *Dipsacus fullonum* (Common teasel), *Dipsacus laciniatus* (Cutleaf teasel), *Carduus nutans* (Musk thistle), *Onopordum acanthium* (Scotch thistle), *Lonicera japonica* (Japanese honeysuckle), *Lonicera morrowii* (Morrow's honeysuckle), *Lonicera maackii* (Amur honeysuckle), *Alliaria petiolata* (Garlic mustard), *Toxicodendron Radicans* (Poison ivy), *Toxicodendron diversilobum* (Poison oak), *Xanithium sp.* (Cocklebur), *Datura stramonium* (Jimsonweed) and any Tree, Shrub or Plant that is determined by the Commissioner to be alleopathic to adjacent City Trees, Shrubs or Plants, diseased or infested, an alternative host for a Tree, Shrub or Plant disease or habitat for a Tree, Shrub or Plant disease vector.

(j) Any Person who installs any Tree, Shrub or Plant in violation of subsections (d) through (i) of this Section shall be subject to a fine of One Hundred Dollars for each Tree or Shrub planted in addition to removal, replacement or remediation costs as provided for in Section Twenty-Five of this ordinance.

(k) The installation, construction or erection of raised planters or landscape walls around the trunks of Trees after their installation is detrimental to the long term health of Trees and is hereby prohibited around any City Tree unless approved by the Commissioner. The use of ornamental or landscape edging is prohibited around City Trees unless it is located far enough way so as not to cut into the root flare of the Tree or restrict or impede its growth, does not extend more than four inches above the soil line at its highest point, and does not entail soil excavation greater than a trench or hole six inches wide and three inches deep as measured from the soil line.

(l) Any person wishing to install, place, or construct any non-vegetative landscape feature or item, including but not limited to raised planters, retaining walls, decorative or ornamental rocks, fencing or any kind of landscape rock within any street or alley right of way in the City shall first obtain a Landscape Permit from the Commissioner authorizing such items.

(m) Any Person wishing to install and plant a "Landscape Bed", hereby defined as a grouping of Plants of similar or dissimilar type in an area of landscape that is more or less continuous in nature and greater than nine square feet in size in any street or alley right of way in the City, shall first obtain a Landscape Permit authorizing such bed from the Commissioner.

(n) The issuance of Landscape Permits under this Section shall be in accordance with any applicable provisions of Section Thirteen of this ordinance.

(o) Any Person that fails to obtain a Landscape Permit as required by subsection (m) of this Section commits a violation of this ordinance punishable by a fine of One Hundred Dollars plus any removal, replacement or remediation costs as provided for in Section Twenty-Five of this ordinance.

(p) The disturbance of the Critical Root Zone of any City Tree, with the exception of Trees already planned or otherwise authorized for removal by the Commissioner, by any tillage method, hand or mechanical, for the purpose of installing landscape Plants, features or items is prohibited, unless expressly approved and monitored by the Commissioner.

Section Twenty-One *Private Tree Hazards*

Any Tree in the City determined by the Commissioner to be:

(i) dead, defective, diseased, infested or decayed and to threaten real property or users thereof; or

(ii) alleopathic to adjacent City Trees or an alternative host for a Tree disease or a habitat or breeding habitat for a Tree disease vector; or

(iii) not grown or otherwise maintained by the property owner to meet all applicable Tree clearance standards provided for by Section Fifteen of this ordinance is hereby declared a public nuisance and subject to treatment and abatement as such by the Commissioner. The Commissioner shall be authorized to order the treatment and abatement of any such Tree. After thirty days of said order being issued the Commissioner may enter upon any lot or parcel of land within the City for the purpose of treating or abating such nuisance and may bill the owner pursuant to Subsection (t) of this Section.

(b) The Commissioner shall serve treatment and abatement orders, as authorized in this section, to property owners found in violation of this section by personal service, or by U. S. mail to the person to whom was sent the tax bill for general taxes for the preceding year, or to the current owner of record. Such notice shall identify the street address of the property, the problem conditions, and what is required of the property owner to be in compliance with this Section and/or Section Fifteen.

(c) Any notice served on a property owner by the Commissioner under the provisions of this section may be appealed to the Board of Public Service whose decision in the matter shall be final. Any appeal from an order of the Commissioner under this section must be filed within ten days of receipt of such order on such forms as may be determined by the Commissioner and approved by the Board of Public Service.

(d) The Commissioner shall bill the owner of any lot or parcel of land on which the City or a City contractor abates or treats any Tree under the provisions of this section for the cost of such abatement and/or treatment. Any such bill issued by the Commissioner pursuant to this section of ordinance that is unpaid ninety (90) days after it is first mailed may be sent to a collection agency for collection and shall bear interest at the rate allowed by law for judgment in civil actions.

(e) All monies collected as provided in subsection (d) of this section shall be transmitted daily to the Treasurer of the City of St. Louis in the form and manner prescribed by the Comptroller.

(f) When the condition of a Tree is such that the Commissioner believes it is in imminent danger of falling or is creating an immediate hazard to the safety of the general public which is too great a risk to leave uncorrected while standard procedures for giving notice are followed, the Commissioner may, in his discretion enter onto any lot or parcel of land in the City and abate or otherwise remediate the condition without following said procedures.

(i) Any owner of a lot or parcel of land upon who fails to comply with an order issued from the Commissioner pursuant to this section within thirty days of receipt of such order violates this section and shall be punishable by a fine of Two Hundred Fifty Dollars.

Section Twenty-Two *Private Tree Disclaimer*

Nothing in this ordinance shall be deemed or construed to relieve the owner of any private property from the duty to keep and maintain any Tree located on their property in a condition such as to prevent it from becoming a hazard to adjacent private and public property; and to prevent it from becoming a hazard or an impediment to travel or vision upon any street, alley, sidewalk or other public place in the City, or to impose any liability upon the City, its officers or employees in connection with any Tree located on private property.

Section Twenty-Three *Enforcement*

(a) The Commissioner shall be responsible for the administration and implementation of this ordinance. He may serve notice to any Person in violation thereof and may report violations to the police department and City Counselor for appropriate proceedings, which are each hereby directed to take all appropriate actions to assist in the enforcement of this ordinance.

(b) In instances where a Person is found to be maintaining or removing or destroying a City Tree in the absence of an appropriate permit for such action in their possession, the police department shall require such Person to cease such operations until the necessary permit and/or certification is obtained pursuant to this ordinance.

Section Twenty-Four *Interference*

It shall be a violation of this ordinance for any Person:

(a) to impede, hinder, delay or interfere with the Commissioner or the Division or any person acting under the

Commissioner's authority in the administration or enforcement of any provision of this ordinance.

(b) to impede, hinder, delay or interfere with the Commissioner or his subordinates while engaged in the planting, pruning, spraying, cultivating, maintaining or removal of any Tree, Shrub or Plant located on City Property.

(c) to impede, hinder, delay or interfere the Commissioner or his subordinates from entering onto private property for the purposes of carrying out their lawful duties under this ordinance.

(d) to impede, hinder, delay or interfere with a Contractor in the fulfillment of his contractual obligations for the planting, pruning, spraying, cultivating, maintaining or removal of any Tree, Shrub or Plant located on City Property.

(e) to impede, hinder, delay or interfere with a Contractor in the fulfillment of his contractual obligations from entering onto private property for the purposes of carrying out his lawful duties.

Section Twenty-Five *Penalty/ Replacement and Repair Costs*

(a) Except as otherwise provided by this ordinance, any Person who violates any provision of this ordinance shall be punishable by a fine of not less than One Hundred Dollars and not exceeding Five Hundred Dollars or by imprisonment up to thirty (30) days, or both such fine and imprisonment for each separate offense. All such violations that are of a continuing nature shall constitute a separate offense for each day the violation continues. If, as a result of the violation, the injury, mutilation or death of a Tree, Shrub or Plant located on City Property occurs, the cost of the repair and/or replacement as provided in subsection (b) of this section shall be included in the calculation of the fine, up to the maximum of Five Hundred Dollars.

(b) Where this ordinance provides that the replacement and repair costs for Trees, Shrubs or Plants shall be assessed as a fine or penalty, said costs shall be calculated by the Commissioner as follows:

(i) Replacement and repair costs for Trees less than 10 inches in size at diameter breast height or with an aggregate diameter of less than 15 inches at diameter breast height shall be the retail price of a similar or same sized and species Tree plus the equipment and labor costs required by the Division or any Contractor or Person acting on behalf of the Division to remove and replace said Tree.

(ii) Replacement and repair costs for Trees that exceed 10 inches in size at diameter breast high or with an aggregate diameter of larger than 15 inches shall be their value, as determined using the most recent edition of the Guide for Plant Appraisal as prepared by the Council of Landscape Appraisers, plus the equipment and labor costs required by the Division or any Contractor or Person acting on behalf of the Division to remove and replace said Tree.

(iii) Costs to repair or remediate Tree, Shrub or Plant damage and/or the repair, replacement or restoration of any element or feature of landscape, hardscape or infrastructure shall be determined based upon the equipment, labor and material costs for the Division and/or other City Departments or public agencies required to perform said services or the equipment, labor and material costs of any Contractor performing such services.

(iv) Shrubs and Plants shall have their value determined by the retail price of a Shrub or Plant of a similar size and species, plus the equipment and labor costs required to remove and replace said Shrub or Plant by the Division or by a Contractor.

(a) (v) In lieu of prosecution for a violation of this ordinance, the Commissioner is authorized to bill any Person who causes expense to the City as calculated under this Section, and to refer such bill which is unpaid ninety days after it is first mailed to a collection agent for collection, subject to applicable law.

Section Twenty-Six *Injunctive Relief*

(a) Whenever there exists reasonable cause to believe that any Person is violating any provision of this ordinance or any term, condition or provision of an approved permit, the City may, either before or after the institution of any other action or proceeding authorized by this ordinance, institute an action for a mandatory or prohibitory injunction and/or an order of abatement as the City deems appropriate in the circumstances. Injunctive relief under this section shall not relieve any Person from any otherwise applicable fine or penalty.

Section Twenty-Seven *Regulations*

(a) The Commissioner is authorized to issue regulations as provided by this section. Any such regulations shall be consistent with this ordinance and other applicable law, and shall be subject to approval prior to issuance by the Director, the Board of Public Service and the City Counselor's office. Any such regulations shall be kept on file at the Division's office and in the City Register's office.

(b) Such regulations may address the following matter or subjects:

i) whether, consistent with sound biological science, any particular type of vegetation shall be classified as a Plant, Shrub, Tree or Weed for purposes of this ordinance;

ii) conditions for permits issued pursuant to Sections Eleven and Twelve of this ordinance;

iii) standards for appropriate height and spatial clearances for City Trees, as contemplated by Section Fifteen (a) of this ordinance and for the growth and maintenance of Trees, Shrubs and Plants anywhere within the City so as to prevent obstruction , as contemplated by Section Fifteen (b) of this ordinance;

iv) rules for protection of City Trees at construction sites, in addition to the provisions of Section Sixteen of this ordinance;

v) Poisonous, allergenic or invasive plants in addition those prohibited by Section Twenty of this ordinance.

Section Twenty-Eight *Severability provision*

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part held to be invalid.

Section Twenty-Nine *Emergency provision; citation*

The passage of this ordinance being necessary for the immediate preservation of public health and welfare it is hereby declared to be an emergency measure and shall become effective immediately upon its passage and approval by the Mayor. This ordinance shall be known and referred to and cited as the "City of St. Louis Forestry Ordinance of 2010"

Approved: March 16, 2010

Summary
Board Bill Number 157
Introduced by Alderwoman Clark Hubbard
February 13, 2026

An ordinance recommended by the Board of Estimate and Apportionment appropriating $3,800,000 of interest funds earned on the City's funds received under the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (ARPA); and authorizing the transfer of such funds for City's ability to provide services to prevent homelessness and displacement for households impacted by the tornado; containing an emergency and severability clause.

BOARD BILL NUMBER 157 INTRODUCED BY ALDERWOMAN CLARK HUBBARD

An ordinance recommended by the Board of Estimate and Apportionment appropriating $3,800,000 of interest funds earned on the City's funds received under the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (ARPA); and authorizing the transfer of such funds for City's ability to provide services to prevent homelessness and displacement for households impacted by the tornado; containing an emergency and severability clause.

WHEREAS, the City has received Coronavirus Local Fiscal Recovery Funds awarded under the American Rescue Plan Act ("ARPA Funds"), which may be used "to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality" and for other governmental purposes; and

WHEREAS, the City is earning investment interest from the ARPA Funds deposits; and

WHEREAS, the United States Department of the Treasury's ARPA State and Local Fiscal Relief Funds (SLFRF) Final Rule, in Rule 10.1, provides that local governments have the ability to place their funds in interest-gathering accounts, and furthermore that the U.S. Treasury does not require local governments to expend the interest according to the parameters of ARPA restrictions and eligible uses; and

WHEREAS, the City has substantial need for housing those impacted by the tornado.

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

SECTION ONE. Definitions.

1. "Tornado Relief and Recovery Fund" shall mean the fund established by Ordinance 72009.

1. “Tornado” shall mean the areas affected by the severe storms, straight-line winds, tornadoes and flooding on May 16, 2025.

SECTION TWO. Appropriation.

A. There is hereby appropriated into the Tornado Relief and Recovery Fund the sum of three million eight hundred thousand and 0/100ths dollars ($3,800,000.00) of the interest earned on the ARPA Funds, which shall be used exclusively for the purpose of providing appropriations for the purpose of increasing the City’s ability to provide services to prevent homelessness and displacement for households impacted by the tornado by supporting the repair of homes and buildings damaged by the tornado which are located in the tornado impact area, with such impact area being as described in Exhibit A of Ordinance Number 72009, and costs related to the repair of such homes and buildings.

B. The Comptroller is authorized and directed to issue warrants upon the City Treasury for payment of all expenditures authorized in this Section provided that such warrants do not exceed the total amount of funds appropriated by this Section.

SECTION THREE. Emergency Clause.

This being an ordinance providing for the immediate preservation and providing 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.

SECTION FOUR. Severability Clause.

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

ORDINANCE NUMBER 72058

BOARD BILL NUMBER 95 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD
COSPONSORS: MAYOR CARA SPENCER/PRESIDENT MEGAN GREEN/ ALDERMAN MATT DEVOTI/ALDERMAN MICHAEL BROWNING ALDERWOMAN LAURA KEYS/ALDERWOMAN ALISHA SONNIER/ ALDERMAN RASHEEN ALDRIDGE

An Ordinance recommended by the Board of Estimate and Apportionment, appropriating the sum of Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars of one-time unreserved General Operating Reserve funds for deposit into the Tornado Relief and Recovery Fund, for the purpose of supporting winter-related emergency shelter and additional tornado disaster relief to support housing of residents impacted by the May 16, 2025, tornado; and containing a severability clause and an emergency clause.

WHEREAS, the City of St. Louis closed Fiscal Year 2025 (F25) with a General Fund Operating Budget Surplus of Eighteen Million Seven Hundred Thousand and 0/100ths ($18,700,000.00); and

WHEREAS, in accordance with City Code of Ordinances § 5.35.010, half of the surplus, Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars was added to the City's unreserved General Fund reserve; and

WHEREAS, on May 16, 2025, an EF3 tornado cut a mile-wide path of destruction through St. Louis City, creating an estimated $1.6B in damaged property loss with over 5,000 structures impacted; and

WHEREAS, the City estimates 5,000 households were living in uninhabitable dwellings in the immediate months after the tornado; and

WHEREAS, the line between being housed and unhoused is often perilously thin, with many residents living one paycheck, medical bill, or unexpected expense away from homelessness; and

WHEREAS, many of those tornado-impacted families remain unhoused or in their damaged dwellings; and

WHEREAS, ensuring the safety and well-being of all residents and their neighborhoods is a fundamental responsibility of the City; and

WHEREAS, the Board of Alderman passed and the Mayor signed Ordinance 72009 on June 17, 2025 depositing Thirty Million and 00/100ths ($30,000,000.00) in the Tornado Relief and Recovery Fund to aid rapid response; and

WHEREAS, the aforementioned aid has been largely committed and additional housing related aid is critical to the continuity of our Recovery efforts; and

WHEREAS, the allocation of additional emergency funds will enable expansion of winter shelter support, home repair support to keep families in their homes, production of additional housing, expanded deposit and rental assistance to help families find stable housing, and other critical services to support critical rehousing efforts; and

WHEREAS, the St. Louis City Board of Estimate and Apportionment and the Board of Aldermen find that the unprecedented need and insufficient amount of state and federal aid toward housing necessitates an additional emergency allocation of funds to aid rapid response.

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

SECTION ONE. Definitions.

A. ***Available Monies.*** "Available monies" shall mean the sum of interest accrued on the Settlement Funds that is accessible for such distribution.

B. ***Tornado.*** "Tornado" shall mean the areas affected by the severe storms, straight-line winds, tornadoes and flooding on May 16, 2025.

SECTION TWO. There is hereby appropriated the sum of Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars of one-time surplus General Revenue Funds into a sub-account within the Tornado Relief and Recovery fund created pursuant to Ordinance

72009. All expenditures from said fund shall be disbursed in accordance with this Ordinance and other applicable law. Appropriate sub-accounts may be created.

SECTION THREE. Eligible Uses. The funds appropriated pursuant to Section Two of this Ordinance into the Tornado Relief and Recovery Fund shall be used exclusively for providing appropriations for the purposes of supporting critical winter housing needs, home repair needs, housing relocation, housing production, such purposes including:

A. Increasing temporary winter congregate and noncongregate shelter capacity located in the City for unhoused residents;

B. Providing deposit and rental assistance to residents whose homes were severely damaged by the tornado to assist them with procuring safe intermediate housing during that time period, and other related moving costs;

C. Supporting the repair of homes and buildings damaged by the tornado which are located in the tornado impact area, and other related costs;

D. Supporting vacant unit turns to bring additional housing online; and

E. Other critical services and administrative capacity to accelerate rehousing efforts, including but not limited to case management, legal services, and staffing.

SECTION FOUR. Administration and Implementation of Funds.

A. The Office of the Mayor shall:

   a. Have general oversight over and administer the funds appropriated pursuant to Section Two of this Ordinance;

   b. Recommend to the Board of Estimate and Apportionment specific awards of funds appropriated pursuant to Section Two of this Ordinance, which may be distributed through existing or new emergency contracts to specific recipients, contractors, or vendors, and for which the requirements of City Ordinance 64102 may be waived due to the emergency nature of the eligible uses for such funds as outlined pursuant to Sections Three and Seven of this Ordinance.

B. The Board of Estimate and Apportionment's approval of a specific contract or agreement for disbursement to a recipient, contractor, or vendor shall constitute authority for the City signatory to make such disbursement in accordance with the approved contract or agreement.

C. The funds appropriated under Section Two of this Ordinance shall be included among the funds subject to regular audits of City funds as required under law.

D. The Mayor's Office, or other applicable City department, shall provide a monthly report to the Budget and Public Employees Committee detailing expenditures made pursuant to this Ordinance. For funding pertaining to shelter services for the unhoused community, detail shall be included on data on services provided, utilization of those services, and characteristics of individuals utilizing those services; and provider experience, and may provide such a report as part of the monthly reporting to the Budget and Public Employees Committee pursuant to Section Two of Ordinance 72009.

E. For funding pertaining to shelter services for the unhoused community, detail shall be included on, information on the uses and impact of the expenditures of funds pursuant to this Ordinance, including data on services provided, utilization of those services, and characteristics of individuals utilizing those services, and provider experience, shall be included in the annual report on the uses and impact of tornado recovery funds as provided for under Section Two of Ordinance 72009.

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

SECTION SIX. Emergency Clause. This being an ordinance for the preservation of the public peace, health, and safety, 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 158
Sponsored by Alderwoman Shameem Clark- Hubbard
February 13, 2026

This Board Bill amends Ordinance Number 72051 by repealing certain provisions therein to allow for the reestablishment and continued operation of The Clean Energy Development Board of the City of St. Louis consistent with the intent of Ordinance Number 72051.

BOARD BILL NUMBER 158 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

An Ordinance amending Ordinance No. 72051, which ordinance repealed Ordinance No. 69056, to repeal certain provisions of Ordinance No. 72051 and reestablish a Clean Energy Development Board to administer a Property Assessed Clean Energy program within the City of St. Louis.

WHEREAS, the General Assembly of the State of Missouri has adopted the Property Assessment Clean Energy Act, Sections 67.2800 to 67.2835, Revised Statutes of Missouri (the "PACE Act"), which authorizes the City of St. Louis and other municipalities and counties in the State of Missouri to create Clean Energy Development Boards to administer Property Assessed Clean Energy ("PACE") programs; and

WHEREAS, by Ordinance No. 69056, the City established the Clean Energy Development Board of The City of St. Louis, Missouri (the "Board") to operate a PACE program within the City; and

WHEREAS, Board Bill 80, codified as Ordinance No. 72051, was introduced in October, 2025 for the purpose of authorizing the City to join the Missouri Clean Energy District (the "District"); and

WHEREAS, it was the stated intent of Board Bill 80 that joining the District would not "diminish the power or authority of the Board to operate its PACE program"; and

WHEREAS, it was the stated intent of Board Bill 80 to authorize the District to administer its PACE program within the City "in addition to, but not in exclusion of, the current PACE program offered by the Clean Energy Development Board of the City of St. Louis, Missouri"; and

WHEREAS, despite its stated intent, Section Two of Board Bill 80 unambiguously repealed Ordinance No. 69056, which ordinance authorized the creation and continued operation of the Board, thereby revoking the Board's authority to operate a PACE program; and

WHEREAS, the Board has existing contractual obligations, assessment contracts, and other responsibilities that have been impaired by Board Bill 80's revocation of the Board's authority to operate; and

WHEREAS, it continues to remain in the best interests of the health, safety, and welfare of the City and its residents to authorize the Board to operate its Property Assessed Clean Energy program within the City of St. Louis by reinstating its operating authority under Ordinance No. 69056; and

WHEREAS, reinstating Ordinance No. 69056 will not "diminish the power or authority" of the District to operate its PACE program, as the Board's PACE program shall operate "in addition to, but not in exclusion of," the PACE program offered by the District.

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

SECTION ONE. Section Two of Ordinance 72051 is hereby repealed.

FISCAL NOTE

BOARD BILL NUMBER 158

Preparer's Name: James Morrow

Contact Information: morrowj@stlouis-mo.gov

Bill Sponsor: Alderwoman Shameem Clark- Hubbard

Bill Synopsis:	This Board Bill amends Ordinance Number 72051 by repealing certain provisions therein to allow for the reestablishment and continued operation of The Clean Energy Development Board of the City of St. Louis consistent with the intent of Ordinance Number 72051.
Type of Impact:	None
Agencies Affected:	None

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

☐ 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

☐ 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

(01/2017)

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 ____No

  - o 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

    ____
    ____
    ____
    ____
    ____

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

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

    ____
    ____
    ____
    ____
    ____

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	**Year 1 (current)**	**Year 2**	**Year 3**
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	**Year 1 (current)**	**Year 2**	**Year 3**
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:

  ____
  ____
  ____
  ____
  ____

- 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? ________________________________ .

ORDINANCE NUMBER 72051

BOARD BILL NUMBER 80 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

An ordinance to repeal **Ordinance Number 69056** concerning the City's participation in the Property Assessment Clean Energy Act, and enacting a new ordinance regarding the same to enable the City to join the Missouri Clean Energy District in order to provide an additional authorized entity through which owners of property within the City may obtain financing for energy efficiency or renewable energy improvements to their property pursuant to Missouri's Property Assessment Clean Energy Act and stating the steps to be taken by the City in connection therewith, and the activities such District may conduct in the City as a member of such District.

WHEREAS, the 95th General Assembly of Missouri enacted Sections §67.2800 to §67.2835, inclusive, RSMo., the "Property Assessment Clean Energy Act" (the "Act"); and

WHEREAS, Section §67.2810.1 authorizes one or more Municipalities (as defined in Section §67.2800.7) to establish a Clean Energy Development Board to initiate and administer a Property Assessment Clean Energy ("PACE") Program so that owners of qualifying property can access funding for energy efficiency improvements or renewable energy improvements to their properties located in such Municipalities; and

WHEREAS, the development, production, and efficient use of clean energy and renewable energy, as well as the installation of energy efficiency improvements to publicly and privately owned real property, will create jobs for residents of the City of St. Louis, Missouri, advance the economic well-being and public and environmental health of the City of St. Louis, Missouri, and contribute to the energy independence of our nation; and

WHEREAS, the primary intent of funding energy efficiency and renewable energy improvements pursuant to the Act is to promote the public purposes described above; and

WHEREAS, by **Ordinance Number 69056**, the City established the Clean Energy Development Board of The City of St. Louis, Missouri (the "Board") to operate a PACE program within the City; and

WHEREAS, on January 3, 2011, a different clean energy development board, now named the Missouri Clean Energy District (the "District"), was created with the intention that all counties and other municipalities within the State of Missouri would be eligible to join such District and participate in its programs; and

WHEREAS, it is in the best interests of the City of St. Louis, Missouri and for the benefit of its residents to join the District and participate in its programs, in addition to having financing of PACE Projects available through the Clean Energy Development Board of the City; and

WHEREAS, by joining the District, the City does not intend to diminish the power or authority of the Board to operate its PACE program but, instead, believes that the District can make additional financing sources available for PACE projects in the City, thereby increasing the opportunities for residents of the City.

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

SECTION ONE. Findings of Fact. The Board of Aldermen hereby finds and determines that it is in the best interests of the City and the health, safety, and welfare of City residents for the City to become a member of the Missouri Clean Energy District and authorize it to administer its PACE program within the City, in addition to, but not in exclusion of, the PACE program offered by the Clean Energy Development Board of the City of St. Louis, Missouri.

SECTION TWO. **Ordinance Number 69056** Repealed.

Ordinance Number 69056 is hereby repealed.

SECTION THREE. City to Join District. The City is hereby authorized City to join and participate in the Missouri Clean Energy District. Upon the City becoming such a member, the District may make or cause to be made loans to property owners within the City to fund energy efficiency and renewable energy improvements to their property, which loans would be repayable from the savings in energy costs.

SECTION FOUR. Conformity to Federal and State Law. This Ordinance is enacted pursuant to Sections 67.2800 to 67.2835 of the Missouri Revised Statutes (2000), as amended, and the provisions of this Ordinance shall be in conformity with federal and state laws

SECTION FIVE. Definitions.

A. Definitions. Except as specifically defined below, word and phrases used in this Ordinance shall have their customary meanings. Words and phrases defined in Section 67.2800.2 of the Missouri Revised Statutes (2000), as amended, shall have their defined meanings when used in this Ordinance. As used in this Ordinance, the following words and phrases shall have the meanings indicated:

"*Missouri Clean Energy District*" or "*District*" means the Missouri Clean Energy District.

"*PACE Assessment*" means a special assessment made against qualifying property in consideration of PACE Funding.

"*PACE Funding*" means funds provided to the owner(s) of qualified property by the District for an energy efficiency improvement or renewable energy improvement.

"*Qualifying Property*" means real property located in The City of St. Louis, Missouri.

SECTION SIX. Administration. The District shall administer its PACE program within the City by:

1) Providing property owners with an application form in order to apply to the District for PACE Funds;
2) Developing standards for the approval of Projects submitted to it by property owners;
3) Reviewing applications submitted to it and selecting qualified Projects;
4) Entering into Assessment Contracts with property owners;
5) Providing a copy of each executed Notice of Assessment to the City's Assessor and causing a copy of each such Notice of Assessment to be recorded in the real estate records in the Office of the Recorder of Deeds for the City;
6) Authorizing and disbursing the PACE Funds to the property owners;
7) Receiving PACE Assessments from the City Collector;
8) Recording any lien, if needed, due to nonpayment of a PACE Assessment; and
9) Exercising all powers granted by Section 67.2810.2 of the Missouri Revised Statutes (2000), as amended, including, but not limited to, the power to levy and collect special assessments under an assessment contract with a property owner.

SECTION SEVEN. Liability of City Officials; Liability of City.

Notwithstanding any other provision of law to the contrary, officers and other officials of the City of St. Louis and the District shall not be personally liable to any person for claims, of whatever kind or nature, under or related to the City's participation in the District's PACE program, including, without limitation, claims for or related to uncollected PACE Assessments. The City has no liability to a property owner for or related to energy savings improvements funded under a PACE program. The District shall for all purposes be considered an independent entity and shall not be considered a political subdivision of the City of St. Louis.

SECTION EIGHT. Further Authority. The Mayor, the Comptroller, the Register, and other appropriate officials, agents, and employees of the City are hereby authorized to take such further actions and execute such documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION NINE. Severability and Superseding of Inconsistent Provisions. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid or unenforceable, the remaining sections of this Ordinance shall nevertheless be valid and enforceable, unless the court finds the valid sections of this Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent. The provisions of this Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms hereof, but only to the extent of such inconsistency.

SECTION TEN. Delivery of Ordinance. The Mayor of the City is hereby authorized to deliver a duly executed copy of this Ordinance to the Board of Directors of the District or its designee, together with the jurisdictional and geographic boundaries of the City for inclusion in the jurisdictional and geographic boundaries of the District.

SECTION ELEVEN. Appointment of Member of Advisory Council. The Mayor of the City of St. Louis is hereby authorized to appoint a member of the Advisory Council of Missouri Clean Energy District and to notify the District of the person so appointed.

FISCAL NOTE
BOARD BILL NUMBER 80

Preparer's Name: David Sweeney

Contact Information: David Sweeney
Lewis Rice LLC
314-444-7769
dsweeney@lewisrice.com

Bill Sponsor: Alderwoman Shameem Clark-Hubbard

Bill Synopsis:	This Board Bill repeals **Ordinance Number 69056** concerning the City's participation in the Property Assessment Clean Energy Act. This Board Bill enacts a new ordinance regarding the same to enable the City to join the Missouri Clean Energy District in order to provide an additional authorized entity through which owners of property within the City may obtain financing for energy efficiency or renewable energy improvements to their property pursuant to Missouri's Property Assessment Clean Energy Act. This Board Bill further states the steps to be taken by the City in connection with entry to the District, and the activities such District may conduct in the City as a member of such District.
Type of Impacts:	Entry into the Missouri Clean Energy District will open up additional financing sources for PACE projects within the City.
Agencies Affected:	The Clean Energy Development Board of the City of St. Louis

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	**Year 1 (current)**	**Year 2**	**Year 3**
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	**Year 1 (current)**	**Year 2**	**Year 3**
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 __X__No

If yes, by whom? ________________________________

ORDINANCE NUMBER 72051

ORDINANCE #69056
Board Bill No. 195
Committee Substitute

An ordinance recommended by the Parks and Environment Committee establishing the Clean Energy Development Board of The City of St. Louis, Missouri (the "Clean Energy Development Board"); authorizing the Mayor to appoint the members of said Clean Energy Development Board; authorizing said Clean Energy Development Board to provide for property assessed clean energy financing for energy efficiency improvements to property within the City of St. Louis; authorizing and directing the taking of other actions as necessary or desirable to carry out and comply with the intent hereof; and superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof.

WHEREAS, the General Assembly of the State of Missouri has adopted the Property Assessment Clean Energy Act, Sections 67.2800 to 67.2835, Revised Statutes of Missouri (the "PACE Act"), which authorizes the City of St. Louis and other municipalities and counties in the State of Missouri to create Clean Energy Development Boards to administer Property Assessed Clean Energy ("PACE") programs.

WHEREAS, PACE programs allow property owners to obtain loans through Clean Energy Development Boards to finance energy efficiency and renewable energy improvements to their property and repay such loans from the savings in energy costs resulting from such improvements.

WHEREAS, it is in the best interests of the health, safety, and welfare of the City and its residents to authorize the Mayor to appoint a Clean Energy Development Board to administer a PACE program within the City, and to fund such PACE program through the receipt of grant funds, the issuance of bonds, and/or other financing mechanisms and funding sources, and to make or cause to be made loans to property owners within the City to fund energy efficiency improvements to their property, which loans would be repayable from the savings in energy costs.

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

Section 1. **Findings and Determinations.** The Board of Aldermen hereby finds and determines that it is in the best interests of the City and the health, safety, and welfare of its residents to authorize the Mayor to appoint a Clean Energy Development Board to administer a PACE program within the City and to fund such PACE program through the receipt of grant funds, the issuance of bonds, and/or other financing mechanisms and funding sources, and make or cause to be made loans to property owners within the City to fund energy efficiency and renewable energy improvements to their property, which loans would be repayable from the savings in energy costs.

Section 2. **Creation of a Clean Energy Development Board.** The creation of a Clean Energy Development Board, as set forth in the PACE Act, which shall hereinafter be known as the Clean Energy Development Board of The City of St. Louis, Missouri is hereby approved. The Clean Energy Development Board shall consist of five residents of the City of St. Louis appointed by the Mayor and approved by the Board of Aldermen. The Mayor is hereby authorized and directed to appoint said five members, with the advice and consent of said Board of Aldermen.

Section 3. **Authority of the Clean Energy Development Board.** The Clean Energy Development Board is hereby authorized to exercise all powers which may be exercised by such boards pursuant to the PACE Act, as may be revised from time to time, and to adopt bylaws addressing the operations of the Clean Energy Development Board which are consistent with the PACE Act and this Ordinance.

Section 4. **Terms of Board Members.** Of the Clean Energy Development Board members first appointed by the Mayor and approved by the Board of Aldermen, one (1) shall be designated to serve on the Clean Energy Development Board for a term of two (2) years from the date of appointment, two (2) shall be designated to serve on the Clean Energy Development Board for terms of three (3) years from the date of appointment, and the remaining two (2) shall be designated to serve on the Clean Energy Development Board for a term of four (4) years from the date of appointment; thereafter, each vacancy resulting from the expiration of a term shall be filled in the same manner as set forth above, and each person so appointed shall be appointed to serve on the Clean Energy Development Board for a term of four (4) years, except that the initial term of a person appointed to fill a vacancy resulting from the resignation, death or incapacity of a Clean Energy Development Board member during an unexpired term shall consist of the unexpired portion of such term.

Section 5. **Actions in Accordance with the PACE Act.** It is hereby recognized that the requirements of the

PACE Act as pertain to the authority, number, qualifications, terms and manner of appointment of persons to serve on the Clean

Energy Development Board may, from time to time, be revised. The Mayor and such other persons as may be directed to act with respect thereto under the PACE Act in the future are hereby authorized to act in accordance with the PACE Act, as from time to time revised, so that at all times hereinafter the Clean Energy Development Board shall be and remain legally authorized to exercise the powers of a Clean Energy Development Board under the PACE Act, without further action of the City, the Board of Aldermen, or the Clean Energy Development Board.

Section 6. **Further Authority.** The Mayor, the Comptroller, the Register, and other appropriate officials, agents, and employees of the City are hereby authorized to take such further actions and execute such documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the City hereunder and under the PACE Act.

Section 7. **Severability and Superseding of Inconsistent Provisions.** The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent. The provisions of this Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms hereof, but only to the extent of such inconsistency.

Approved: December 22, 2011

ORDINANCE NUMBER 72051

ORDINANCE #69056
Board Bill No. 195
Committee Substitute

An ordinance recommended by the Parks and Environment Committee establishing the Clean Energy Development Board of The City of St. Louis, Missouri (the "Clean Energy Development Board"); authorizing the Mayor to appoint the members of said Clean Energy Development Board; authorizing said Clean Energy Development Board to provide for property assessed clean energy financing for energy efficiency improvements to property within the City of St. Louis; authorizing and directing the taking of other actions as necessary or desirable to carry out and comply with the intent hereof; and superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof.

WHEREAS, the General Assembly of the State of Missouri has adopted the Property Assessment Clean Energy Act, Sections 67.2800 to 67.2835, Revised Statutes of Missouri (the "PACE Act"), which authorizes the City of St. Louis and other municipalities and counties in the State of Missouri to create Clean Energy Development Boards to administer Property Assessed Clean Energy ("PACE") programs.

WHEREAS, PACE programs allow property owners to obtain loans through Clean Energy Development Boards to finance energy efficiency and renewable energy improvements to their property and repay such loans from the savings in energy costs resulting from such improvements.

WHEREAS, it is in the best interests of the health, safety, and welfare of the City and its residents to authorize the Mayor to appoint a Clean Energy Development Board to administer a PACE program within the City, and to fund such PACE program through the receipt of grant funds, the issuance of bonds, and/or other financing mechanisms and funding sources, and to make or cause to be made loans to property owners within the City to fund energy efficiency improvements to their property, which loans would be repayable from the savings in energy costs.

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

Section 1. **Findings and Determinations.** The Board of Aldermen hereby finds and determines that it is in the best interests of the City and the health, safety, and welfare of its residents to authorize the Mayor to appoint a Clean Energy Development Board to administer a PACE program within the City and to fund such PACE program through the receipt of grant funds, the issuance of bonds, and/or other financing mechanisms and funding sources, and make or cause to be made loans to property owners within the City to fund energy efficiency and renewable energy improvements to their property, which loans would be repayable from the savings in energy costs.

Section 2. **Creation of a Clean Energy Development Board.** The creation of a Clean Energy Development Board, as set forth in the PACE Act, which shall hereinafter be known as the Clean Energy Development Board of The City of St. Louis, Missouri is hereby approved. The Clean Energy Development Board shall consist of five residents of the City of St. Louis appointed by the Mayor and approved by the Board of Aldermen. The Mayor is hereby authorized and directed to appoint said five members, with the advice and consent of said Board of Aldermen.

Section 3. **Authority of the Clean Energy Development Board.** The Clean Energy Development Board is hereby authorized to exercise all powers which may be exercised by such boards pursuant to the PACE Act, as may be revised from time to time, and to adopt bylaws addressing the operations of the Clean Energy Development Board which are consistent with the PACE Act and this Ordinance.

Section 4. **Terms of Board Members.** Of the Clean Energy Development Board members first appointed by the Mayor and approved by the Board of Aldermen, one (1) shall be designated to serve on the Clean Energy Development Board for a term of two (2) years from the date of appointment, two (2) shall be designated to serve on the Clean Energy Development Board for terms of three (3) years from the date of appointment, and the remaining two (2) shall be designated to serve on the Clean Energy Development Board for a term of four (4) years from the date of appointment; thereafter, each vacancy resulting from the expiration of a term shall be filled in the same manner as set forth above, and each person so appointed shall be appointed to serve on the Clean Energy Development Board for a term of four (4) years, except that the initial term of a person appointed to fill a vacancy resulting from the resignation, death or incapacity of a Clean Energy Development Board member during an unexpired term shall consist of the unexpired portion of such term.

Section 5. **Actions in Accordance with the PACE Act.** It is hereby recognized that the requirements of the

PACE Act as pertain to the authority, number, qualifications, terms and manner of appointment of persons to serve on the Clean

Energy Development Board may, from time to time, be revised. The Mayor and such other persons as may be directed to act with respect thereto under the PACE Act in the future are hereby authorized to act in accordance with the PACE Act, as from time to time revised, so that at all times hereinafter the Clean Energy Development Board shall be and remain legally authorized to exercise the powers of a Clean Energy Development Board under the PACE Act, without further action of the City, the Board of Aldermen, or the Clean Energy Development Board.

Section 6. **Further Authority.** The Mayor, the Comptroller, the Register, and other appropriate officials, agents, and employees of the City are hereby authorized to take such further actions and execute such documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the City hereunder and under the PACE Act.

Section 7. **Severability and Superseding of Inconsistent Provisions.** The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent. The provisions of this Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms hereof, but only to the extent of such inconsistency.

Approved: December 22, 2011

Summary
Board Bill Number 159
Introduced by Alderman Browning
February 13, 2026

An ordinance providing for the execution and delivery of a Municipal Stormwater Grant Participation Agreement by and between the City of St. Louis and The Metropolitan St. Louis Sewer District, authorizing and directing the Director of the Streets Department and the Director of the Planning and Urban Design Agency to apply for and expend funds under such agreement for the purposes of a floodwall project, and containing an Emergency Clause.

BOARD BILL NUMBER 159 INTRODUCED BY ALDERMAN MICHAEL BROWNING

An ordinance providing for the execution and delivery of a Municipal Stormwater Grant Participation Agreement (the “Agreement”), substantially in the form attached hereto as **Exhibit A**, by and between the City of St. Louis (the “City”) and The Metropolitan St. Louis Sewer District (“MSD”), authorizing and directing the Director of the Streets Department (the “Director of Streets”) and the Director of the Planning and Urban Design Agency (the “Director of PDA”) to apply for and expend funds under the Agreement for the purposes of a floodwall project, and containing an Emergency Clause.

WHEREAS, MSD has established a Municipal Stormwater Grant Program (the “Program”) under which participating municipalities can apply for grant dollars to help fund local stormwater projects to improve flooding and erosion control; and

WHEREAS, the City desires to apply for funds under the Program to help fund a floodwall project more fully described on **Exhibit B** hereto (the “Project”); and

WHEREAS, in order to participate in the Program, the City must execute and deliver the Agreement; and

WHEREAS, the Board of Aldermen wishes to express, as provided herein, the consent of the City to the execution and delivery of the Agreement, and the authorization and direction of the Director of Streets and the Director of PDA to apply for and expend funds thereunder.

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

SECTION ONE. The City of St. Louis hereby consents to the execution and delivery of the Agreement by and between the City and MSD, in substantially the form attached hereto as **Exhibit A**.

SECTION TWO. Subject to any necessary approvals or consents, or revisions as approved by the City Counselor, the Mayor is hereby authorized and directed to execute and deliver, on behalf of the City, the Agreement by and between the City and MSD, in substantially the form attached hereto as **Exhibit A**, and such other documents as may be approved by the City Counselor and which are not inconsistent herewith and which are incidental to and related to the transactions contemplated by the Agreement.

SECTION THREE. Following the full execution and delivery of the Agreement by the Mayor and MSD, the Director of Streets and/or such person's authorized designees are hereby authorized and directed to submit to MSD an application for grant funds under the Program for the purposes of the Project, together with all Project plans and other information required by MSD for such an application (collectively, the "Project Application") and to apply under such program for such other eligible projects as the Director of Streets and/or such person's authorized designees may think necessary or appropriate.

SECTION FOUR. The City, by and through its Streets Department, is hereby authorized to accept any amount of funds granted to the City under the Program pursuant to the Project Application (the "Project Grant Amount") for the purposes of the Project set forth on **Exhibit B**. There is hereby appropriated to the Streets Department an amount up to the Project Grant Amount, which is anticipated to be $900,000, to the extent such funds are received. The Director of Streets and/or such person's authorized designees are hereby authorized and directed to make, negotiate, and execute any and all contracts or other documents on behalf of the City to expend such funds and to expend such funds on behalf of the City for certain purposes substantially in accordance with the purposes of the Project set forth on **Exhibit B**, to the extent such funds are received. The Comptroller is authorized and directed to issue warrants to the Treasurer for payment of all expenditures authorized in this Section provided that such warrants do not exceed the total amount of funds appropriated by this Section.

SECTION FIVE. Following the full execution and delivery of the Agreement by the Mayor and MSD, the Director of PDA and/or such person's authorized designees are hereby authorized and directed to submit to MSD an application for grant funds under the Program for the purposes of purchasing a data set related to the Project titled "First Street hazard layers data related to CDBG-DR Federal Funds for the 2022 Flood & Project Clear Grant" (the "Data Set"), together with all other information required by MSD for such an application (collectively, the "Data Set Application") and to apply under such program for such other eligible projects as the Director of PDA and/or such person's authorized designees may think necessary or appropriate.

SECTION SIX. The City, by and through the Planning and Urban Design Agency, is hereby authorized to accept any amount of funds granted to the City under the Program pursuant to the Data Set Application (the "Data Set Grant Amount") for the purposes of the Project set forth on **Exhibit B**. There is hereby appropriated to the Streets Department an amount up to the Data Set Grant Amount, which is anticipated to be $100,000, to the extent such funds are received. The Director of PDA and/or such person's authorized designees are hereby authorized and directed to make, negotiate, and execute any and all contracts or other documents on behalf of the City to expend such funds and to expend such funds on behalf of the City for certain purposes substantially in accordance with the purchase of the Data Set, to the extent such funds are received. The Comptroller is authorized and directed to issue warrants to the Treasurer for payment of all expenditures authorized in this Section provided that such warrants do not exceed the total amount of funds appropriated by this Section.

SECTION SEVEN. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

SECTION EIGHT. This ordinance, being deemed necessary for the immediate preservation of the public peace and safety, is declared to be an emergency ordinance under and pursuant to Sections 19 and 20 of Article IV of the Charter of the City of St. Louis.

BOARD BILL NUMBER 159
EXHIBIT A

MUNICIPAL STORMWATER
GRANT PARTICIPATION AGREEMENT

[See attached.]

BOARD BILL NUMBER 159
EXHIBIT B

PROJECT PURPOSES

The Project shall consist of:

- Conducting pump tests at each of the 133 relief wells along the St. Louis Floodwall/Levee System;
- Performing relief well cleaning and repair; and/or
- Performing maintenance and rehabilitation on the St. Louis Floodwall/Levee System, including without limitation the relief wells, based in part on the report of the documented pump tests and results.

MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT

This MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT ("Agreement") is made and entered into this ____ day of _______, 20____ ("Effective Date"), by and between The Metropolitan St. Louis Sewer District (the "District"), and the [County][City][Village] of ______________________ (the "Municipality").

RECITALS

WHEREAS, following voter approval in April 2024, the District implemented a stormwater property tax on all residential property and a stormwater impervious charge on all non-residential properties to fund a District-wide stormwater improvement program (the "Stormwater Improvement Program"); and

WHEREAS, the District has decided to allocate a certain amount of revenue generated by the Stormwater Improvement Program towards a municipal stormwater grant program (the "Municipal Stormwater Grant Program"); and

WHEREAS, under the Municipal Stormwater Grant Program, a participating municipality can apply for grant dollars to help fund local stormwater projects to improve flooding and erosion control; and

WHEREAS, the Municipality desires to participate in the Municipal Stormwater Grant Program; and

WHEREAS, the District is authorized to enter into this Agreement pursuant to Ordinance No. 16741, as adopted by the District's Board of Trustees on January 8, 2026; and

WHEREAS, the Municipality has been lawfully authorized by its governing body to enter into this Agreement, and the official who has applied his/her signature to this Agreement has been duly authorized to execute it for and on behalf of the Municipality, and is otherwise authorized to act as the representative of the Municipality in connection with this Agreement; and

WHEREAS, the purpose of this Agreement is to set forth the general terms and conditions under which the Municipality may access and use Grant Funds (defined below) for an approved project.

NOW THEREFORE, in consideration of certain mutual benefits inuring to the parties hereto, and to the public, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

TERMS

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Definitions**.

   a. **"Project"** refers to any stormwater-related project submitted by the Municipality to the District for approval as described in Section 3 below that is to be funded in whole or in part by Grant Funds.

   b. **"Rules and Regulations"** means all District rules, regulations, manuals, standards, policies, criteria, technical specifications, and requirements applicable to sewer construction and stormwater development, as amended from time to time.

   c. **"Grant Funds"** means the funds made available by the District to the Municipality under the Municipal Stormwater Grant Program for a Project.

3. **Application Process and Project Submittal**.

   a. To obtain Grant Funds from the District, the Municipality shall submit an application and all required Project plans and other information to the District in the form and manner required by the District for approval. The application shall, among other things, specify the amount of available Grant Funds the Municipality is seeking from the District.

   b. The District may not review any application for Grant Funds submitted by a Municipality that has an outstanding balance owed to the District for unpaid charges or fees or is otherwise in violation of any District Ordinance, rule or regulation, until said Municipality has either paid the balance in full or reached an agreement with the District that will result in payment of the balance owed or has otherwise rectified any issue of non-compliance.

   c. All Projects funded in whole or in part with Grant Funds must comply with the District's Rules and Regulations regarding stormwater development, including applicable design criteria, and technical and construction standards. The Municipality agrees to comply with all requirements needed for the District to approve the Project plans.

   d. The District will review the application and submittals for completeness and compliance with this Agreement and the Rules and Regulations.

4. **Grant Determination and Project Approval**. If the District determines that: (a) the Municipality's application meets the District's requirements; (b) the proposed Project addresses a flooding or erosion control issue, and (c) there are Grant Funds available for distribution to the Municipality, then the District will approve the Project and make the requested Grant Funds available. The Parties agree that the terms of this Agreement shall apply to any Project that is funded in whole or in part by Grant Funds.

5. **Disbursement; Use of Funds**. Grant Funds shall be used solely for eligible Project costs approved by the District. Disbursement shall occur in accordance with District procedures,

which, at the District's discretion, may include a lump sum payment, reimbursement upon submission of satisfactory documentation, or progress payments tied to milestones approved by the District depending on the Project. The Municipality shall diligently pursue efforts to complete the approved Project in a timely manner. The District may withhold, reduce, or delay disbursements if the Municipality is in breach, fails to provide required documentation, or if the Project no longer complies with the Rules and Regulations.

6. **Permits and Approvals**. The Municipality shall obtain, maintain, and comply with all permits, licenses, consents, and approvals necessary to complete an approved Project, including but not limited to federal, state, and local permits, and any permits required by the District.

7. **Changes; Notice**. The Municipality shall provide prompt written notice to the District of any material changes in scope, schedule, or budget impacting a given Project, and shall not implement material changes without the District's prior written consent.

8. **Dedication, Easements, and Related Documents**. In the event an approved Project involves new construction that will become part of the District's public sewer system, the Municipality agrees to complete the District's dedication process for eligible Project improvements and to execute and deliver any easements, dedications, affidavits, plats, maintenance/access instruments, as-built plans, GIS data, or similar documents or information the District deems necessary for the Project to be dedicated to the District and become part of the public sewer system.

9. **Compliance with Laws; Prevailing Wage**. As a condition of receiving Grant Funds, the Municipality shall comply, and shall cause its contractors and subcontractors to comply, with all applicable federal, state, and local laws, regulations, and ordinances, including without limitation, applicable prevailing wage laws and laws governing the bidding of public works projects.

10. **Records; Retention; Cooperation**. The Municipality shall establish and maintain complete and accurate records relating to the Project and Grant Funds, including but not limited to engineering studies, plans, procurement, contracts, change orders, pay applications, payrolls, certified wage documentation, inspections, testing, and closeout. The Municipality shall retain all such records for at least ten (10) years after Project completion and shall make such records available to the District in a timely manner upon request.

11. **Audit Rights**. The District reserves the right to audit any Project and all related records, whether held by the Municipality or its contractors, subcontractors, or consultants. The Municipality shall provide reasonable access to personnel, sites, records, and systems during normal business hours and shall cause its contractors and subcontractors to do the same.

12. **Misapplication of Funds; Suspension; Repayment**. If the District determines that the Municipality has misapplied Grant Funds, the Municipality will be suspended from

participation in the grant program. In addition, the Municipality may be required to repay misapplied funds as a penalty, in an amount and on a schedule determined by the District, without prejudice to other remedies available at law or in equity.

13. **Term; Termination of Agreement**.

    a. This Agreement commences on the Effective Date and shall remain in effect so long as the Municipality chooses to participate in the Municipal Stormwater Grant Program. Either Party may terminate this Agreement, with or without cause, at any time by providing thirty (30) days' written notice.

    b. The District may immediately terminate this Agreement if the Municipal Stormwater Grant Program is cancelled or no longer funded due to a change in law or a decision of the District's Board of Trustees. Under no circumstances shall the District be obligated to fund a Project once all Grant Funds have been distributed to the Municipality.

    c. The District may immediately terminate this Agreement if the Municipality is in violation of any Ordinance of the District or fails to pay amounts due the District for wastewater or stormwater services.

14. **Independent Status; No Third-Party Beneficiaries**. The Parties agree that the Municipality's acceptance of any Grant Funds does not in any way establish an agency, partnership, or joint venture between the District and the Municipality, its contractors, or any other third-party. The Municipality and its contractors are independent entities. No third-party beneficiaries are intended under this Agreement.

15. **Assignment**. The Municipality shall neither assign nor transfer any rights or obligations under this Agreement without prior written consent of the District, approved by the same parties who executed and approved this Agreement, or their successors in office.

16. **Execution in Counterparts**. This Agreement may be executed in one or more counterparts, any or all of which may contain the signatures of fewer than all of the parties but all of which shall be taken together as a single instrument, which shall constitute an original. This Agreement may be executed and signatures exchanged by electronic means and electronic and digital signatures shall constitute an original signature for all purposes.

17. **Governing Law**. This Agreement shall be governed and interpreted in accordance with the laws of the State of Missouri.

18. **Severability**. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provisions of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

19. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties and supersedes all previous discussions and agreements. Amendments must be made in writing signed by both Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

THE METROPOLITAN ST. LOUIS SEWER DISTRICT

BY: ______________________________

Bret Berthold
CEO & Executive Director

ATTEST:	APPROVED AS TO FORM OFFICE OF GENERAL COUNSEL
______________________________	BY: ______________________________
Timothy Snoke Secretary-Treasurer	Todd J. Aschbacher General Counsel

NAME OF MUNICIPALITY:________________________________

BY: ________________________________

PRINT NAME: ________________________________

TITLE: ________________________________

ATTEST:

____

Summary
Board Bill Number 160
Introduced by Alderwoman Anne Schweitzer
February 13, 2026

An ordinance recommended by the Board of Estimate and Apportionment appropriating **$1,200,000.00** of interest funds earned on the City's funds received under the American Rescue Plan Act of 2021; and authorizing the transfer of such funds for water infrastructure repair and replacement project purposes; and containing an emergency clause.

BOARD BILL NUMBER XX INTRODUCED BY ALDERWOMAN ANNE SCHWEITZER
COSPONSORS: ALDERMAN MICHAEL BROWNING

An ordinance recommended by the Board of Estimate and Apportionment appropriating **$1,200,000.00** of interest funds earned on the City's funds received under the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (ARPA); and authorizing the transfer of such funds for water infrastructure repair and replacement project purposes; and containing an emergency clause.

WHEREAS, the City has received Coronavirus Local Fiscal Recovery Funds awarded under the American Rescue Plan Act ("ARPA Funds"), which may be used "to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality" and for other governmental purposes; and

WHEREAS, the City is earning investment interest from the ARPA Funds deposits; and

WHEREAS, the United States Department of the Treasury's ARPA State and Local Fiscal Relief Funds (SLFRF) Final Rule, in Rule 10.1, provides that local governments have the ability to place their funds in interest-gathering accounts, and furthermore that the U.S. Treasury does not require local governments to expend the interest according to the parameters of ARPA restrictions and eligible uses; and

WHEREAS, the City has substantial need for repairs and improvements to its aging water infrastructure.

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

SECTION ONE. There is hereby appropriated the sum of ONE MILLION TWO HUNDRED THOUSAND DOLLARS ($1,200,000.00) of the interest earned on the ARPA Funds to the

Water Division of the Department of Public Utilities for water infrastructure repair and replacement. The Comptroller is authorized and directed to issue warrants upon the City Treasury for payment of all expenditures authorized in this Section provided that such warrants do not exceed the total amount of funds appropriated by this Section.

SECTION TWO. Emergency Clause.

This being an ordinance providing for the immediate preservation and providing 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 161
Introduced By Alderwoman Anne Schweitzer
February 13, 2026

An Ordinance recommended by the Board of Estimate and Apportionment amending certain ordinances by reappropriating certain amounts specified herein in an aggregate amount of **$6,866,460.48** for water infrastructure replacement and repair; and with an emergency clause.

BOARD BILL NUMBER 161 INTRODUCED BY ALDERWOMAN ANNE SCHWEITZER
COSPONSORS: ALDERMAN MICHAEL BROWNING

An Ordinance recommended by the Board of Estimate and Apportionment amending Ordinance Number 71393, Ordinance Number 71554, Ordinance Number 71555, Ordinance Number 71591, Ordinance Number 71592, Ordinance Number 71650, Ordinance Number 71840, and Ordinance Number 71864 by reappropriating certain amounts specified herein in an aggregate amount of **$6,866,460.48** for water infrastructure replacement and repair; and with an emergency clause.

WHEREAS, the City appropriated American Rescue Plan Act ("ARPA") State and Local Fiscal Relief ("SLFRF") funds in several ordinances including Ordinance Number 71393, Ordinance 71554, Ordinance Number 71555, Ordinance Number 71591, Ordinance Number 71592, Ordinance Number 71650, Ordinance Number 71840, and Ordinance Number 71864; and

WHEREAS, some of those funds have not been spent, and the City seeks to use them for different purposes.

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

SECTION ONE. Ordinance Number 71393 is amended by reappropriating the following amounts from the specified Sources of Funds: One Hundred Thousand Two Hundred Twenty and 0/100ths Dollars ($100,220.00) of the funds that were appropriated in that ordinance for Case Management and Program Operations; Three Hundred Seventy-Seven Thousand Eight Hundred Eighty-Two and 84/100ths Dollars ($377,882.84) of the funds that were appropriated in that ordinance for Mortgage Assistance; Twenty-Five Thousand and 00/100ths Dollars ($25,000) of the funds that were appropriated in that ordinance for Emergency Shelter; Twenty-Nine and 70/100ths Dollars ($29.70) of the funds that were appropriated in that ordinance for Wrap

Around Services; Fourteen Thousand Five Hundred Seventy-Three and 72/100ths Dollars ($14,573.72) of the funds that were appropriated in that ordinance for Targeted Cash Assistance; Six Hundred Ninety Thousand Four Hundred Thirty-Six and 71/100ths Dollars ($690,436.71) of the funds that were appropriated in that ordinance for Direct Support Care Workers; Seventy-Nine and 24/100ths Dollars ($79.24) of the funds that were appropriated in that ordinance for Community Health Workers; Six Thousand Three Hundred and 00/100ths Dollars ($6,300.00) of the funds that were appropriated in that ordinance for Mobile Vaccination Clinics; 68/100ths Dollars ($.68) of the funds that were appropriated in that ordinance for Vaccination Education and Marketing; Two Hundred Sixty-Two Thousand Six Hundred Seventy-Six and 62/100ths ($262,676.62) of the funds that were appropriated in that ordinance for Behavioral Health Providers; and Forty-Four Thousand Three Hundred Eighty-Five and 00/100ths Dollars ($44,385.00) of the funds that were appropriated in that ordinance for Child Support Arrears for Individuals Entering the Workforce. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on Exhibit A.

SECTION TWO. **Ordinance Number 71554** is amended by reappropriating the following amounts from the specified Sources of Funds 70/100ths ($.70) of the funds appropriated in that ordinance for the Reproductive Equity Fund-Community Needs. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on Exhibit A.

SECTION THREE. **Ordinance Number 71555** is amended by reappropriating the following amounts from the specified Sources of Funds: Six Hundred Eighty Thousand and 00/100ths Dollars ($680,000.00) of the funds appropriated in that ordinance for Summer and Year Round Youth Programming. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on **Exhibit A.**

SECTION FOUR. **Ordinance Number 71591** is amended by reappropriating the following amounts from the specified Sources of Funds: Nine Hundred Sixty Thousand and 00/100ths ($960,000.00) of the funds appropriated in that ordinance for Youth and Juvenile Diversion Programming; One Hundred Thirteen Thousand Eight Hundred Fifty-Eight and 36/100ths Dollars ($113,858.36) of the funds appropriated in that ordinance for Behavioral Health; Four Hundred Forty-Five Thousand and 00/100ths Dollars ($445,000.00) of the funds appropriated in that ordinance for Early Childhood Education; and Seven Thousand One Hundred Thirty-Five and 42/100ths Dollars ($7,135.42) of the funds appropriated in that ordinance for Animal Care and Control. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on **Exhibit A.**

SECTION FIVE. **Ordinance Number 71592** is amended by reappropriating the following amount from the specified Sources of Funds: Three Hundred Ninety Thousand and 00/100ths Dollars ($390,000.00) of the funds appropriated in that ordinance for Privately-owned Property Stabilization; Three Hundred Thirty-Five Thousand Two Hundred Thirty-Eight and 82/100ths Dollars ($335,238.82) of the funds appropriated in that ordinance for Affordable Housing Production and Preservation; Four Hundred Thirty-Seven Thousand Nine Hundred Ninety-Four and 00/100ths Dollars ($437,994.00) of the funds appropriated in that ordinance for the Proactive Development Fund; Eight Hundred Fifty-Seven Thousand Five Hundred Ninety-Two and 67/100ths Dollars ($857,592.67) of the funds appropriated in that ordinance for Neighborhood Beautification; and Two Hundred Thousand and 00/100ths Dollars ($200,000.00) of the funds appropriated in that ordinance for Pell Grant Eligible College Student Assistance. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on **Exhibit A.**

SECTION SIX. Ordinance Number 71650 is amended by reappropriating the following amounts from the specified Sources of Funds: Sixty Thousand One Hundred Eighty-One and 00/100ths Dollars ($60,181.00) of the funds appropriated in that ordinance for Workplace Modernization and Enhancements; and Seven Hundred Eighty-Four Thousand Four Hundred Thirty and 00/100ths Dollars ($784,430.00) of the funds appropriated in that ordinance for Refuse Pilot Project. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on **Exhibit A.**

SECTION SEVEN. Ordinance Number 71840 is amended by reappropriating the following amounts from the specified Source of Funds: Ten Thousand and 00/100ths Dollars ($10,000) of the funds appropriated in that ordinance for the Impacted Tenants Fund. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on **Exhibit A.**

SECTION EIGHT. **Ordinance Number 71864** is amended by reappropriating the following amounts from the specified Sources of Funds: Sixty-Three Thousand Four Hundred Forty-Five and 00/100ths Dollars ($63,445.00) of the funds appropriated in that ordinance for Software Management System. All of such Sources of Funds hereby are appropriated and set apart for the Uses of Funds shown on **Exhibit A.**

SECTION NINE. The newly appropriated Uses of Funds on Exhibit A are allocated to reimburse the Water Division for a portion of its expenditures that were made with Water Division funds between March 3, 2021 and December 31, 2024, as allowed by the ARPA guidance for the revenue loss/provision of government services eligibility category. The Water Division is directed to use such funds for water infrastructure replacement and repair projects.

SECTION TEN. Interdepartmental Transfers.

Subject to approval by the Board of Estimate & Apportionment, departments, divisions, and agencies authorized to administer ARPA funds may transfer funds appropriated in any ARPA appropriation ordinance to other departments, divisions, and agencies to add to existing ARPA projects funded by any ARPA appropriation ordinance provided that the funds remain committed to the same purpose and ARPA eligibility guidelines are satisfied. Upon approval of such transfer requests by the Board of Estimate & Apportionment, the Comptroller is authorized and directed to transfer any unencumbered appropriation balance or portion thereof from one project to another.

SECTION ELEVEN. Emergency Clause.

This ordinance being deemed necessary for the immediate protection of the public health and welfare, it is hereby declared to be an emergency ordinance within the meaning of Sections 19 and 20 of Article IV of the City Charter and shall take effect upon its approval by the Mayor.

Board Bill Number 161
Exhibit A

Exhibit A				
Sources of Funds				
	Ordinance	**Department**	**Appropriation Use**	**Funds for Reappropriation**
	71393	Human Services	Case Management and Program Operation	$100,220.00
	71393	Human Services	Mortgage Assistance	$377,882.84
	71393	Human Services	Emergency Shelter	$25,000.00
	71393	Human Services	Wrap Around Services	$29.70
	71393	Human Services	Targeted Cash Assistance	$14,573.72
	71393	Human Services	Direct Support Care Workers	$690,436.71
	71393	Health	Community Health Workers	$79.24
	71393	Health	Mobile Vaccination Clinics	$6,300.00
	71393	Health	Vaccination Education and Marketing	$0.68
	71393	Violence Prevention	Behavioral Health Providers	$262,676.62
	71393	SLATE	Chld Support Arrears for Individuals Entering the Workforce	$44,385.00
	71554	Health	Reproductive Equity Fund: Community Needs	$0.70
	71555	Violence Prevention	Summer and Year Round Youth Programming	$680,000.00
	71591	Violence Prevention	Youth and Juvenile Diversion Programming	$960,000.00
	71591	Health	Behavioral Health	$113,858.36
	71591	CDA	Early Childhood Education	$445,000.00
	71591	Health	Animal Care and Control	$7,135.42
	71592	Building	Privately-owned property stabilization	$390,000.00
	71592	CDA	Affordable Housing Production and Preservation	$335,238.82
	71592	CDA	Proactive Development Fund, LRA Development Fund and Preservation of Historic Neighborhoods	$437,994.00
	71592	CDA	Neighborhood Beautification, Capacity Building, Operations, Support for CDCs	$857,592.67
	71592	Violence Prevention	Pell Grant Eligible College Student Assistance	$200,000.00
	71650	ITSA	Workplace Modernization and Enhancements	$60,181.00
	71650	Streets	Refuse Pilot Project	$784,430.00
	71840	Human Services	Impacted Tenants Fund	$10,000.00
	71864	City Counselor	Software Management System	$63,445.00
			TOTAL	$6,866,460.48
Uses of Funds				**Reappropriation**
		Water	Water Infrastructure Replacement and Repair	$6,866,460.48

Summary
Board Bill Number 162
Introduced by Alderwoman Alisha Sonnier
February 13, 2026

This ordinance establishes a definition of Community Development Corporations for purposes of eligibility for City administered funding. The ordinance aligns City practice with Missouri state law by incorporating the statutory definition of community development corporations, while setting additional local criteria related to nonprofit status, place-based service areas, governance, and demonstrated community revitalization activities. The ordinance requires eligible organizations to engage in multiple core areas of community development, including community organizing, and authorizes the City to apply consistent standards when awarding grants, loans, contracts, or other financial assistance to community development corporations; and containing a severance clause and emergency clause.

BOARD BILL NUMBER 162 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

An Ordinance establishing the definition of Community Development Corporation (CDC); and containing a severance clause and emergency clause.

WHEREAS, the City of St. Louis expends public funds to support community development, neighborhood stabilization, affordable housing, and economic opportunity, and such expenditures must be administered in a manner that is transparent, accountable, and aligned with clearly defined public purposes; and

WHEREAS, community development corporations have historically served as locally rooted, nonprofit partners in advancing place based revitalization efforts, particularly in neighborhoods experiencing disinvestment, displacement pressures, or long term structural inequities; and

WHEREAS, the Missouri General Assembly has recognized community development corporations as eligible entities for community and economic development activities under state law, including Section 135.400 of the Revised Statutes of Missouri; and

WHEREAS, the effectiveness of public investment in community development is strengthened when recipient organizations demonstrate a sustained presence within the communities they serve, maintain governance structures that reflect community connection, and engage residents as partners in shaping neighborhood outcomes; and

WHEREAS, establishing clear and uniform criteria for the recognition of community development corporations for purposes of City funding promotes consistency across departments, protects the integrity of public expenditures, and ensures that City resources are directed to organizations engaged in measurable, place based community revitalization activities; and

WHEREAS, the City seeks to support community development corporations that undertake a comprehensive approach to revitalization, including housing stability, economic opportunity, community organizing, and neighborhood quality of life, recognizing that durable neighborhood change requires coordinated and community driven strategies; and

WHEREAS, the purpose of this ordinance is to define community development corporations for purposes of eligibility for City administered funding, to align City practice with state law, and to establish reasonable standards that ensure public funds advance equitable, accountable, and long term community development outcomes within the City of St. Louis.

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

SECTION ONE. Community Development Corporations - Definition and Eligibility.

A. **Definition.** For purposes of eligibility for City administered grants, loans, contracts, or other financial assistance, a "Community Development Corporation" or "CDC" shall mean an organization that:

1. Meets the definition of a community development corporation under Section 135.400, RSMo, as amended, and
2. Is a place-based nonprofit corporation organized under the laws of the State of Missouri and recognized as tax exempt under Section 501(c)(3) of the Internal Revenue Code, and
3. Has as its primary mission the promotion and support of community revitalization efforts, including but not limited to affordable housing development, economic development, community organizing, neighborhood stabilization, and improvement of quality of life, and

4. Operates within clearly defined geographic boundaries within the City of St. Louis, which may include a neighborhood, ward, or cluster of census tracts, designated as the organization's core service area.

B. Core Service Area Requirements.

1. A CDC shall designate a core service area and demonstrate ongoing, place based community development outcomes within that geography.
2. The core service area may evolve over time provided that the CDC continues to demonstrate a sustained and meaningful connection to the community served.
3. Activities conducted outside the designated core service area shall remain place based and shall be carried out in formal partnership with organizations, stakeholders, or residents rooted in the affected community.
4. A CDC may design and operate programs or services with broader citywide or regional reach when such activities advance the organization's mission and support community development outcomes, including but not limited to technical assistance, housing services, data tools, policy engagement, or capacity building initiatives.

C. Governance and Staffing.

1. A CDC shall be governed by a board of directors that includes residents of the core service area or individuals with a demonstrated connection to the community served.

2. A Community Development Corporation shall be staffed by at least one full-time, paid employee and may additionally be supported by paid professionals, volunteers, or a combination thereof.

D. **Community Revitalization Activities.** To be eligible for City funds, a CDC shall demonstrate active work in at least three of the four Community Revitalization categories set forth below, with Community Organizing required.

1. **Housing and Real Estate Development.** Activities may include affordable housing development, stewardship or preservation; homeownership programs; housing counseling or stabilization services; property acquisition, rehabilitation, or land banking; anti-displacement strategies including landlord-tenant support and rental assistance; and home repair programs.

2. **Economic Development.** Activities may include small business support or technical assistance; commercial corridor revitalization; workforce development or job readiness programs; entrepreneurship support; and financial capability programs.

3. **Community Organizing, Planning, Engagement, and Advocacy.** Activities shall include one or more of the following: neighborhood planning or visioning efforts; community-driven development planning; policy advocacy related to housing, development, or equity; data collection or community-based research; collaboration with neighborhood associations or block units; resident leadership development; organizing

around neighborhood issues; regular community meetings or forums; and civic engagement initiatives.

4. **Neighborhood Stabilization and Quality of Life.** Activities may include beautification, greening, or public space activation; public safety initiatives; blight reduction efforts; disaster response or recovery; and youth, education, or cultural programming.

E. Good Standing. A CDC shall be in good standing with the City of St. Louis and shall not have unresolved audit findings, contract defaults, or compliance violations related to prior City funding.

F. Construction. Nothing in this section shall be construed to limit the authority of the City to establish additional eligibility criteria, reporting requirements, or performance standards for specific funding programs.

SECTION TWO. Severability Clause. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION THREE. Emergency Clause. This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of

Sections 19 and 20 of Article IV of the Charter, and, therefore, this Ordinance shall become effective immediately upon its passage and approval of the Mayor of the City.

Summary
Board Bill Number 163
Introduced by Alderwoman Alisha Sonnier
February 13, 2026

An ordinance approving the Petition for Creation, Extension Renewal and Establishment of the South Grand Community Improvement District (the "CID") pursuant to Section 67.1421(5) R.S.Mo. to authorize the CID to continue to provide services, construct improvements, and carry out other functions as set forth in such Petition, to impose special assessments upon real property within the CID boundaries to provide funds to accomplish any power, duty or purpose of the CID, and to receive the services and benefits all as set forth in the Petition; and containing severability, and emergency clauses.

BOARD BILL NUMBER 163 INTRODUCED BY ALDERWOMAN ALISHA SONNIER
CO-SPONSORS: ALDERMAN DANIELA VELAZQUEZ

An ordinance approving the Petition of owners of real property seeking the creation, extension, renewal and establishment of the "South Grand Community Improvement District," finding a public purpose for the creation, extension, renewal and establishment of the South Grand Community Improvement District; and containing a severability clause and an emergency clause.

WHEREAS, Mo. Rev. Stat. § 67.1401 et seq. (the "Act") authorizes the Board of Aldermen to approve the petition of property owners to establish a Community Improvement District; and

WHEREAS, in 2006, certain property owners or authorized representatives of the owners of more than 50% by assessed value and per capita located within the proposed boundaries of the South Grand Community Improvement District requested the establishment of the South Grand Community Improvement District; and

WHEREAS, the Board of Aldermen on July 21, 2006 adopted and on September 1, 2006, the Mayor approved Ordinance 67222 which authorized the establishment of the South Grand Community Improvement District for a term ending December 31, 2026; and

WHEREAS, certain property owners within the South Grand Community Improvement District wish to extend its term; and

WHEREAS, the Act does not contain a provision for the extension of an existing Community Improvement District; and

WHEREAS, a petition (the "Petition") has been signed by certain property owners or authorized representatives of the owners of more than 50% by assessed value and per capita (the "Property Owners") within the South Grand Community Improvement District requesting the creation, extension, renewal and establishment of the South Grand Community Improvement District to continue to be known as the South Grand Community Improvement District as of the effective date of this ordinance; and

WHEREAS, the Petition has been filed with the Register of the City; and

WHEREAS, the Register of the City reviewed and determined that the Petition substantially complies with the requirements of the Act; and

WHEREAS, the Board of Aldermen did introduce Board Bill No. ______ declaring its intention to create, extend, renew and establish the South Grand Community Improvement District and calling for a public hearing on the matter; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the Act, to approve the Petition was held at [___] a.m. on ________________________, 2026, [___] by the Board of Aldermen, and said Petition was approved by Resolution of the Board of Aldermen; and

WHEREAS, this Board of Aldermen hereby finds that the adoption of this ordinance is in the public interest of the City; that the creation, extension, renewal and establishment of the South Grand Community Improvement District is a public purpose; and that the property owners, residents and persons engaging in business or visiting the South Grand neighborhood, and the public in general will benefit by the creation, extension, renewal and establishment of said Community Improvement District.

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

SECTION ONE.

(a) A Community Improvement District, in the form of a political subdivision of the State of Missouri, to be known as the “South Grand Community Improvement District” (hereinafter referred to as the "District"), is hereby created, extended, renewed, and established under the Act to provide services, construct improvements, impose special assessments, and carry out other functions as set forth in the Petition, and to receive the services and benefits all as set forth in the Petition attached hereto as Appendix A and made a part hereof.

(b) The District boundaries are set forth on the map in the Petition set forth as Appendix A and the Legal Description set forth in Exhibit A, and are made a part of this Ordinance.

SECTION TWO.

(a) The District is authorized by the Petition, and in accordance with the Act, to impose a tax upon retail sales within the District to provide funds to accomplish any power, duty, or purpose of the District.

(b) The District is authorized by the Petition in accordance with the Act to use any one or more of the tax upon retail sales, assessments upon real property, or other funding methods specifically authorized by the Act and the Petition to provide funds to accomplish any power, duty or purpose of the District.

(c) The District is authorized by the Act to establish different classes of real property within the District for purposes of special assessments. The levy rate for special assessments may vary for each class or subclass based on the level of benefit derived from services or improvements funded, provided, or caused to be provided by the District.

(d) The District is authorized by the Act to assess and collect an assessment based upon an annual calculation of lot gross square footage and building gross square footage above the first floor.

(e) (i) The District, when approved by the Board of Aldermen, is authorized by the Act and by the Petition, when approved by the District, to assess and collect annual assessments against each tract, lot or parcel of real property in an amount calculated effective January 1, 2027 not to exceed $0.3187 per lot square foot, $0.4977, per first floor square foot, and $0.3178 per each upper floor square foot; and further provided that each assessment may be annually increased by the amount reflected by the Consumer Price Index ("CPI"), but in no case will the annual increase due to the CPI increases be less than two percent (2%) and no more than five percent (5%).

(ii) Such special assessments shall be levied annually in advance beginning in 2027 so that funds will be available for operations on January 1, 2027, and thereafter during the term of the District.

(iii) Such special assessments levied and collected by the District represent the costs of the services and improvements described in the Petition to each Property Owner within the District. Each property owner's special assessment shall represent that Property Owner's share of the benefit and the cost of such services and improvements.

SECTION THREE.

(a) The District is authorized by the Act, at any time, to issue obligations for the purpose of carrying out any of its powers, duties or purposes. Such obligations shall be payable out of all, part of any combination of the revenues of the District and may be further secured by all or any part of any property or any interest in any property by mortgage or any other security interest granted. Such obligations shall be authorized by resolution of the District, and if issued by the District, shall bear such date or dates, and shall mature at such time or times, but not more than 20 years from the date of issuance, as the resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in such place or places, be subject to redemption as such resolution may provide and be sold at either public or private sale at such prices as the District shall determine subject to the provisions of Mo. Rev. Stat. § 108.170. The District is also authorized to issue such obligations to refund, in whole or in part, obligations previously issued by the District.

SECTION FOUR.

(a) Pursuant to the Act, the fiscal year for the District shall begin on July 1.

(b) Pursuant to the Act and no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year, the District shall by resolution of the District's board, submit to the Missouri Department of Revenue, the state auditor, the City Register, and the Board of Aldermen, a proposed annual budget for the District, setting forth expected expenditures, revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if such comments are given, the Board of Aldermen shall provide such written comments no later than 60 days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements but shall only be recommendations.

(c) Pursuant to the Act, the District shall hold an annual meeting for the District and adopt an annual budget no later than 30 days prior to the first day of each fiscal year.

(d) Within 120 days after the end of each fiscal year, the District shall submit a report to the Register of the City, the Missouri Department of Revenue, the state auditor, and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the board of the District during the fiscal year. The Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the Board of Aldermen.

SECTION FIVE.

(a) The District is authorized by the Act to use the funds of the District for any of the improvements and activities authorized by the Act.

(b) Pursuant to the Petition, the Board of Directors of the District is authorized to appropriate and pay over any remaining sums from the tax upon retail sales or the levy of special assessments on properties located within the District pursuant to the Petition approved by Ordinance 67222, authorizing the creation, extension, renewal and establishment of the current District.

(c) Pursuant to the Act, the District shall have all the powers necessary to carry out and effectuate the purposes as set forth in the Act.

(d) The term for the existence of the District will begin on the effective date of this ordinance and will end on December 31, 2046.

SECTION SIX. The Board of Aldermen hereby finds that the use of the proceeds of the special assessments as provided in the Petition will serve a public purpose by remediating blight and encouraging the redevelopment of real property within the District.

SECTION SEVEN. Pursuant to the Act, the Board of Aldermen 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 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 EIGHT.

(a) The Register shall report in writing the creation of the District to the Missouri Department of Economic Development.

(b) The Board of Directors of the District shall, as soon as practicable following the

approval of this ordinance by the Mayor, submit the following information to the Missouri Department of Revenue and state auditor: a description of the boundaries of the District as well as the rate of property tax or sales tax levied in the District; any amendments made to the boundaries of the District or the tax rates levied in the District; and the date on which the District is to expire unless earlier terminated.

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

SECTION TEN. **Emergency Clause**. This being an ordinance for the preservation of public peace, health and safety, 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.

Board Bill Number 163

Exhibit A

District Legal Description

Commencing at the southwest corner of Grand Boulevard and Arsenal Street (CITY BLOCK 2102) thence westwardly one hundred one (101) feet, thence southwardly on hundred thirty five (135) feet to the southwest corner of Parcel 2501, thence southwardly crossing an alley approximately 15 feet in width, thence westwardly sixty (60) feet, thence southwardly 144 feet to the northern curbline of Hartford Street (encompassing the westernmost boundary lines of Parcels 2501, 2601, 2700, 2800, 2900 and 3000 of City Block 2102);

Thence southwardly approximately sixty (60) feet to the southern curbline of Hartford Street (CITY BLOCK 2101) thence westwardly nine (9) feet ten (10) inches to the western boundary of an alley, thence southwardly one hundred twenty (120) feet to the northern line of an alley, thence southwardly approximately fifteen (15) to the southern boundary of alley, thence eastwardly sixty-one (61) feet six (6) inches to a point thence southwardly one hundred twenty-five (125 feet) to the northern curbline of Juniata Street (includes Parcels 2606-07, 2706-07, 2800, 2900, and 3006-07 of City Block 2101);

Thence southwardly approximately sixty (60) feet to the southern curbline of Juniata Street (CITY BLOCK 2100) thence westwardly approximately fifty (50) feet to the westernmost line of an alley thence southwardly two hundred sixty-nine (269) feet six (6) inches to the northern curbline of Connecticut (includes Parcels 2506-07, 2606-07, 2700, 2806-07, 3006-07, 3106-07 of City Block 2100);

Thence southwardly approximately 60 feet to the southern curbline of Connecticut (CITY BLOCK 2099); thence eastwardly approximately one hundred (100) feet to a point, thence southwardly one hundred eleven (111) feet to a point, thence westwardly approximately 100 feet to the easternmost line of an alley, thence southwardly one hundred (100) feet to a point, thence eastwardly sixty-five (65) feet to a point thence southwardly sixty (60) feet to the northern curbline of Wyoming Street thence westwardly approximately twenty (20) feet to a point (includes Parcels 2800, 2906-07 and a portion of Parcel 2706-07 of City Block 2099);

Thence southwardly approximately sixty (60) feet to the southern curbline of Wyoming Street (CITY BLOCK 2098); thence eastwardly approximately seventy (70) feet to the north-westernmost corner of Parcel 2806-07 of City Block 2098, thence southwardly one hundred twenty-eight (128) feet to an alley approximately fifteen (15) feet wide, thence eastwardly twenty-one (21) feet ten (10) inches, thence southwardly one hundred twenty eight (128) feet to the northern curbline of Humphrey Street (includes Parcels 2806-07, 2861-71, 2900 and 3006-07 of City Block 2098);

Thence southwardly approximately sixty (60) feet to the southern curbline of Humphrey Street (CITY BLOCK 2097), thence westwardly twelve (12) feet four and one-half (4-1/2) inches to the westernmost boundary of Parcel 2900 thence southwardly one hundred twenty five (125) feet to the northern line of an alley, thence approximately fifteen (15) feet to the southern line of the alley, thence eastwardly seventeen (17) feet five and one half (5-1/2) inches to a the westernmost boundary of Parcel 3000 (includes Parcels 2900 and 3000 of City Block 2097), thence southwardly one hundred thirty-one (131) feet two and one half (2-1/2) inches to the northern curbline of Utah Place;

Thence southwardly approximately three hundred thirty-five (335) feet to the northern curbline of McDonald Avenue (includes Parcels 2000, 2100, 2200, 2250, 2300, 2400 and 2500 of City Block 2095), thence eastwardly approximately eighty-six (86) feet nine (9) inches to the western curbline of Grand Boulevard, thence eastwardly 80 feet to the eastern curbline of Grand Boulevard;

Thence northwardly approximately one hundred forty (140) feet to the southeastern corner curbline of Grand Boulevard and McKean Avenue (CITY BLOCK 1495), thence eastwardly approximately three hundred (300) feet to an alley, thence northwardly two hundred seventy (270) feet to the southern curbline of Utah Street (includes parcels 0110, 1300, 1400, 1500, 1600, and 1700 of City Block 1495);

Thence northwardly approximately sixty (60) feet to the northern curbline of Utah Street (CITY BLOCK 1489), thence westwardly approximately two hundred twenty-eight (228) feet to City Block 1489, the southeast corner of parcel 2700; thence northwardly one hundred twenty-seven (127) feet nine and one half (9-1/2) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence westwardly approximately eighteen (18) feet to the southeast corner of parcel 3006-07 (includes parcels 2700 and 3006-07 of City Block 1489), thence northwardly one hundred twenty-six (126) feet six (6) inches to the southern curbline of Humphrey Street;

Thence northwardly approximately sixty (60) feet to the northern curbline of Humphrey Street (CITY BLOCK 1488), thence westwardly three (3) feet nine (9) inches to the southeast corner of Parcel 2806-07, thence northwardly one hundred twenty-seven (127) feet seven and one fourth (7-1/4) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence westwardly seven and three-fourths (7-3/4) inches to the southeastern corner of Parcel 0106-07, thence northwardly one hundred twenty-seven (127) feet six (6) inches to the southern curbline of Wyoming Street (includes Parcels 0106-07 and 2806-07);

Thence northwardly approximately sixty (60) feet to the northern curbline of Wyoming Street (CITY BLOCK 1485), thence eastwardly twenty-four (24) feet six (6) inches to the southeastern corner of City Block 1484, Parcel 2807, thence northwardly one hundred twenty-seven (127) feet one-fourth (1/4) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence one hundred twenty-seven (127) feet seven and one quarter (7-1/4) inches to the southern curbline of Connecticut Street (includes Parcels 2806-07 and 0100);

Thence northwardly approximately sixty (60) feet to the northern curbline of Connecticut (CITY BLOCK 1484), thence eastwardly thirty-nine (39) feet seven and one-quarter (7-1/4) inches to the southeast corner of City Block 1484 parcel 2700; thence northwardly one hundred twenty-four (124) feet three (3) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence northwardly approximately one hundred thirty-five (135) feet nine and one-fourth (9-1/4) inches to the southern curbline of Juniata Street (includes Parcels 0100 and 2700 of City Block 1484);

Thence northwardly approximately sixty (60) feet to the northern curbline of Juniata Street (CITY BLOCK 1463), thence eastwardly four hundred forty-seven (447) feet to the southeastern corner of Parcel 1000, thence northwardly one hundred twenty-five (125) feet to the southern line of an alley, thence northwardly twenty-five (25) feet to the northern line of alley, thence eastwardly approximately one hundred thirty-one (131) feet four (4) inches to the western curbline of Arkansas Street, thence northwardly one hundred eighteen and seventy-one hundredths (118.71) feet to the southern curbline of Hartford Street (includes Parcels 0100, 1000, 1600, and 1700 of City Block 1463);

Thence northwardly approximately sixty (60) feet to the southern curbline of Hartford Street (CITY BLOCK 1462), thence westwardly approximately three hundred thirty (330) feet to the southeastern corner of Parcel 2800, thence northwardly one hundred twenty (120) feet to the southern line of an alley, thence northwardly approximately twenty-five (25) feet to the northern line of alley, thence eastwardly seven (7) feet to the southeastern corner of Parcel 500, thence northwardly one hundred twenty-two (122) feet eight and one half inches (8-1/2) inches to the southern curbline of Arsenal Street (includes Parcels 0100, 0400, 0500, 2700, 2800, 3000, 3001-02 of City Block 1462).

Thence northwardly approximately sixty (60) feet to the northern curbline of Arsenal Street (CITY BLOCK 1460), thence eastwardly twenty and seventeen hundredths (20.17) feet to the southern line of an alley, thence eastwardly 1818.67 feet to the southeastern corner of parcel 3006-07, thence northwardly 45 feet to the northeastern corner of parcel 3006-07, thence southwardly 175.10 feet to the southern curbline of Arsenal Street (includes Parcels 900-01 and 3006-07);

Thence westwardly sixty (60 feet to the southern curbline of Arsenal Street, thence westwardly approximately ten (10) feet to the southeast corner of parcel 2900, thence northwardly sixty (67) eight (8) inches to an alley, thence westwardly approximately seventy-six (76) feet to a point, thence northwardly fifteen (15) feet to the southwestern corner of parcel 3006-3007, thence northwardly forty-five (45) feet, thence westwardly fifty-one (51) feet six (6) inches, thence southwardly one hundred twenty-seven and eight tenths (127.8) feet to the southwestern corner of parcel 2900, thence southwestwardly approximately ninety (90) feet to the point of beginning at the southwestern corner of Grand Boulevard and Arsenal Street (CITY BLOCK 2102).

South Grand Community Improvement District

Map

Exhibit B

South Grand Community Improvement District

District Management Plan

Section 1

What is the South Grand Community Improvement District and What Has it Accomplished?

The South Grand Community Improvement (the "District") was organized under legislation in 2001. Owners of real property located within the District boundaries voted upon and approved an assessment on their own properties. The property owners within the District elected a Board of Directors which determine how this self-help organization provide enhanced services, improvement and activities, such as public safety, maintenance and economic development, in addition to those services provided by local government.

Some of the advantages of a Community Improvement District ("CID") are:

1. A consistent source of funds to improve the South Grand District to attract new investment and users.

2. The District offers management of a self-directed work plan based upon a long-term plan, with direct accountability to those who are paying into the District.

3. The District provides the financial resources to develop and implement a South Grand-focused strategy that works to reduce building vacancies and attract new businesses to the District.

Section 2

Why Renew the South Grand Community Improvement District?

In 2006, the District property owners agreed to amend the existing petition establishing the South Grand Community Improvement District. The purpose of the new District was to provide public space management in the form of public safety and maintenance, capital improvement enhancements, economic development and staff to oversee District projects. The focus of the District moving forward is to provide consistent funding, management and accountability for District efforts which shall include expanded (1) public space management in the form of public safety and maintenance; (2) capital improvements with a primary focus on adequate parking, maintenance of the public parking lot and event space along with providing uplighting to the buildings and façade grant assistance within the District; (3) economic development services.

This focus will be furthered by the renewal of the CID. The notable components of which include:

1. Term: The proposed term of the renewal of South Grand Community Improvement District authorizing legislation is twenty years.

2. Increase resources by a sales and use tax not to exceed $0.01 per taxable sales dollar. This tax will, in effect, be a “user’s fee” paid by South Grand customers and visitors.

Section 3

Management Plan summary

Developed by property owners, The South Grand Community Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the boundaries of the CID. The District will provide enhanced improvements and activities, including maintenance, public safety, public space improvements and economic development, above and beyond those currently provided by the City of Saint Louis.

Location:

Portions of approximately fifteen (15) blocks of South Grand Blvd. an area defined in Exhibit A of the Petition and Section 4 of this plan. (see map on page 4 of Exhibit A).

Value of District:

The total assessed value of the properties within the proposed District is $5,429,870. Much of this may be attributed to the existence of the CID and the improvements which have followed.

Improvements, Activities, Services to be provided within the District boundaries along the public right of way:

Public Space Improvement Programs which may include, but will not be limited to, the following projects.

A. Enhanced Public Safety Programs:

Bike, foot, and/or motorized patrols which may include, but not be limited to, off-duty St. Louis Metropolitan Police officers, security guards, and/or non-security staff as District guides who will serve as added presence along the public right of way. This will be augmented by Exterior Camera Grant Program.

B. **Enhanced Maintenance Programs**

- Street, Ritz Park, and Parking Lot Cleaning
- Graffiti, Poster, and Handbill Removal
- Sidewalk & Street Furniture Cleaning
- Weed Control
- Trash Removal
- Landscaping (trees, flowers, plants, shrubs, etc.).
- Landscape Maintenance
- Irrigation Maintenance
- Tree Trimming
- Infrastructure repairs/ironwork

C. Capital Improvements

- Public Art
- South Grand Parking Lot Maintenance
- South Grand Ritz Park loan and maintenance
- Signage/Wayfinding
- Lighting
- Shade Structure for Ritz Park
- Business Improvement Grant Program

D. Economic Development/Communications

- Market Based Business Recruitment

- Communication & Image Marketing Materials/Advertisement
- Public and Media Relations
- Professional Services
- Special Events
- Website

Method of Financing:

Special assessments will be levied in advance beginning in 2027, so funds will be available for operations on January 1, 2028. Beginning in 2027, assessments will be levied upon real property, including buildings on real property that benefit from the improvements and activities. CID assessments are paid at the same time as local property tax and will begin with the property tax payment in the Fall of 2027.

The sales and use tax will be applied against taxable retail sales within the boundaries of the District at a rate not to exceed one percent (1%) (but more specifically addressed below). The sales and use tax will be implemented following approval by the Board of Directors and after a separate sales and use tax election amongst the qualified voters in the District.

Budget:

The anticipated District assessment income budget for the 2027 year of operation is $255,000, annually, from the real property assessment.

The District proposes to continue an initial sales and use tax ½ of $0.01 per taxable sales dollar. Based upon estimated annual District sales of $33 million, the projected sales and use tax income will generate funds in the approximate amount of $165,000 per year.

Assessments:

Annual assessments are based upon an allocation of specific program costs and a calculation of assessable square footage: Three property assessment variables, lot square footage, first calculation of assessable square footage.

Assessments in 2027 will not exceed the rate listed below:

Lot Square Footage	$0.3187
First Floor Footage	$0.4977
Upper Floor Footage	$0.3178

City Services:

The Community Improvement District Act mandates the existing City services will continue to be provided within a CID District at the same level as before the CID was created (unless services are decreased throughout the City) and the CID services shall be in addition to existing City services.

District Renewal:

CID renewal requires submission of signed petitions from a group of property owners whom both:

1. Collectively own more than fifty percent by assessed value of the real property within the District, and

2. Represent more than fifty percent per capita of all owners of real property within the District.

Governance:

The District's budgets and policies will be refined annually, within the limitations set forth in the District management plan, by the District's Board of Directors.

The South Grand Community Improvement District, a political subdivision, will implement the improvements and activities defined by the District Management Plan.

Budgets and work plans will be made available annually to the CID property owners, business owners, and residents, and the City of Saint Louis, for review and comments.

Section 4

South Grand Community Improvement District Boundaries

An approximate fifteen (15) block area has been identified for the South Grand Community Improvement District. District boundaries are identified by the map and legal description in Exhibit A of this report.

District Boundaries

The District boundaries are generally described as the property on both sides of South Grand Boulevard from Utah Place north to Arsenal Street as identified by the map and legal description in Exhibit A of this report.

The specific boundaries of the South Grand Community Improvement District are also shown upon the map included in Exhibit A. Legal descriptions of all individual properties included in the South Grand Community Improvement District are outlined in Exhibit D shall govern and control in the event there is any conflict.

Section 5

Programs and Services to be provided

Process to Establish the Improvement and Activity Plan

Through a series of individual meetings, focus group meetings, and CID Steering Committee meetings beginning in (October) 2025, continuing through (December) 2025, South Grand stakeholders collectively determined the priority for improvements and activities to be delivered by the CID. The primary needs as determined by the stakeholders were: Public Space Management, which consists of public safety programs, maintenance programs and public space improvement programs. A second primary need was capital improvement; the third primary need was economic development.

Public Space Management

1. Enhanced Public Safety

The South Grand public safety program mission is to support the police department, property owners and tenants in overall crime prevention efforts and reduction in neighborhood street disorder, while offering a customer service orientation to pedestrians. The security program is designed to be applied evenly throughout the CID and may include but shall not be limited to the following.

Integration with Existing Police Departments

The South Grand public safety program will work closely with the St. Louis Metropolitan Police Department ("SLMPD") to integrate the South Grand program with that of the SLMPD . For example, the support of PTZ and LPR cameras to be provided on City Infrastructure, and a Memorandum of Understanding or some similar document, to be signed giving the viewing rights to the SLMPD.

Exterior Camera Grant Program

The District will provide assistance to property and/or business owners to place exterior cameras on their building(s).

District Patrols

District Patrols deter unsuitable public behavior. Their presence increases the perception of public safety and deters criminal activity. While the service does not completely prevent crimes, the patrol also provides the general public with goodwill gestures, such as helping lost persons. The Patrols also assist with traffic control in the event of accidents, fires, or unusual occurrences, such as reckless driving.

2. Enhanced Maintenance

To effectively deal with the many maintenance issues in South Grand, multi-dimensional approach has been developed, including but not limited to the following elements.

Street and Sidewalk Maintenance

Workforce clears litter, debris and refuse from sidewalks, streets and gutters of the district.

South Grand Parking Lot and Ritz Park Maintenance

Snow removal, upkeep of seal and stripe of the parking lot, maintenance to the fountain and hardscapes of the Ritz Park.

Graffiti, Posted Notices and Handbill Removal

The District maintains a zero tolerance of graffiti and posted notices policy, removing them as soon as possible

Trash Collection:

Trash, litter, debris, and refuse will be removed from sidewalks and public right of way by a means determined by the District, including but not limited to private contractors and/or District employees.

Weed Control

Weed growth within the public right of way will be controlled by appropriate means

Landscaping

Mowing of grass, maintenance and upkeep of native plants, tree trimming, and irrigation system maintenance and repairs as well as backflow maintenance and repairs.

Ironwork

Maintenance of ironwork around plantings, bike racks, and benches. The District is also evaluating decorative street lighting.

Maintenance Problems Requiring Third Party Intervention

Problems that create blighted or unsafe conditions in the CID but are outside of the jurisdiction of the District for repair. Requests are made to the party responsible for repairs. Types of problems included blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, damage to trees within public right of way, etc.

3. Capital Improvements

A program of improvements developed and implemented over the twenty-year life of the District which may include but will not be limited to the following:

- Public Art
- Landscaping (trees, flowering plants, shrubs, etc.)
- Signage/Wayfinding
- Maintenance of Parking lot: seal and stripe, lighting, cameras
- Maintenance of Ritz Park: fountain, lighting, benches
- Uplighting
- Shade Structure for Ritz Park
- Business Improvement Grant Program

4. Economic Development

Marketing

- South Grand Brochure
- Tours
- Public and Media Relations

- Branding of District
- Special Events
- Advertisements of Events
- Professional Services
- Website

Business Development

District staff will offer support and consultation to the efforts of individual property owners and their brokers to attract and retain tenants.

District staff will endeavor to support these efforts where possible using a combination of data the district has access to, as well as the network accessible by both staff and board members.

The district may also offer its online presence as an avenue to help property owners attract new tenants

5. Advocacy and Administration

Management Personnel

District services are delivered daily and require full-time administration/ management staff to manage the District improvements and activities. The staff will be responsible for representing the property owners before public agencies and advocating on behalf of the CID business and property owners. Additional staff responsibilities may include but shall not be limited to research, write and submit for consideration, funding proposals to benefit the District.

Section 6

Operating budget Summary

2027 Operating Budget Summary

The summary of the 2027 operating budget for the District is provided on the following pages. The total assessment and sales and use tax income budget for improvements and activities 2027 is projected at $255,500 assessments and $165,000 in sales and use tax.

Administration **$150,000**

Daily management of District programs and activities, including but not limited to labor, office rent, insurance, utilities, supplies, etc.

Capital Improvements **$74,000**

The Capital Improvements effort will continue to enhance the parking availability and streetscape features as well as maintain the District’s outdoor event space, historic lighting, and Business Improvement Grant Program as detailed in Section 5.

Economic Development **$35,000**

Marketing and Business Development with the support of professional services, events, and website support and design.

Public Space Management

Enhanced Security Programs **$37,500**

The public safety programs are designed to improve both the reality and perception of safety in South Grand as detailed in Section 5.

Enhanced Maintenance **$123,500**

The maintenance programs will clean the District via the services as detailed in Section 5.

South Grand Community Improvement District

Expense Budget

Income

	43% From Assessments	24% from Sales & Use Tax	Total
$150,000	**$110,000**	**$40,000**	
Administration			
Personnel & Related		$110,000	
Insurance		$10,000	

Meetings	$1500
Membership/Annual Reg/Conference	$1,000
Rent	$6600
Supplies/Utilities/Software	$4050
Legal	$1,000
Accounting	$13,750
IT	$2100
Total Administration	**$150,000**

Income

10% From Assessments	30% from Sales & Use Tax	Total
$25,000	**$49,000**	**$74,000**

Capital Improvements

Parking Lot Maintenance	$7,500
Historical Lighting	$25,000
Pocket Park Loan and Maintenance	$20,000
Business Improvement Grant Program	$20,000
Utilities-Electrical Ritz Park and Parking Lot	$1,500
Total Capital Improvements	**$74,000**

Income

2% From Assessments	18% from Sales & Use Tax	Total
$5,500	**$29,500**	**$35,000**

Economic Development

Professional Services	$29,500
Events	$2,500
Website Maintenance	$3,000
Total Economic Development	**$35,000**

Income

45% From Assessments	28% from Sales & Use Tax	Total
$113,500	**$47,500**	**$161,000**

Public Space Management

Public Safety

Camera Program	$7,500
Patrol	$30,000
Subtotal Public Safety	**$37,500**

Maintenance

Landscaping/Irrigation System	$72,000
Snow Removal	$10,000
Daily Cleaning, Public Right of Way	$41,500
Subtotal Maintenance	**$123,500**

Total Public Space Management	**$161,000**

Twenty Year Operation Budget

The following projected twenty-year operation budget for the District is based upon a 2% CPI increase annually.

Revenues for specific categories of programs, such as public space management, economic development and administration may be reallocated from year to year to meet District's needs.

South Grand Community Improvement District

Twenty-Year Operation Budget

Revenues for specific categories or programs, such as public space management, economic development and administration may be reallocated from year-to-year to meet the needs of the District.

Initial Year (2027)	Assessment Income	$255,000
	Tax Income	$165,000
	Total Income	**$420,000**

The twenty-year operation budget follows in five-year increments.

Category	**2027**	**2028**	**2029**	**2030**	**2031**
	Administration: 43% of assessments + 24% of sales and use tax				
Assessment Income	130,000.00	132,600.00	135,252.00	137,957.04	140,716.18
Sales and Use Tax	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64
Administration Total	150,000.00	153,000.00	156,060.00	159,181.20	162,364.82

	Capital Improvements: 10% of assessments + 30% of sales and use tax				
Assessment Income	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32
Sales and Use Tax	64,000.00	65,280.00	66,585.60	67,917.31	69,275.66
Capital Improvements Total	74,000.00	75,480.00	76,989.60	78,529.39	80,099.98
	Economic Development: 2% of assessments + 18% of sales and use tax				
Assessment Income	18,000.00	18,360.00	18,727.20	19,101.74	19,483.78
Sales and Use Tax	17,000.00	17,340.00	17,686.80	18,040.54	18,401.35
Economic Development Total	35,000.00	35,700.00	36,414.00	37,142.28	37,885.13
	Public Space Management: 45% of assessments +28% sales and us tax				
Assessment Income	97,000.00	98,940.00	100,918.80	102,937.18	104,995.92
Sales and Use Tax	64,000.00	65,280.00	66,585.60	67,917.31	69,275.66
Public Space Management Total	161,000.00	164,220.00	167,504.40	170,854.49	174,271.58
Total Assessment Income	255,000.00	260,100.00	265,302.00	270,608.04	276,020.20

Total Sales and Use Tax Income	165,000.00	168,300.00	171,666.00	175,099.32	178,601.31
Total Budget, (2027-2031)	**420,000.00**	**428,400.00**	**436,968.00**	**445,707.36**	**454,621.51**

	2032	2033	2034	2035	2036
	ation: 43% of assessments + 24% of sales and use tax				
Assessment Income	143,531.00	146,401.62	149,329.65	152,316.25	155,362.57
Sales and Use Tax	22,082.00	22,523.64	22,974.11	23,433.60	23,902.27
Administration Total	165,612.00	168,924.24	172,302.72	175,748.78	179,263.75
	provements: 10% of assessments + 30% of sales and use tax				
Assessment Income	11,041.00	11,261.82	11,487.06	11,716.80	11,951.13
Sales and Use Tax	70,661.00	72,074.22	73,515.70	74,986.02	76,485.74
Capital Improvements Total	81,702.00	83,336.04	85,002.76	86,702.82	88,436.87
	Development: 2% of assessments + 18% of sales and use tax				
Assessment Income	19,873.00	20,270.46	20,675.87	21,089.39	21,511.17
Sales and Use Tax	18,769.00	19,144.38	19,527.27	19,917.81	20,316.17
Economic Development Total	38,643.00	39,415.86	40,204.18	41,008.26	41,828.43
	ace Management: 45% of assessments +28% sales and us tax				

Assessment Income	107,096.00	109,237.92	111,422.68	113,651.13	115,924.15
Sales and Use Tax	70,661.00	72,074.22	73,515.70	74,986.02	76,485.74
Public Space Management Total	177,757.00	181,312.14	184,938.38	188,637.15	192,409.89
Total Assessment Income	281,541.00	287,171.82	292,915.26	298,773.56	304,749.03
Total Sales and Use Tax Income	182,173.00	185,816.46	189,532.79	193,323.44	197,189.91
Total Budget, (2032-2036)	**463,714.00**	**472,988.28**	**482,448.05**	**492,097.01**	**501,938.95**

Category	**2037**	**2038**	**2039**	**2040**	**2041**
	Administration: 43% of assessments + 24% of sales and use tax				
Assessment Income	158,470.00	161,639.40	164,872.19	168,169.63	171,533.02
Sales and Use Tax	24,380.00	24,867.60	25,364.95	25,872.25	26,389.70
Administration Total	182,850.00	186,507.00	190,237.14	194,041.88	197,922.72
	Capital Improvements: 10% of assessments + 30% of sales and use tax				
Assessment Income	12,190.00	12,433.80	12,682.48	12,936.13	13,194.85
Sales and Use Tax	78,015.00	79,575.30	81,166.81	82,790.14	84,445.94
Capital Improvements Total	90,205.00	92,009.10	93,849.28	95,726.27	97,640.79

	Economic Development: 2% of assessments + 18% of sales and use tax				
Assessment Income	21,941.00	22,379.82	22,827.42	23,283.96	23,749.64
Sales and Use Tax	20,722.00	21,136.44	21,559.17	21,990.35	22,430.16
Economic Development Total	42,663.00	43,516.26	44,386.59	45,274.32	46,179.80
	Public Space Management: 45% of assessments +28% sales and us tax				
Assessment Income	118,243.00	120,607.86	123,020.02	125,480.42	127,990.03
Sales and Use Tax	78,015.00	79,575.30	81,166.81	82,790.14	84,445.94
Public Space Management Total	196,258.00	200,183.16	204,186.82	208,270.56	212,435.97
Total Assessment Income	310,844.00	317,060.88	323,402.10	329,870.14	336,467.54
Total Sales and Use Tax Income	201,134.00	205,156.68	209,259.81	213,445.01	217,713.91
Total Budget, (2037-2041)	**511,978.00**	**522,217.56**	**532,661.91**	**543,315.15**	**554,181.45**

Category	2042	2043	2044	2045	2046
	Administration: 43% of assessments + 24% of sales and use tax				
Assessment Income	174,964.00	178,463.28	182,032.55	185,673.20	189,386.66
Sales and Use Tax	26,917.00	27,455.34	28,004.45	28,564.54	29,135.83
Administration Total	201,881.00	205,918.62	210,036.99	214,237.73	218,522.49
	Capital Improvements: 10% of assessments + 30% of sales and use tax				
Assessment Income	13,459.00	13,728.18	14,002.74	14,282.80	14,568.45
Sales and Use Tax	86,135.00	87,857.70	89,614.85	91,407.15	93,235.29
Capital Improvements Total	99,594.00	101,585.88	103,617.60	105,689.95	107,803.75
	Economic Development: 2% of assessments + 18% of sales and use tax				
Assessment Income	24,225.00	24,709.50	25,203.69	25,707.76	26,221.92
Sales and Use Tax	22,879.00	23,336.58	23,803.31	24,279.38	24,764.97
Economic Development Total	47,103.00	48,045.06	49,005.96	49,986.08	50,985.80

	Public Space Management: 45% of assessments +28% sales and us tax				
Assessment Income	130,550.00	133,161.00	135,824.22	138,540.70	141,311.52
Sales and Use Tax	86,135.00	87,857.70	89,614.85	91,407.15	93,235.29
Public Space Management Total	216,685.00	221,018.70	225,439.07	229,947.86	234,546.81
Total Assessment Income	343,197.00	350,060.94	357,062.16	364,203.40	371,487.47
Total Sales and Use Tax Income	222,068.00	226,509.36	231,039.55	235,660.34	240,373.54
Total Budget, (2027-2031)	**565,265.00**	**576,570.30**	**588,101.71**	**599,863.74**	**611,861.01**

Section 7

Assessment Methodology

South Grand property owners and business owners have emphasized that the assessment formula for the Management district must be fair, balanced and have a direct relationship between benefits received and costs.

The recommended methodology for The South Grand Community Improvement District is to use a combination of lot (land) square footage, first floor building square footage and upper floor building square footage. Lot square footage is relevant to the highest and best use of a property and will reflect the long-term value implications received from the services provided by the improvement district.

First floor building square footage is relevant to the need for specific services and benefits directly from enhanced security, maintenance and streetscape programs. First floor building square footage is defined as the gross building square foot of the first floor, commonly known as the footprint of the building.

Upper floor building square footage receives the same benefits as the first floor, but to a lesser degree. Upper floor footage is defined as the total gross building square footage of all floors above the first floor.

Existing Special Business Taxing Districts

The Community Improvement District Act prohibits assessments under the Community Improvement District Act and taxes under the Special Business District law on the same parcel of land at the same time. The Community Improvement District Act states:

> "…no District which includes any real property that is also included in a special business District shall have the authority to impose any such assessment until such time as all taxes imposed by the special business District have been repealed."

Service Cost Allocations

The costs of services to be provided were allocated to the three assessment variables based upon an approximate percentage of benefit to the property. It was agreed that 50% of the cost should be allocated against the total square footage of lot, 30% of the cost is allocated against the total first floor footage and 20% against the total upper floor footage.

Calculation of Assessments

The proceeding methodology is applied to a database that was constructed by the South Grand Property Owners and its consultant team and added to by the District staff. The process for compiling the property database includes the following steps:

- Property data was first obtained from the City of St. Louis Assessor's Office.
- City assessor property data was crosschecked with reliable private sector data sources
- A site survey was undertaken to verify selective data

Based upon the methodology as set forth above, property data compiled by the South Grand property owners and the CID budget will yield the following square footage assessment rates in the first assessment year:

Lot Square Footage	$0.3187
First Floor Footage	$0.4977
Upper Floor Footage	$0.3178

In future years, assessments may change, up or down if CID square footage information changes and/or CID budgets change pursuant to the Price Index adjustment as detailed below. Assessments will in an event not exceed the yearly limits described in the following section of this plan and detailed in the twenty-year budget under Section 6.

Annual Assessment Adjustments

CPI Adjustments

Total program revenue may be adjusted each year to reflect the annual change in the St. Louis Consumer Price Index (CPI) for all urban consumers. In no case will the annual increase due to the CPI increases be less than two percent (2%) and no more than five percent (5%). The actual increase will range from two percent 2% to five percent 5%.

Budget Adjustments

Any annual budget surplus or deficit will be rolled into the following year's CID budget and accounted for during the annual budget preparations process. Revenues between the specific categories of programs, as identified int eh first year budget, may be reallocated from year to year in accordance with the goals of the CID management Plan.

Time and Manner for Collecting Assessments

As provided by the Community Improvement District Act, the South Grand CID assessment will appear as a separate lien item on annual property tax bills. The first bill for the new CID assessment will reach property owners in the fall of 2026. Existing laws for enforcement and appeal of property taxes apply to the CID assessments.

Government Assessments

The South Grand Community Improvement District Management Plan does not assume that the City of Saint Louis, the State of Missouri, or the Federal Government will pay assessments for property owned within the boundaries of the CID. The plan anticipates that the City of Saint Louis may enter into contract or cooperative agreements with the CID for specific services around its properties.

Residential Property

All real property shown on Exhibit D will be assessed and will receive District services as appropriate Muli-unit income producing and mixed -use property within the District will be assessed in its entirety.

Additions and Deletions from Assessable Property

As circumstances dictate, the CID will survey property for changes in assessable square footage. If new buildings have been constructed or additions made to buildings, the increased building square footage will be included on the assessment role and will be assessed using the same methodology and rates as existing buildings within the District. If buildings have been razed or square footage reduced, a corresponding reduction will be made to the assessable square footage. Property transferred from governmental or non-profit owners to a for-profit owner, shall be included on assessment role as of the date of transfer. New buildings under construction will not be assessed for the building square footage, until the new building has been issued an occupancy permit by the City of Saint Louis, and/or placed into active use.

Assessed Value of District

The total assessed value of the properties with the proposed district is $5,429,870.

Section 8

Governing the Business Improvement District

Consistent with CID legislation throughout the nation, Missouri's CID law establishes a CID governance framework that allows property owners who pay assessments to determine how the assessments are used. The following components are required within a CID governing framework:

Board of Aldermen

Following the submission of petitions from property owners representing more than 50% of the assessed value and more than 50% of the total property owners, the Board of Aldermen will conduct a public hearing and then consider an ordinance to create and renew the CID with the power to levy assessments.

Additionally, in order to implement the District's sales and use tax, a separate mail-in ballot election will take place following approval of the Petition.

Private Sector, CID Management Organization

District budgets and policies will be refined annually, within the limitations set forth in the District management plan, by the South Grand Community Improvement District Board of Directors, which will implement the services, improvements and activities defied by the District Management Plan.

Annual budgets and work plans will be submitted annual to the CID Board and the City of St. Louis for review and comments.

Section 9

Continuation of City Services

Throughout the process to establish the CID, business and property owners voiced concerns that the City of Saint Louis should maintain existing services as verifiable "baseline" service levels. A formal baseline level of service policy ensures that existing City services are enhanced and not replaced by new CID improvements and activities.

The Community Improvement District Act is very specific on this issue.

> *"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 the publicly funded services between areas included in such District and areas not so included."*

Additional South Grand Community Improvement District Rules

Contracting For Services

In order to supply the highest level of qualified services at the most reasonable cost the CID may, at the discretion of the Board, contract services with public agencies such as the City of Saint Louis, with non-profit public services agencies or with for-profit organizations as may be in the best interest of the CID.

Contracting Of Services

When it is determined to be in the best interest of the CID, the Board may contract with non-assessment paying property owners to provide District services to those owners if they meet the following criteria:

- Properties to receive services must be adjacent to the CID
- Properties to receive services must be contiguous to each other and contiguous to the CID.

Exhibit C

South Grand Community Improvement District

Petition

PETITION

TO RENEW THE SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT, REAL PROPERTY TO THE DISTRICT, AND AUTHORIZE SPECIAL ASSESSMENTS

1. Petitioners request that the Board of Aldermen of the City of St. Louis (the "City") adopt an ordinance to amend the Petition for the renewal of the South Grand Community Improvement District (the "District), approved by Ordinance Number XXXX on XXX, 2006, in the City of St. Louis, Missouri pursuant to the terms set forth herein (the "Amended Petition") and in accordance with the Community Improvement District Act, Section 67,1401 to 67.1571 of the Revised Statutes of Missouri (the "Act").

a. Legal Description: The District includes all of the real property (the "District Land") legally described (the "District Legal Description") and a map portraying the boundaries of the District are attached as Exhibit A of this Amended Petition.

b. Petitioners: Petitioners represent: (i) more than fifty percent (50%) per capita of all owners of the District Land; (ii) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land; (iii) more than fifty percent (50%) per capita of all owners of the Added Property; and (iv) property owners collectively owning more than fifty percent (50%) by assessed value of the Added Property.

c. Name of District: The name of the District shall remain the "South Grand Community Improvement District"

d. District Management Plan: A twenty (20) year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make (the "Eligible Services"), and an estimate of the costs of these services and improvements (the "District Budget") is contained in the District Management Plan as set forth in Exhibit B and attached hereto and made a part hereof. Such plan shall constitute the District Management Plan required by the District, pursuant to the Act.

e. Type of District: District, upon approval of the Amended Petition shall remain a political subdivision.

f. Assessed Value: The total assessed value of all real property within the District is $5,429,870

g. Blight Determination: Petitioners do not seek a determination that the District, or any legally described portion thereof, is a blighted area.

h. Life of District: The District will continue to exist and function for a period of twenty (20) years following the Effective Date of the Ordinance approving this

Amended Petition, or until December 31, 2046, whichever such date occurs later, or if Bonds are issued, until all of the Bonds are repaid, whichever occurs later.

i. Sales and Use Tax: The District may be Resolution impose a Sales and use tax, not to exceed one percent (1%) upon all eligible retail sales within the District.

j. Special Assessments: The maximum rates of special assessments and respective methods of assessment proposed by this Petition are $0.3187 per lot square foot, $0.4977, per first floor square foot, and $0.3178 per each upper floor square foot, each as adjusted to reflect the annual change in the Consumer Price Index (CPI) for all urban consumers as more particularly described in Sections 7, of the District Management Plan attached as Exhibit B, and as further set out in the

k. Other Taxes: Petitioners will not seek to submit to qualified voters propositions for approval of a real property tax levy or business license taxes.

l. Borrowing Capacity: Petitioners do not seek limitations on the borrowing capacity of the District

m. Revenue Generation: Petitioners do not seek limitations on the revenue generation of the District

n. Powers of the District: Petitioners do not seek limitations on the powers of the District, provided pursuant to Section 67.1461 of the Act.

2. **Notice to Petitioners:** The signatures of Petitioners may not be withdrawn later than seven (7) days after the Petition is filed with the Register of the City of Saint Louis.

3. Board of Directors:

a. Number: The District shall be governed by a Board of Directors (the "Board") consisting of nine (9) directors.

b. Qualifications: Each Member of the Board shall meet the following requirements: (i) be at least eighteen (18) years of age; (ii) be and must declare to be either an owner or a the designated representative of real property ("Owner") within the District, an owner or the designated representative of a business ("Operator") operating within the District, or a registered voter ("Resident") residing within the District, as provided int eh Act; except for the current Directors named in this Petition, and subject to the provisions of this Petition, be nominated according to a slate submitted by the Board to the Mayor of the City and the Board of Aldermen of the City according to the nominating procedures set out below.

c. <u>Board Representation:</u> In order to ensure a fair representation of the District, the Board presentation shall meet the following requirements: (i) at least five (5) of the Directors shall be Owners; and (ii) at least three (3) of the Directors shall be Operators.

d. <u>Initial Directors:</u> The Current Directors to serve on the Board, their respective terms and classifications are:

Name:	**Type:**	**Term:**
Max McCreery	Property Owner	2 years (2027)
Kyla Pollard	Property Owner & Operator	2 years (2027)
Lorenzo Andrade	Property Owner	2 years (2027)
Rachel Presley	Property Owner	2 years (2027)
Natasha Bahrami	Operator	2 years (2027)
Matt Ghio	Property Owner & Operator	4 years (2029)
Brian Roash	Operator	4 years (2029)
Bay Tran	Property Owner & Operator	4 years (2029)
Bobby Lessentine	Operator	4 years (2029)

e. <u>Terms:</u> The initial Directors named above shall serve for the terms set out opposite their names or until their successors are appointed in accordance with the Petition and their successors shall serve for four-year terms or until their successors are appointed in accordance with the Petition.

In the event for any reason a Director is not able to serve his or her full term ("Existing Director"), any vacancy to the Board shall be filled by appointment of a Director ("Interim Director") by a majority vote of the Board. Any Interim Director shall be of the same type as the Existing Director, unless otherwise stated in the By-laws adopted by the Board, as they may be amended from time to time.

4. <u>Successor Directors:</u>

Successor Directors, whether to serve a new term or a to fill a vacancy on the Board, shall be appointed by the Mayor of the City with the consent of the Board of Aldermen by resolution according to a slate submitted to the City Clerk by the Board. The City Clerk shall immediately deliver the slate to the Mayor and the Board of Aldermen. Not later than 30 days following the date the slate is submitted to the City Clerk:

a. the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or

b. the Mayor or the Board of Aldermen may reject the slate submitted and request in writing with written reasons for rejection of the slate that the Board submits an alternate slate. If no action is competed within the 30-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Aldermen according to the slate submitted as of the expiration of the 30-day period.

If any alternate slate is requested, the Board shall within 10 days following receipt of the written request submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternative slate to the Mayor and the Board of Aldermen. Not later than 15 days following the date the alternate slate is submitted to the City Clerk:

1. the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Boad of Aldermen shall consent by resolution to the appointment; or

2. the Mayor or the Board of Aldermen may reject the alternate slate submitted and request in writing with written reason for rejection of the alternate slate that the Board submit another alternate slate. If no action is competed within the 15-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Aldermen according to the alternate slate submitted as of the expiration of the 15-day period.

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; provided however, the time period for action by the Mayor and the Board of Aldermen following the submission of each alternate slate shall be reduced to 10 days.

The Board shall select the slate as follows:

a. Individuals meeting the qualifications set out in this Petition must be nominated by two sitting Directors;

b. The Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and

c. The slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 3 of this Article.

Exhibit D

Special Assessment Petition

Petition for Levy of Special Assessment

The South Grand Community Improvement District (the "District") shall be authorized to levy assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District in the undertaking of the Eligible Services as set out in the Amended Petition to establish the District.

The special assessments may be levied annually against each Lot (as described below) within the District. The cost of the services and/or projects shall be equally allocated among each of the Lots in an annual amount not to exceed $0.3187per square foot of each Lot, $0.4977 per square foot of first floor building space on each Lot, and $0.3178 per square feet of upper floor building space on each Lot, provided; however, the maximum amount shall be adjusted annually beginning in 2027 pursuant to increases to the Consumer Price Index for all Urban Consumers, as more particularly described in Section 7, page 18 of the District Management Plan, attached as Exhibit B to the Amended Petition. (or, if not available, then by another reasonable index selected by the board of directors of the District, but not to exceed a maximum annual increase of 5% per year). The authorization to levy the special assessment shall be for the life of the District. The properties located in the district that will receive special benefit from the services and/or projects are set forth below (each individually being a "Lot," and collectively, "Lots):

1. Common Address
2. Parcel Number
3. Legal Description

Real Property within the Boundaries of the South Grand Community Improvement District to be Benefited by the District:

The Common Address, Block Number, Parcel Number, Parcel ID Number, and Assessed Value of each Parcel

Summary
Board Bill Number 164
Introduced by Alderwoman Laura Keys
February 13, 2026

Pursuant to **Ordinance 68937**, the bill authorizes the honorary street name “Ethel White Way,” which shall begin at the intersection of St. Alphonsus Street and Windsor Place and run east on St. Alphonsus Street to the intersection of St. Alphonsus Street and the north / south alley between Windsor Place and Finney Avenue.

BOARD BILL NUMBER 164 INTRODUCED BY ALDERWOMAN LAURA KEYS

An Ordinance authorizing the honorary street name “Ethel White Way” pursuant to **Ordinance Number 68937**, which shall begin at the intersection of St. Alphonsus Street and Windsor Place and run east on St. Alphonsus Street to the intersection of St. Alphonsus Street and the north / south alley between Windsor Place and Finney Avenue.

WHEREAS, Ms. Ethel White grew up in the area and went on to become a teacher in the St. Louis public schools; and

WHEREAS, Ms. Ethel White later relocated to California where she continued to teach and impact the lives of young children; and

WHEREAS, Ms. Ethel White was a voracious reader and avid writer who shared her commitment to education and love of learning through her writing and community service; and

WHEREAS, while in the process of writing a book based on her life’s journey - “Highest of Heights, How I found the World, a True Story – Ms. Ethel White sadly passed away on March 19th, 2025, after a prolonged illness, and her book was completed by her brother ; and

WHEREAS, it is for the forgoing reasons that the honorary street naming. “Ethel White Way,” is a fitting and deserved honor.

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

SECTION ONE. The honorary street name “Ethel White Way” shall begin at the intersection of St. Alphonsus Street and Windsor Place and run east on St. Alphonsus Street to the intersection of St. Alphonsus Street and the north / south alley between Windsor Place and Finney Avenue.

SECTION TWO. Pursuant to **Ordinance Number 68937**, at least sixty percent of all registered voters and / or persons owning a business on St. Alphonsus Street between the intersection of St. Alphonsus Street and Windsor Place and St. Alphonsus Street and the north / south alley between Windsor Place and Finney Avenue have signed a petition in support of this honorary street name.

SECTION THREE. Upon receipt of payment for manufacturing and installing the honorary street signs, the Director of Streets shall install the honorary the street signs, “Ethew White Way” at the intersections of St. Alphonsus Street and Windsor Place.

Summary
Board Bill Number 165
Introduced by Alderman Rasheen Aldridge Jr.
February 13, 2026

An Ordinance to allow for a partial upfront payment of qualifying expenses from qualifying organizations who are under contract with the City of St. Louis in to provide the City of St. Louis a product or service.

BOARD BILL NUMBER 165 INTRODUCED BY ALDERMAN ALDRIDGE

An Ordinance to allow for a partial upfront payment of qualifying expenses from qualifying organizations who are under contract with the City of St. Louis in to provide the City of St. Louis a product or service.

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

SECTION ONE. <u>Definition</u>**.**

Advance Payment, means a payment made by the City to a Contract Recipient or directly to a vendor prior to the incurrence or submission of expenses, for Qualifying Expenses approved under this Ordinance.

Advance Payment Authorizer, means the Director, Executive, or their documented designees, of the various departments, divisions, or offices of the City who have, as a part of their regular job duty, the ability to authorize the approvals related to City Contracts.

Advance Payment Fund, means the fund utilized in this Ordinance by the Advance Payment Authorizer wherein the Advance Payment Authorizer has the authority to withdraw money from for the execution of the Contract.

Assessment, means the Comptroller's Comprehensive Risk Analysis Assessment hereto attached as **EXHIBIT A** and further outlined in Section 13.

City, means the political subdivision of the State of Missouri known as the City of St. Louis, or depending on context, a municipal staffer, or a municipally elected official, acting within their regular roles, regular responsibilities, or regular powers of their job or office.

Comptroller's Comprehensive Risk Analysis Assessment, means the document, hereto attached as **Exhibit A** which shall be held in the Comptroller's office and which may be further updated in accordance with Section 13 of this Ordinance.

Contract, means a contract duly awarded by the City in accordance with the rules and regulations for the award of contracts then in place.

Contract Recipient, means a Small or Medium-Sized Organization awarded a Contract.

Qualifying Expense, means an expense that is preapproved by the Advance Payment Authorizer, that is required to fulfill the Contract, and that is covered under one of the delineated categories outlined in Section 3 Subsection B, C, or D.

Small or Medium-Sized Organization, means an organization with an annual operating budget of less than $5,000,000 as demonstrated in its most recent audited financial statements or IRS Form 990.

Tier 1 Expense, means the lowest-risk expense categories eligible for Advance Payment as defined in Section 3 Subsection B.

Tier 2 Expense, means moderate-risk expense categories eligible for Advance Payment as defined in Section 3 Subsection C.

Tier 3 Expense, means higher-risk expense categories eligible for Advance Payment as defined in Section 3 Subsection D.

SECTION TWO. Establishing the Advance Payment Fund.

The Advance Payment Authorizer is hereby authorized to make, negotiate, and execute all Advance Payment Contracts on behalf of the City to distribute such funds to the qualifying Small or Medium-Sized Organization in accordance with this Ordinance. All Contract agreements shall be subject to applicable City ordinances, policies, and procedures governing City Contracts.

SECTION THREE. Qualifying expenses and payment tiers.

Subsection A. General Eligibility.

To qualify for Advance Payment under this Ordinance, each unique expense must:

1. Be directly related to and necessary for the execution of the Contract; and
2. Fall within one of the expense categories listed in Section 3 Subsection B, C, or D; and
3. Meet all documentation requirements specified in Section 4; and
4. Comply with all applicable City procurement and contracting policies; and
5. Have the advance payment application be approved by the Advance Payment Authorizer; and

Subsection B. Tier 1 Expenses.

The following expense categories are designated as Tier 1 Expenses eligible for an Advance Payment of up to 2 months costs and the security deposit:

Clause 1. Rent Payments.

Monthly rent payments for dedicated program space under a written lease agreement, provided that:

a. The lease specifically identifies the premises used for Contract activities.

Clause 2. Utilities.

Charges for electricity, gas, water, sewer, and internet service for dedicated program space, provided that:

a. Utility accounts are in the name of the Contract Recipient; and
b. Service addresses correspond to the dedicated program space; and
c. The City pre-approves the utility providers and estimated monthly costs using a yearly average when available.

Subsection C. Tier 2 Expenses.

The following expense categories are designated as Tier 2 Expenses eligible for an Advance Payment up to 50% of the agreed upon costs:

Clause 1. Payroll for Dedicated Staff.

Salaries and wages for specifically designated employees working on the Contract, provided that:

a. Each employee is identified by name and position in the approved budget; and

b. The Contract Recipient provides evidence of professional qualifications where required by the Advance Payment Authorizer; and

c. Payroll is processed through a licensed payroll service or documented payroll system; and

d. The Contract Recipient maintains time records documenting hours worked on the Contract; and

e. The Contract Recipient provides quarterly payroll reports in the form of IRS Form 941, or Form 941's alternative depending on the relevant IRS exceptions, and documentation of tax payment deposits.

Clause 2. Licensed Professional Services.

Contracted services from licensed professionals including therapists, counselors, social workers, teachers, medical professionals, and similar credentialed service providers, provided that:

a. The professional possesses current, valid licensure in the relevant field; and

b. A written service agreement specifies the scope, rate, and schedule of services; and

c. The City pre-approves the service provider and contract terms; and

d. The Contract Recipient maintains service logs and attendance records.

Subsection D. Tier 3 Expenses.

The following expense categories are designated as Tier 3 Expenses eligible for an Advance Payment up to 25% of the costs:

Clause 1. Equipment and Technology.

Purchase of equipment, technology, furniture, or other capital items directly necessary for program operations, provided that:

a. Items are specifically identified in the approved budget with estimated costs; and

b. The City pre-approves all purchases; and

c. The Contract Recipient provides delivery confirmation, photos, and inventory documentation; and

d. Equipment remains in service for the program throughout the contract period or as otherwise specified in the Contract.

Clause 2. Pre-Approved Supplies and Materials.

Recurring supplies and materials necessary for direct service delivery, provided that:

a. Supply categories and estimated costs are identified in the approved budget; and

b. Individual purchase orders do not exceed pre-approved amounts without City authorization; and

c. The Contract Recipient maintains purchase records and delivery documentation; and

d. Payment is made directly to vendors or through a City-approved procurement process.

Subsection E. Double Dipping.

For the duration of the Contract, the Small or Medium-Sized Organization shall be prohibited from receiving Advance Payment for more than one Tier as outlined in Section 3 Subsections B, C, or D. Section 3, Subsection E does not prohibit a Small or Medium-Sized Organization from receiving multiple Contracts that each receive an Advance Payment from separate Tiers.

Subsection F. Prohibitions.

Notwithstanding any other provision of this Ordinance, in no event shall expenditures on any of the following constitute a Qualifying Expense:

1. Lobbying; or
2. Fundraising; or
3. Alcohol or other inebriating substances; or
4. Capital campaigns.
5. Anything not enumerated in Section 3 Subsections B, C, D, and also not stated as a prohibited item in Section 3 Subsection F, Clause 1, 2, 3, or 4 shall be conditionally prohibited. Conditional prohibition may be overturned by the Board of Estimate and Apportionment, who, when giving approval shall

determine if the expense qualifies and the terms and conditions of the Advance Payment should it qualify as an expense payable through the Contract.

Subsection G. Ceiling for Advance Payments.

A. A Small or Medium-Sized Organization shall not receive Advance Payments, as outlined in this Ordinance, that totals more than five hundred thousand dollars ($500,000) in any consecutive twelve (12) month period regardless of the number of Contracts they hold with the City.

B. A Small or Medium-Sized Organization shall not receive Advance Payments, as outlined in this Ordinance, that total more than 30% of that Contract.

SECTION FOUR. Application.

Contract Recipients seeking Advance Payment of Qualifying Expenses for a Contract shall submit alongside the required documentation for the Contract, an application to the Advance Payment Authorizer for Advance Payments. An Advance Payment Application may be submitted prior to the Contract being awarded, after the Contract has been awarded, or during the execution of the Contract. The Advance Payment application shall include:

A. A detailed budget breakdown identifying each Qualifying Expense by tier; and

B. The most recent audited financial statements or IRS Form 990 of the Contract Recipient; and

C. A cash flow projection demonstrating the financial need for advance payment; and

D. A signed certification by an authorized officer of the Contract Recipient attesting to the accuracy of the application and agreeing to all terms and conditions of this Ordinance; and

E. Proof of the current tax-exempt status from the IRS if the Small or Medium-Sized Organization is a nonprofit; and

F. Proof of being fully paid with all taxes owed on the city, state, and federal government, or a payment plan that has been fully agreed to by the aforementioned applicable bodies; and

G. Proof of the Contract, including all official documents provided within, including but not limited to the Contract and the qualifying expenses as approved by the Advance Payment Authorizer; and

H. Documentation of the identity, and contact info, of all beneficial owners holding 25 percent or greater ownership interest, or if none hold 25 percent or more, then documentation of the ownership structure identifying the natural persons exercising control and their contact info; and

I. Complete and submit the Comptroller's Comprehensive Risk Analysis Assessment.

SECTION FIVE. Approval Process.

The Advance Payment Authorizer shall:

A. Review the Advance Payment Application promptly following receipt of the Contract proposal; and

B. Verify the eligibility of proposed Qualifying Expenses; and

C. Assess the reasonableness of costs; and

D. Verify the entity qualifies as a Small or Medium-Sized Organization; and

E. Use the Comptroller's Comprehensive Risk Analysis Assessment to inform their decision; and

F. Approve, conditionally approve, or deny the application, in writing; and

G. If approved, establish an advance payment schedule specifying amounts, timing, and conditions of the Advance Payments; or

H. If conditionally approved, establish the stipulations needed to be resolved before Advance Payments can be made; or

I. If denied, send the stated reasons why.

The Advance Payment Authorizer shall not be compelled to enter into the Advance Payment program or approve an advance payment application just because the Small or Medium-Sized Organization otherwise qualifies or otherwise submitted an application in accordance to the requirements outlined in this Ordinance. The Advance Payment Authorizer shall take a wholistic approach to approving advance payment applications which may include ensuring applications are spread across the city, spread across markets, and spread across demographics both in who is served and who is given the Advance Payments. The Advance Payment Authorizer shall not approve the application of an organization that is larger than a Small or Medium-Sized Organization. The Advance Payment Authorizer shall not approve an advance payment application from any of the following Small or Medium-Sized Organizations:

J. Entities that fail to disclose the identification of, and communication info with, all beneficial owners holding 25 percent or greater ownership interest; or

K. entities whose ownership structure prevents identification of, and communication info with, the natural persons exercising control of the entity.

SECTION SIX. Ongoing Reporting.

Contract Recipients receiving Advance Payments shall submit progress reports to the Advance Payment Authorizer at intervals determined by the Advance Payment Authorizer based on the Contract duration and complexity. The Advance Payment Authorizer shall establish the reporting schedule in the advance payment schedule and may require monthly, quarterly, semi-annual, or other appropriate reporting frequencies. Each progress report shall include at a minimum, for all qualifying expenses:

A. **Summary and Reconciliation:**

1. A summary of all Advance Payments received during the reporting period; and
2. A comparison of budgeted versus actual expenses for each Qualifying Expense category; and
3. An explanation of any material variances from the approved budget; and
4. Updated cash flow projections for the remainder of the contract period; and
5. Supplemental info, per expense, as outlined in Subsection B, C, and D.

B. **Tier 1 Expense Documentation:**

1. Copies of payment confirmations showing payment to landlords and utility companies; and
2. Landlord certification of rent payment and continued occupancy; and
3. Utility bills showing service and charges; and
4. Insurance certificates confirming active coverage.

C. **Tier 2 Expense Documentation:**

1. Timesheets or time records for dedicated staff; and
2. Service logs and attendance records for professional service providers; and
3. Payroll registers showing gross pay, deductions, and net pay; and
4. Copies of payroll tax filings Form 941 and documentation of tax deposits; and
5. Proof of payment to professional service providers.

D. **Tier 3 Expense Documentation:**

1. Delivery receipts or confirmations for any equipment or supplies received during the reporting period; and
2. Photographs of delivered equipment or supplies showing serial numbers and condition; and
3. Updated equipment inventory list; and
4. Documentation of continued use in program operations; and
5. Supply usage logs.

SECTION SEVEN. Final Report.

Within 30 days of the contract being completed, the Contract Recipient shall submit a final report that includes:

A. A complete accounting of all advance payments received and all expenses incurred over the entire contract period; and

B. Final supporting documentation for all expense categories, including:

1. Reconciliation of all advance payments with actual expenses incurred; and
2. When applicable, a W-2 form for each dedicated staff; and
3. When applicable, a W-9 and 1099 forms for professional service contractor; and
4. Final equipment condition report and inventory.

C. Calculation of any amounts due to, or from, the City; and

D. Final certification of compliance with all contract requirements.

SECTION EIGHT. Compliance, Monitoring, and Enforcement.

The City maintains the right to conduct compliance reviews for contracts receiving Advance Payments. If the City determines that a Contract Recipient has failed to comply with the requirements of this Ordinance, or any other applicable City Ordinance, the Advance Payment Authorizer may:

A. Suspend future advance payments pending corrective action; and
B. Require immediate documentation or explanation of deficiencies; and
C. Convert future payments to reimbursement-only basis; and
D. Demand immediate return of unspent Advance Payments; and
E. Initiate recovery proceedings under Section 9; and
F. Terminate the Contract in accordance with contract terms;
G. Declare the Contract Recipient ineligible for future Advance Payments or City contracts.

If the City determines that a Contract Recipient has failed to comply with the requirements of this Ordinance, or any other applicable City Ordinance, to the extent that the City determines that the noncompliance was minor in the effect that it does not indicate fraud or material misuse of funds, the Advance Payment Authorizer shall ignore Subsection A – G of this Section and shall do the following:

H. Provide written notice to the Contract Recipient identifying the deficiency, noncompliance, or wrongdoing; and
I. Allow a reasonable period of at least 30 days, or longer as deemed fit by the Advance Payment Authorizer, to rectify the problem; and
J. Provide technical assistance to help the Contract Recipient achieve compliance; and

K. Pause the Advance Payment schedule if the time in Subsection I has passed without adequate resolve.

SECTION NINE. Recovery and Clawback.

The Contract Recipient shall immediately return to the City all funds from an Advance Payment that:

A. Were not used for the designated Qualifying Expense; or

B. Exceeded actual expenses incurred; or

C. Were obtained through misrepresentation or fraud; or

D. Relate to contract deliverables that were not completed; or

E. Remain unspent upon contract termination or expiration.

Amounts not returned within 30 calendar days of the City's written demand shall accrue interest at the maximum rate permitted by State law as well as the maximum fines permitted by state law.

SECTION TEN. Annual Reporting.

At the start of every calendar year, submitted no later than April 1st of the calendar year, each Advance Payment Authorizer who entered into the program outlined in this Ordinance shall submit to the Clerk of the Board of Aldermen a report that includes the impact of the advance payment program. The report at a minimum shall include:

A. The number of Contract Recipients who applied; and

B. The number of Contract Recipients who were denied; and

C. The neighborhood and Ward of each Contract Recipient; and

D. The number of expenses, delineated by the Tier, for the Contract Recipients that were denied; and

E. The number of expenses, delineated by the Tier, for the Contract Recipients that were approved; and

F. A summary of the top 5 reasons Contract Recipients were denied.

SECTION ELEVEN. Broadcasting.

The advance payment program shall be broadcasted in the following ways by using a font that is as easily read as Times New Roman, black color on a white background, and a minimum of size 12 font:

A. On the cover page of each document soliciting a contractor or supplier (including without limitation a Bid, RFP, RFQ, RFI, and/or NOFA) for which the Advance Payment Authorizer has determined an Advance Payment may be permitted and appropriate, by stating: "Certain expenses that are required to fulfill this contract may be eligible to be paid upfront. Refer to Ordinance ##### for further info." Where the aforementioned "#####" shall be the Ordinance number as provided by the Registrar's office.

B. On the procurement website titled "Active City RFPs, RFQs, RFIs, and Bids", or its successor, as detailed below:

1. Under "Quotes and Bids" and before "Bid Opening Notice" state the following:

    a. "Certain expenses to fulfill certain of these bids may be eligible to be paid by the city upfront. Reach out to the Supply Division, or read Ordinance ##### for further info." Where the aforementioned "#####" shall be the Ordinance number as provided by the Registrar's office.

2. Under “All Active RFPs, RFQs, and RFIs” and before “Other Bid Links” state the following:
    a. “Certain expenses to fulfill certain of these requests may be eligible to be reimbursed by the city upfront. Reach out to the department awarding this contract, or read Ordinance ##### for further info.” Where the aforementioned “#####” shall be the Ordinance number as provided by the Registrar’s office.

SECTION TWELVE. Non-Exclusive Remedy.

The remedies, fines, and procedures provided under this Ordinance are cumulative and are not intended to be exclusive of any other available remedies, penalties, and procedures established by law which may be pursued to address violations of this chapter.

SECTION THIRTEEN. Comptroller’s Comprehensive Risk Analysis Assessment.

The Comptroller’s Comprehensive Risk Analysis Assessment, attached hereto as **Exhibit A**, can be amended by the Comptroller, or one of their documented designees, so long as the following requirements are met:

A. The amendments to the questions, sections, or requirements are distributed to the Advance Payment Authorizer reasonably in advance of the posting of the Contract.

SECTION FOURTEEN. Mandated Reporting.

A. When any City employee, Contract Recipient, or elected officer has reasonable cause to suspect, or cause to know, that circumstances which would reasonably result in violations of Section 3 Subsection F or which would reasonably align with the fraud as outlined in Section 8, that person shall immediately report to the Comptroller, The Director of Personnel, and The City Counselor.

B. If two or more City employees, Contract Recipients, or elected officers, who are employed in the same department or under the same Contract, have knowledge of a known or suspected instance of fraud as outlined in Section 13 Subsection A, a single report may be made by a designated member of the team. Any of the team members who has knowledge that the member designated to report has failed to do so shall thereafter immediately make the report. Nothing in this Subsection is meant to preclude any person from reporting fraud on their own accord.

C. The reporting requirements under this Section are individual, and no supervisor or administrator may impede or inhibit any reporting under this Section. No person making a report under this Section shall be subject to any sanction, including any adverse employment action, for making such report. Every employer shall ensure that any employee required to report pursuant to Section 13 Subsection A of this section has immediate and unrestricted access to communications technology necessary to make an immediate report and is temporarily relieved of other work duties for such time as is required to make any report required under Section 13 Subsection A of this Ordinance.

D. In addition to those persons and officials required to report actual or suspected fraud, any person may report in accordance with this Section.

E. Any person may also report the suspicion of fraud to any law enforcement agency and receive the same protections under this Section. Such report shall not, however, take the place of reporting to The Comptroller, The Director of Personnel, and The City Counselor.

F. Any violations of this Section by a Contract Recipient or any of their employees shall include any and all remedies outlined in Section 8 until satisfactorily resolved by the City.

G. Any violation of this Section by a City employee shall be resolved, primarily by the Civil Service Commission, and secondarily by the Appointing Authority if the employee is not covered under the Civil Service Commission.

SECTION FIFTEEN. Delivery of Ordinance.

The Clerk of the Board of Aldermen within the City, or their documented designee, is hereby authorized to deliver a duly executed copy of this Ordinance to the Directors, or Executives, of the City Departments, together with any other relevant documents the Clerk sees fit in order to educate these aforementioned individuals on the advance payment program and its requirements as outlined within this Ordinance.

BOARD BILL NUMBER 166 INTRODUCED BY ALDERMAN ALDRIDGE

An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the Cass Avenue and I-44 Area ("Area") in the City of St. Louis (“City’) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available up to 25 year tax abatement (10 years based on 90% of the assessed value of the incremental improvements, followed by 15 years based on 50% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen; and pledging cooperation of the Board of Aldermen.

WHEREAS, the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors in the Area, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use, said Area being more fully described in **Attachment "A"**; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project (“Project”) under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the Cass Avenue and I-44 Area," dated September 23, 2025 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

WHEREAS, under the provisions of the Statute it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of the Project, including those relating to prohibitions against discrimination because of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein, known as the Cass Avenue and I-44 Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated September 23, 2025, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the LCRA may not acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority-Owned Business Enterprises ("MBEs") and Women-Owned Business Enterprises ("WBEs") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;

(d) To adhere to the requirements of Ordinance Nos. 69427, 70767, 71094, and 71962 and Executive Order 91, as may be amended or supplemented, pertaining to MBE and WBE participation, workforce participation, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project and are not otherwise prohibited by federal anti-discrimination law;

(e) To comply with the requirements of Ordinance 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

The Redeveloper(s) may seek up to ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and

During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount up to ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the City Code, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than twenty-five (25) years thereafter (the "Chapter 353 Tax Abatement Period"), provided, however, that:

PILOTs will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section 353.110, RSMo) equals at least:

For years one through ten of the Chapter 353 Tax Abatement period, at least:

One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation's acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus

ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.

For years eleven through twenty-five of the Chapter 353 Tax Abatement period, not to exceed fifty percent (50%) of the ad valorem real estate taxes that would be due if there were no tax abatement.

Pursuant to Section 71.801, RSMo., all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty-five (25) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond twenty-five (25) years after any urban redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Summary
Board Bill Number 167
Introduced by Alderman Rasheen Aldridge
February 13, 2026

An ordinance **amending** ordinance number 68481 to create a limited exemption for convention facilities within the City of St. Louis for certain private events or trade shows. The exemption applies only under specified circumstances and is intended to allow flexibility for convention-related activities while maintaining the overall purpose and enforceability of existing regulations; including a severability clause.

BOARD BILL NUMBER 167 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
CO-SPONSORS: ALDERWOMAN JAMI COX ANTWI

An ordinance **amending** ordinance number 68481 to create a limited exemption for convention facilities within the City of St. Louis for certain private events or trade shows. The exemption applies only under specified circumstances and is intended to allow flexibility for convention-related activities while maintaining the overall purpose and enforceability of existing regulations; including a severability clause.

SECTION ONE. Section Seven of Ordinance 68481 is hereby amended to read as follows:

SECTION SEVEN. Where Smoking Not Regulated

Notwithstanding any other provision of this Ordinance to the contrary, the following areas shall be exempt from the provisions of Sections Four and Five:

1. Private residences, except when used as a licensed childcare, licensed adult day care, or licensed health care facility.

2. Not more than twenty percent (20%) of hotel and motel rooms rented to guests and designated as smoking rooms. All smoking rooms on the same floor must be contiguous and smoke from these rooms must not infiltrate into areas where smoking is prohibited under the provisions of this Ordinance. The status of rooms as smoking or nonsmoking may not be changed, except to add additional nonsmoking rooms.

3. Private clubs that have no employees, except when being used for a function to which the general public is invited; provided that smoke from such clubs does not infiltrate into areas where smoking is prohibited under the provisions of this Ordinance. This exemption shall not apply to any organization that is established for the purpose of avoiding compliance with this Ordinance.

4. Outdoor areas of places of employment.

5. Tobacco retail stores as defined by this Ordinance.

6. Casino gaming areas as defined by this Ordinance.

7. Bars in existence on the effective date of this ordinance in which only persons aged twenty one (21) years old or older are permitted to enter the premises, the square footage of the entire floor area of the level of the building on which the bar establishment is located is two thousand (2000) square feet or less. The square footage shall not include kitchen areas, storage areas and bathrooms. The bar shall prominently display outside of the premises at each entrance and above the bar the following sign in lettering that is black bold Arial font at (ninety-eight) 98 point size: "WARNING : SMOKING ALLOWED HERE". This exemption for bars shall expire five (5) years after the effective date of this ordinance.

8. A Convention Facility as defined by this ordinance, located within the City of St. Louis may host a time-limited, private and ticketed, specialized convention involving on-site smoking activities only upon satisfaction of all requirements set forth in this subsection. Such exemption shall apply solely to the duration of the permitted private event and or trade show and shall not constitute a permanent exemption from the requirements of this ordinance.

The exemption may be granted only if the Convention Facility demonstrates compliance with the following smoke mitigation measures:

> **a. Installation and operation of a temporary or permanent ventilation and air filtration system designed to capture and exhaust tobacco smoke, including but not limited to HEPA filtration and negative air pressure systems;**

> **b. Physical separation of smoking-permitted areas from non-smoking areas by fully enclosed barriers;**

c. Posting of clear signage notifying attendees and workers of smoking-permitted areas;

d. Implementation of worker protection measures, including the right of employees to opt out of assignment to smoking-permitted areas without penalty.

SECTION TWO. Severability Clause

The provisions of this ordinance shall be severable. In the event that any provision of this ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, the void provision that it cannot be presumed that the Board of Aldermen would have enacted the valid provisions without the void ones or unless the Court finds that the valid provisions, standing alone, are incomplete and incapable of being executed in accordance with the legislative intent. .

Summary
Board Bill Number 168
Introduced by Alderman Rasheen Aldridge
February 13, 2026

This Board Bill approves a petition to amend the boundaries of the existing Soccer Stadium Community Improvement District (the "District") to conform with the current platting of the area. The District was originally formed in 2020 by Ordinance No. 71185. Property within the District was replatted after the District was originally formed to accommodate the development of the soccer stadium and related parking, practice and team facilities. If this Board Bill is approved, certain excess property resulting the relocation of public rights-of-way associated with the construction of the soccer stadium will be removed from the District and certain property included in the footprint of the soccer stadium will be added to the District.

BOARD BILL NUMBER 168 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE

An Ordinance approving the Petition Amending the Boundaries of the Soccer Stadium Community Improvement District; making certain findings relating thereto, including that the redevelopment area described therein is a blighted area; and authorizing and directing the taking of other actions and approval and execution of other documents as are necessary or desirable to carry out and comply with the intent hereof.

WHEREAS, on July 8, 2020, the Board of Aldermen approved Ordinance No. 71185, which, among other things, (a) approved the Petition for the Creation of the Soccer Stadium Community Development District (the "Original Petition") and (b) established the Soccer Stadium Community Improvement District (the "District"); and

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act") authorize the governing body of any municipality, upon a proper petition requesting the expansion and after a public hearing, to adopt an ordinance expanding the property within a community improvement district; and

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act") authorize the governing body of any municipality, upon a written notice requesting the reduction and after a public hearing, to adopt an ordinance reducing the property within community improvement district; and

WHEREAS, the Petition Amending the Boundaries of the Soccer Stadium Community Improvement District attached hereto as Exhibit A (the "Petition") has been submitted to the City; and

WHEREAS, the Petition proposes to remove certain property from the District and add other Property to the District, as appropriate to conform to the current platting of property within the District; and

WHEREAS, the District consents to the addition and removal of real property to and from the District; and

WHEREAS, the District found that it can meet its obligations without the revenues generated by or on the real property proposed to be removed; and

WHEREAS, the City Register reviewed the Petition and determined that it complies with the CID Act; and

WHEREAS, a duly-noticed public hearing was held and conducted in accordance with the CID Act on January __, 2026, at which all persons interested in the expansion and reduction of the District were allowed an opportunity to speak; and

WHEREAS, the Board of Aldermen finds that the adoption of this Ordinance is in the best interest of the City and that the owners of the real property within the District.

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

SECTION ONE. The Petition is hereby approved. The District shall include the contiguous tracts of real estate described in Exhibit A of the Petition (the "Amended District Area").

SECTION TWO. The City shall, and the officials, agents and employees of the City are hereby authorized 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. The Mayor and the Comptroller are hereby authorized, through the term of the District, to execute all documents or take any other actions on behalf of the City as may be required to carry out and comply with the intent of this Ordinance.

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

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

EXHIBIT A

PETITION AMENDING THE BOUNDARIES OF THE SOCCER STADIUM COMMUNITY IMPROVEMENT DISTRICT

Summary
Board Bill Number 169
Sponsored by Alderwoman Keys
Date: February 13, 2026

This Board Bill seeks to amend Ordinance #71830 effective June 1, 2024. This Board Bill will allow for up to a ten (10) years of tax abatement based on 90% of the assessed value of incremental improvements to encourage development of a Kimpton Hotel.

BOARD BILL NUMBER 169 INTRODUCED BY ALDERWOMAN LAURA KEYS

An ordinance amending Ordinance #71830 effective June 1, 2024 (Exhibit 1 attached) by modifying the terms of real estate tax abatement.

WHEREAS, Ordinance #71830 approved an amended Redevelopment Plan for the 2601 Market St. Redevelopment Area ("Area") after affirming that the Area was blighted by Ordinance #71830 as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 inclusive).

WHEREAS, Ordinance #71830 and Section F of the 2601 Market St. Redevelopment Plan, ("Plan"), provide for a ten (10) year tax abatement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOW:

SECTION ONE. Section Fourteen of Ordinance #71830 and Section F of the Plan for the Area shall be deleted and replaced with the following:

Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes (“PILOTs”) as follows:

During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and

During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount equal to ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

SECTION TWO. All other sections of Ordinance #71830 and all other sections of the Plan shall remain the same as approved effective June 1, 2024.

ORDINANCE 71830

BOARD BILL NUMBER 197 INTRODUCED BY ALDERWOMAN LAURA KEYS

An ordinance approving a Redevelopment Plan dated November 14, 2023 (“Plan”) for the 2601 Market St. Area ("Area") in the City of St. Louis (“City’) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax abatement (10 years based on 75 percent of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen.

WHEREAS, the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factor in the Area, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use, said Area being more fully described in **Attachment "A"**; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project (“Project”) under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 2601 Market St. Area," dated November 14, 2023 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

WHEREAS, under the provisions of the Statute it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of the Project, including those relating to prohibitions against discrimination because of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein, known as the 2601 Market St. Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated November 14, 2023, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the LCRA may not acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;

(d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project

(e) To comply with the requirements of Ordinance 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one (51) percent ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one

(51) percent ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and

During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount equal to twenty-five percent (25 percent) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

ORDINANCE 71830

Board Bill Number 197
Attachment “A”

2601 Market St.
Redevelopment Area

Legal Description

CB 926 MARKET ST
2.808 ACRES
BNDRY ADJ PLAT OF PRT TRACT 20 & 21 OF
MILL CREEK VALLEY ADDN
NEW LOT B
Parcel: 0926-9-010.002

Board Bill Number 197
ATTACHMENT "B"
Form: 10/11/2023

BLIGHTING STUDY AND PLAN

FOR THE

2601 Market St. Redevelopment Area

PROJECT # 2466

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

November 14 , 2023

MAYOR
Tishaura O. Jones

BLIGHTING STUDY AND PLAN FOR
2601 Market St.
Redevelopment Area

PAGE

E X H I B I T S

"A"	DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
“F”	BLIGHTING REPORT
“G”	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 2601 Market St. Redevelopment Area ("Area") consists of land totaling approximately 2.8 acres in portions of the Midtown Neighborhood of the City of St. Louis ("City") and is located on the west side of Jefferson Ave. between Market St. and Olive St.

The property description of the Area is attached and labeled **Exhibit "A"**. The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 926. The Area consists of a vacant lot. The parcel by parcel physical conditions within the Area are shown on **Exhibit "B"** ("Project Area Plan-Existing Uses and Conditions") and enumerated in **Exhibit "F"** "Blighting Report".

Unemployment figures, computed by the St. Louis Fed, indicate a 3.2% unemployment rate for the City for the month of September 2023. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include a vacant lot.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on **Exhibit "B-2".**

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are commercial. Residential density for the surrounding neighborhood is approximately 6.53 persons per acre.

5. CURRENT ZONING

The Area is zoned "I"- Central Business District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The properties within the Area are unoccupied and in the conditions outlined in **Exhibit "F"**. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled **Exhibit "F"** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive commercial uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. This Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report **(Exhibit G**).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial uses permitted in zones designated "I"- Central Business District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall not be permitted to use the property within the Area for any of the following:

adult bookstores, X-rated movie houses, auto and truck dealers (new or used), truck or other equipment rentals requiring outside storage, free standing package liquor stores, check cashing centers.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain "I"- Central Business District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (as amended 2023).

Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

The implementation of this Plan is expected to result in 115 new jobs in the Area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required; however, should a zoning variance be needed to achieve this Plan, the Redeveloper(s) will have the responsibility to obtain the appropriate approvals.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

All Redeveloper(s) seeking real estate tax abatement pursuant under this Plan and those property owners only seeking a building permit for property in the Area are subject to the following urban design requirements and shall be responsible for obtaining a zoning variance should that be necessary to achieve these requirements:

a. OBJECTIVES

The Area shall be redeveloped such that it is an attractive commercial asset to the surrounding neighborhood and preserve opportunities to facilitate future transit and other multi-modal (e.g., greenway) access in the Area.

b. REGULATIONS

1.) **New construction including exterior materials** shall conform to the plans approved by the Preservation Board, or plans subsequently reviewed and approved by Cultural Resources Office staff and/or the Preservation Board.

c. LANDSCAPING

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, as determined by the Parks Department of the City depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. Existing, healthy trees and shrubs shall be retained, if feasible.

d. FENCING

New fencing shall be designed to conform with the designs approved by the Preservation Board, as referenced above. In no case shall the fencing have razor or brushed wire on top if it is visible from any street.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, unless a variance from these requirements is granted.

Surface parking shall be located primarily behind the newly constructed building. No surface parking space may be located within 5 feet of any public sidewalk. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area, to be reviewed and approved by LCRA staff.

11. <u>BUILDING, CONDITIONAL USE AND SIGN PERMITS</u>

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. <u>PUBLIC IMPROVEMENTS</u>

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When redeveloped in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

The implementation of this Plan shall take place in many phases initiated within approximately two (2) years the effective date of the ordinance approval of this Plan by ordinance and completed within approximately five (5) years of the effective date of the ordinance approval of of this Plan.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

D. EXECUTION OF PROJECT

1. <u>ADMINISTRATION AND FINANCING</u>

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by property owners including Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Property Acquisition Map, **Exhibit "D"** attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

All of the property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and
- During each year of the Tax Abatement Period, PILOTs shall equal:
    - In each of years one through ten of the Tax Abatement Period, an amount equal to twenty five percent (25%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the "Equal Opportunity and Nondiscrimination Guidelines" in **Exhibit "E",** attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan. Notwithstanding anything to the contrary contained herein, this plan shall not be terminated so long as any bonds issued under the Authority if this Plan are outstanding.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

2601 Market St.
Redevelopment Area

Legal Description

CB 926 MARKET ST
2.808 ACRES
BNDRY ADJ PLAT OF PRT TRACT 20 & 21 OF
MILL CREEK VALLEY ADDN
NEW LOT B
Parcel: 0926-9-010.002

Exhibit A

Exhibit B
Project Area Plan:
Existing Uses & Conditions

2601 Market St.

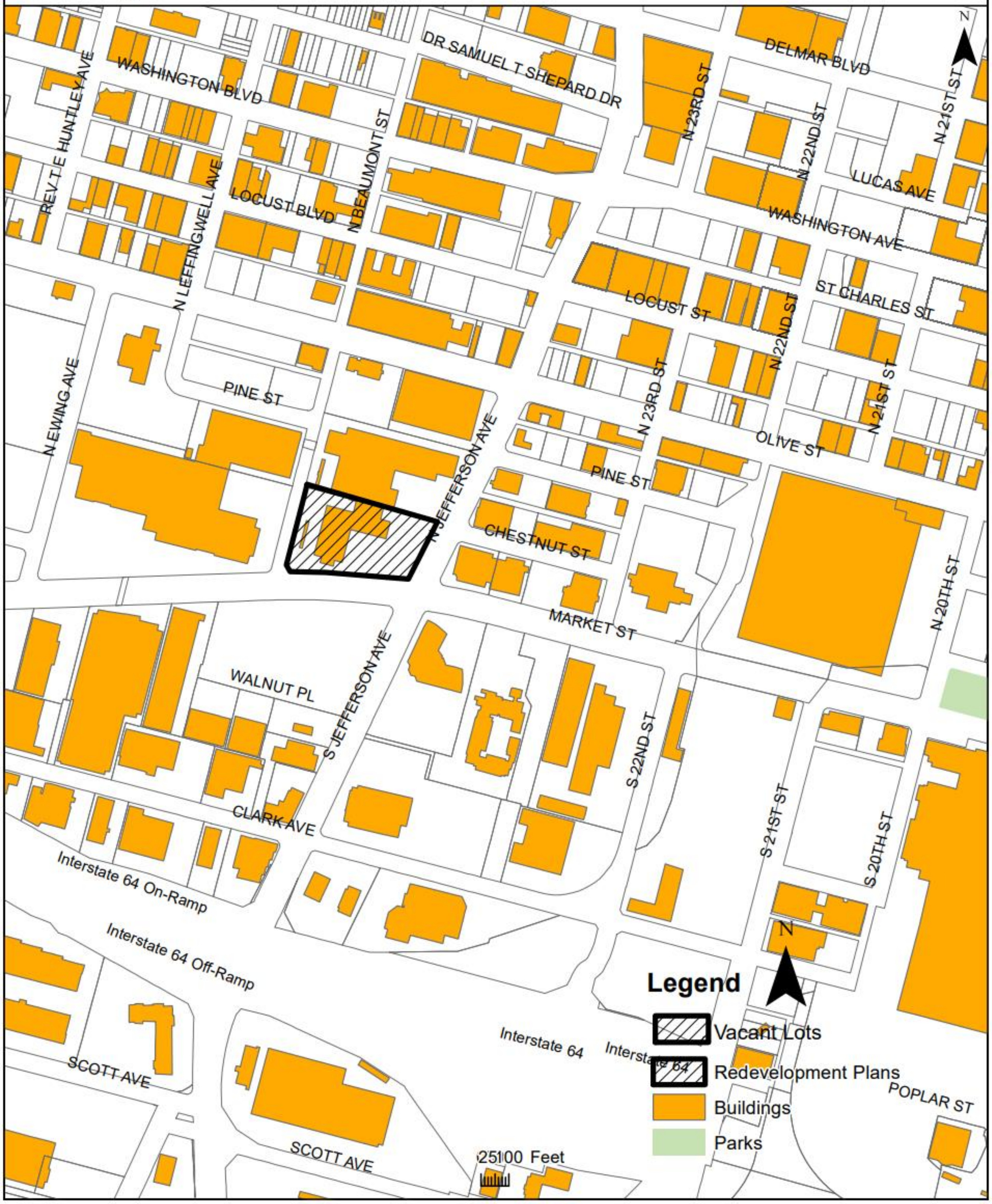


Exhibit B

Exhibit C
Project Area Plan:
Proposed Land Use

2601 Market St.

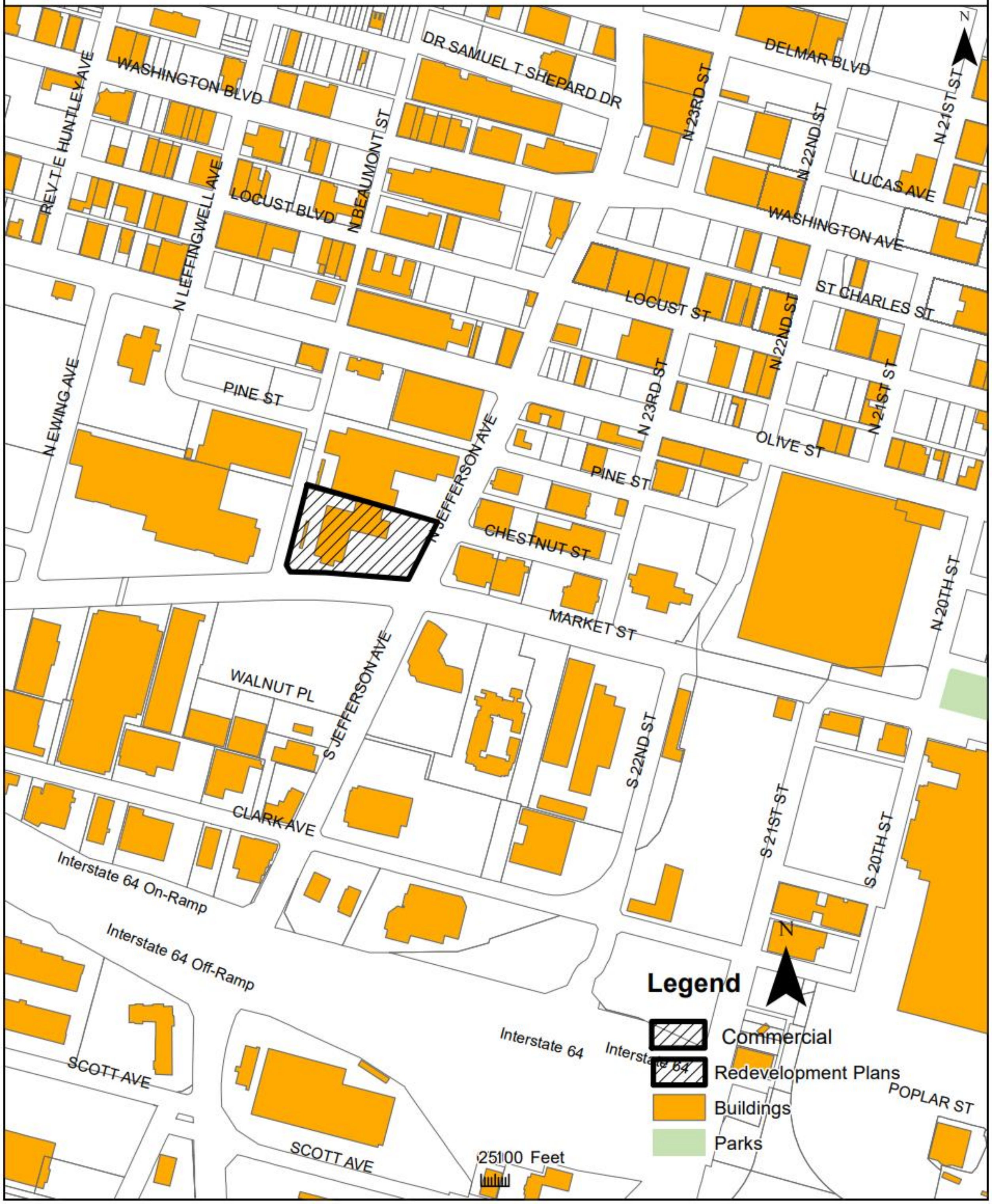


Exhibit C

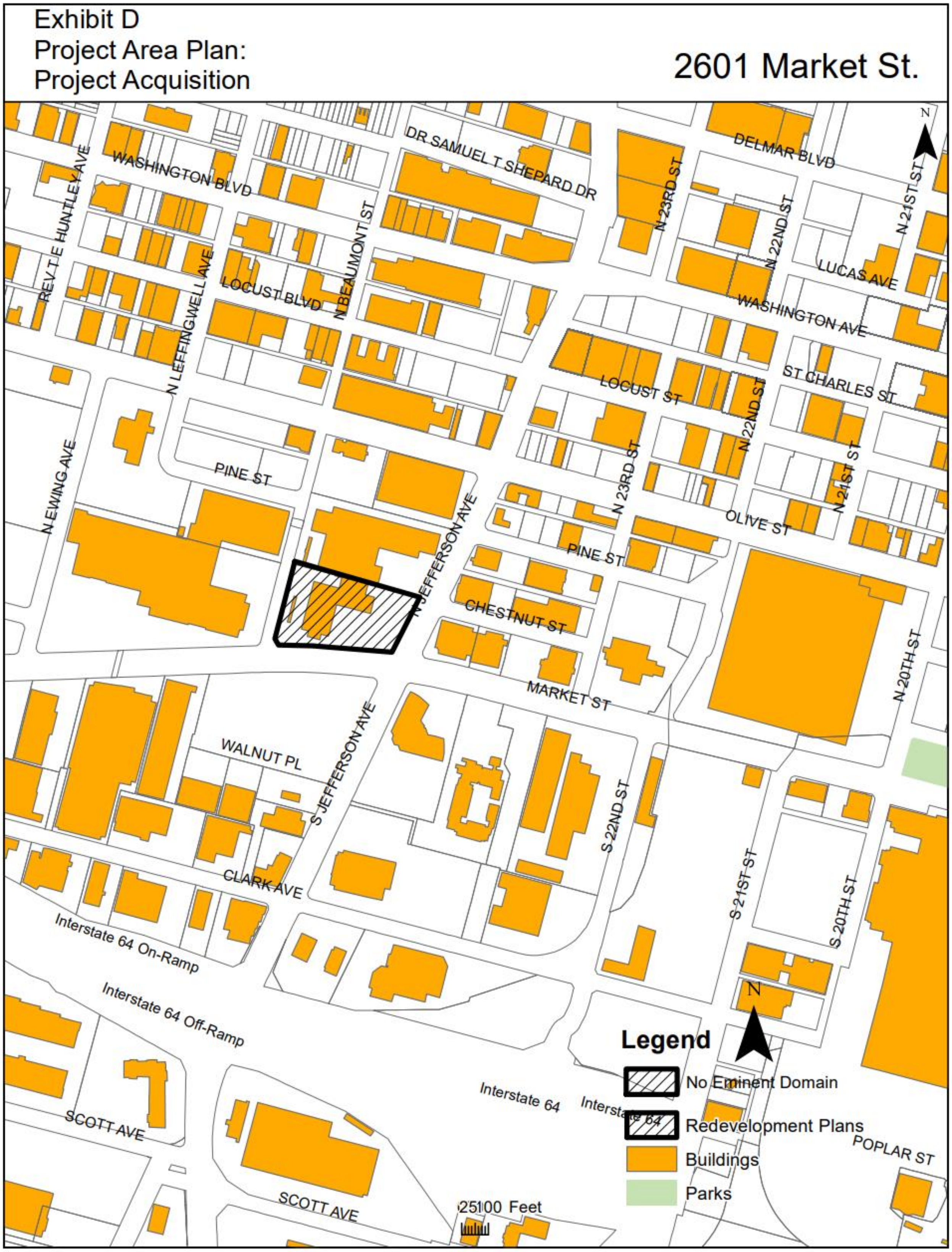


Exhibit D
Project Area Plan:
Project Acquisition
2601 Market St.
DR SAMUEL T SHEPARD DR
DELMAR BLVD
WASHINGTON BLVD
REV T E HUNTLEY AVE
N LEFFINGWELL AVE
N BEAUMONT ST
LOCUST BLVD
N 23RD ST
N 22ND ST
N 21ST ST
LUCAS AVE
WASHINGTON AVE
ST CHARLES ST
LOCUST ST
N EWING AVE
PINE ST
OLIVE ST
N JEFFERSON AVE
CHESTNUT ST
MARKET ST
N 20TH ST
WALNUT PL
S JEFFERSON AVE
S 22ND ST
S 21ST ST
S 20TH ST
CLARK AVE
Interstate 64 On-Ramp
Interstate 64 Off-Ramp
Interstate 64
SCOTT AVE
POPLAR ST
Legend
No Eminent Domain
Redevelopment Plans
Buildings
Parks
250 Feet

Exhibit D

EXHIBIT "E"
FORM: 05/01/20

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) 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.

The Redeveloper(s) shall fully comply with Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) 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 Redeveloper(s), its successors or assigns upon the basis of race, color, 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 Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

2601 Market St.
Redevelopment Area

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, insanitary or unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2016) as amended.

Subject Area is: X Vacant Land
☐Occupied Residential ☐ Occupied Commercial
☐Unoccupied Residential ☐ Unoccupied Commercial

Subject Area is: X Secured ☐ Unsecured

Does the Subject Area have insanitary or unsafe conditions? If yes, explain.

X Yes ☐ No

Vacant lots have been subject to illegal dumping.

Does the Subject Area have deterioration of site conditions? If yes, explain.

X Yes ☐ No

The site includes construction debris from the former office building, and a large volume of gravel and fill.

Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.

☐ Yes X No

Does the Subject Area retard the provision of housing accommodations? If yes, explain.

☐ Yes ☓ No

Does the Subject Area constitute an economic liability? If yes, explain.

☓ Yes ☐ No

Vacant lots severely reduce the income the city can capture from real estate taxes, personal property, sales, and income taxes.

Does the Subject Area constitute a social liability? If yes, explain.

☓ Yes ☐ No

The deteriorating conditions of portions of the lots makes the lots conducive to health and social issues. Vacant lots are more likely to be victims of dumping.

Is the Subject Area a menace to the public health, safety, or welfare in its present condition? If yes, explain.

☓ Yes ☐ No

The condition of portions of the lots creates a menace, the lots are more likely to be victims of dumping.

Is the Subject Area detrimental because of dilapidation, deterioration, age, or obsolescence? If yes, explain.

☐ Yes ☓ No

Broad market shifts have significantly reduced the demand for office space that previously occupied the site. A large vacant site at a high-traffic location negatively impacts the marketability of surrounding commercial uses and long-term vacancy may reduce property values.

Is the Subject Area detrimental because of lack of air sanitation/open space? If yes, explain.

☐ Yes X No

Is the Subject Area detrimental because of overcrowding of buildings or land? If yes, explain.

☐ Yes X No

EXHIBIT "G"

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

I. URBAN CHARACTER, VITALITY AND ECOLOGY		**Applicable**	**Not Applicable**
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people	X	
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

Exhibit G-2

End chronic Homelessness		X
Design buildings to encourage physical activity	X	
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development	X	
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives	X	
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates		X
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment	X	
Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.		

Exhibit G-3

DEVELOPMENT PROPOSAL REPORT

Kimpton and Staybridge Suites Hotels

2601 Market Street

ST. LOUIS DEVELOPMENT CORPORATION

DEVELOPMENT PROPOSAL REPORT
TABLE OF CONTENTS

SL
DC

PROJECT SUMMARY

Kimpton and Staybridge Suites Hotels

2601 Market Street

Ward 11

Total Costs

$126M

Real Estate Program

174 & 130-Room Hotels

Midas Hospitality is proposing the construction of two hotels at the intersection of Market Street and Jefferson Avenue on the former site of a portion of the Wells Fargo campus.

The project will consist of a Kimpton Hotel and adjacent Stabridge Suites that would include approximately 174 and 130 rooms, respectively. The Kimpton brand consists of a full-service, boutique-style hotel with a ground floor restaurant and bar. Kimpton was one of the largest boutique chains in the country before being acquired by IHG in 2014. Staybridge Suites is an extended-stay option generally targeting business travelers.

The site most recently included a roughly 20,000 square foot, six-story office building constructed in 1968. The property had been vacant for several years and was demolished in August 2023.

APPLICANT INFORMATION

Midas Enterprises

Background

Extensive Hotel Development and Management Experience

About Midas Enterprises

Founded in 2006 and headquartered in St. Louis County, Midas Enterprises is a fully integrated real estate enterprise with business units specializing in capital generation, construction, development and hospitality management. The company currently manages over $500 million in assets and private equity capital. Midas' affiliates include Midas Hospitality, Midas Construction, and Midas Capital. The company operates in 12 states with over 1,000 employees.

Their portfolio includes over 36 hotels across the United States, including three in the City of St. Louis: Aloft, Element, and Hotel Indigo. Hotel Indigo was acquired from the previous owners, while Aloft and Element were constructed by Midas.

MIDAS

APPLICANT INFORMATION

Selected Past Developments

Aloft by Marriott is a unique, high-tech hotel in St. Louis' Cortex Innovation District. Midas constructed this hotel in 2020. The development is located near the Cortex Metrolink station, Saint Louis University, City Foundry, and BJC Medical Center. Aloft offers its guests 129 hotel rooms, two meeting rooms, an onsite fitness center, a terrace, and an indoor pool.

Element by Westin is located in the Midtown neighborhood, across from City Foundry. This hotel features 153 pet-friendly, extended stay rooms equipped with kitchens. Midas invested $40 million into this sustainably constructed of hotel. The hotel offers an indoor pool and features a rooftop bar, UpBar.

Residence Inn by Marriott, a 170-room hotel in Clayton, MO, was completed in 2023. All hotel rooms on the property are equipped with kitchens. The Residence Inn is situated across from Shaw Park, and features a fitness center, meeting rooms, and multiple outdoor spaces.

TAX ABATEMENT PROCESS OVERVIEW

Green Street Real Estate Ventures submitted the application on behalf of Midas Hospitality for 400 South 14th Street to SLDC in March of 2023. The project was presented to the LCRA board in November of 2023 and the Redevelopment Plan and Blighting Study were approved. It will now be submitted to the Board of Aldermen with an associated Board Bill.

If the Board Bill is approved, tax abatement for the area included in the plan is authorized, but there are several more steps remaining before tax abatement is activated. The LCRA must advertise for developers for the area, and a redeveloper then must submit a proposal to redevelop all or a portion of the area. The LCRA must then designate a developer for the area and authorize entering into a redevelopment agreement with that redeveloper.

During construction/rehab, the redeveloper will have to follow all MWBE, workforce, prevailing wage guidelines and obligations within the redevelopment agreement. These requirements are monitored by the MWBE office at SLDC.

Once construction is completed to the standards that were proposed in the redevelopment agreement and the MWBE department has notified the Incentive department the developer has met the requirements, the department notifies the assessor to activate the abatement.

Application	LCRA Board	Board of Aldermen	Designate Developer	MWBE Compliance	Abatement Activation

COMMUNITY BENEFITS SCORECARD

Kimpton Hotel is a large investment that will create a significant number of jobs within the City's Employment District. This development will help support the planned NS-SS MetroLink investment and could provide employees with the option of commuting via public transit.

40	Score	Period 1		Period 2	
		Maximum Abatement Term	Maximum Abatement Level	Maximum Abatement Term	Maximum Abatement Level
	less than 30	0 years	0%		
Tier 1	30 - 39	10 years	80%		
Tier 2	40 - 49	10 years	90%	10 years	50%
Tier 3	50 or more	10 years	90%	15 years	50%

PRIORITY AREA	MAX POSSIBLE POINTS	POINTS EARNED
Geography	30	10
Total Jobs Created	9	9
Transit Access	9	9
Capital Investment	7	7
Employment District	5	5
Public Infrastructure Improvements	10	
Quality Jobs	5	
Target Industry	5	
Minority or Women Owned Business	5	
Existing Vacant Building Renovation	5	
Outside Funding	2	
Historic Preservation	5	
Environmental Remediation	5	
Utilization of LRA Properties	5	
Community Benefits Contribution	5	
Alignment with Neighborhood Plans	5	
Total	**117**	**40**

- Located in EJI-3 area ***(10 points)***
- Estimated to create 114 FTE ***(9 points)***
- Located within ½ mile of planned NS-SS MetroLink station ***(9 points)***
- Total capital investment of $125,658,996 ***(7 points)***
- Located in Employment District ***(5 points)***

RECOMMENDATION

SLDC STAFF

Based on the proposed real estate program and community benefits, SLDC staff is recommending 10 years of 75 percent abatement of new incremental property taxes generated as a result of the project.

Year 1 – 10
75% abatement

LCRA/PIEA/EEZ

The abatement terms recommended by SLDC staff above were approved by the LCRA board on November 14th, 2023 in Resolution 23-LCRA-10822 .

Year 1 – 10
75% abatement

ECONOMIC ANALYSIS

Annual Property Tax Revenue

Base: $109,000

Avg. During Abatement: $472,000

Est. After Abatement: $1.8M

M/WBE Impacts

Total Hard Costs: $83.7M

Minority Owned (24%): $20.1M

Women Owned (11%): $9.2M

Job Creation

Total Jobs: 116 (FTE)

Avg. Annual Wage: $43,000

Payroll/Earning Taxes: $75,000

Incentives Proposed

Real Property Tax Abatement

10 years; 75%

Est. Abatement Value

Nominal: $9.8M

NPV: $7.3M

% of Project Costs: 6%

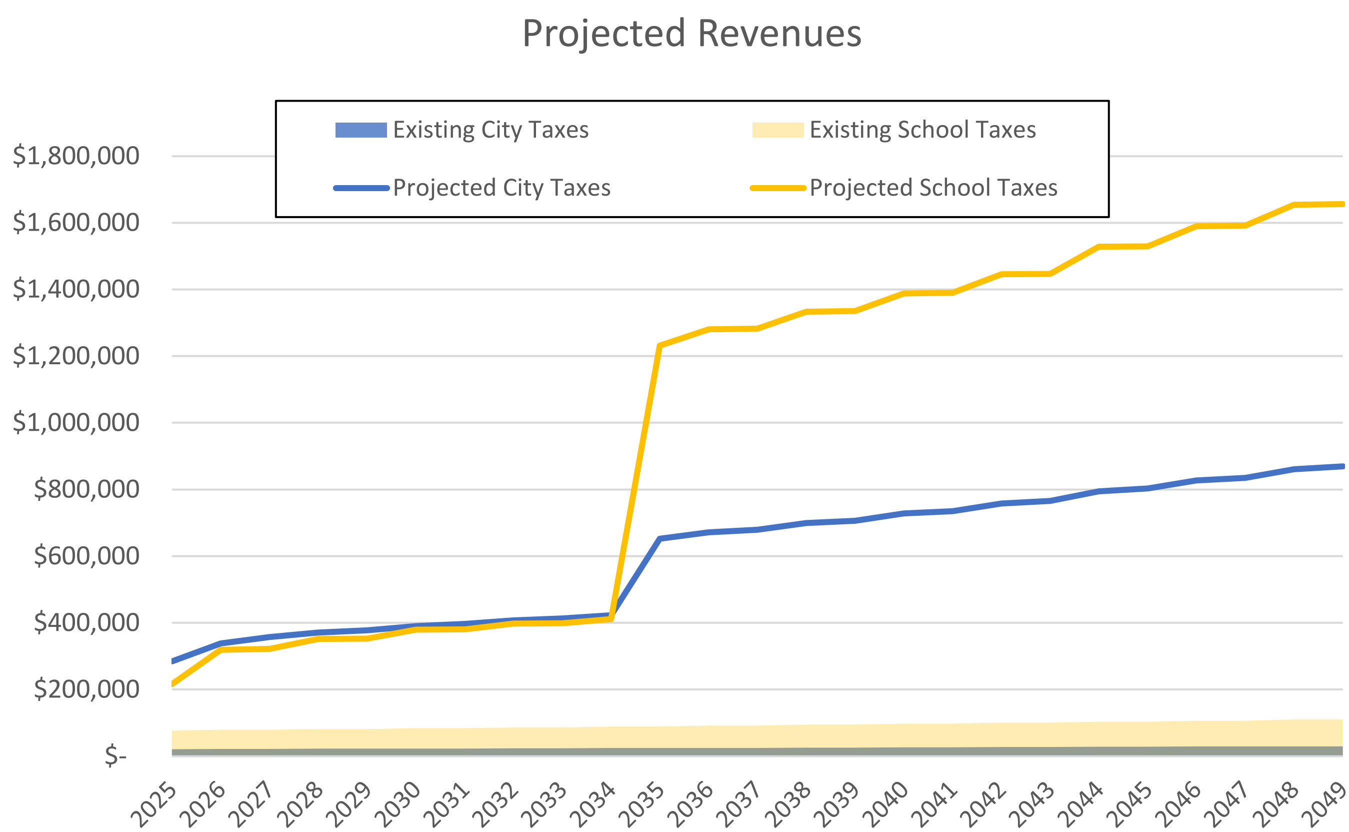
SL DC

ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	$ 4,125,625	$ 7,609,797	$ 11,465,073
Baseline Revenue (If No Project)	$ 228,673	$ 356,522	$ 493,789
New Revenue to City	**$ 3,896,952**	**$ 7,253,275**	**$ 10,971,284**

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School	$ 4,542,294	$ 11,161,621	$ 18,501,007
Baseline Revenue (If No Project)	$ 840,204	$ 1,309,955	$ 1,814,309
New Revenue to School District	**$ 3,702,090**	**$ 9,851,667**	**$ 16,686,698**



ECONOMIC ANALYSIS

Sources and Uses Summary

Project Financing		*Amount*	*%*
Private Debt:	$	75,395,398	60.0%
Developer/Investor Equity:	$	34,971,425	27.8%
Federal Historic Tax Credits:	$	-	0.0%
State Historic Tax Credits:	$	-	0.0%
State Brownfields Tax Credits:	$	-	0.0%
New Market Tax Credits:	$	-	0.0%
Local Incentive Amount (TIF, etc.):	$	-	0.0%
Monetized CID/TDD Values:	$	2,726,274	2.2%
Hotel Sales Tax Rebate:	$	-	0.0%
Deferred Developer Fee:	$	-	0.0%
Other Private: PACE	$	12,565,899	10.0%
Est. Value Construction Sales Tax Exemption:	$	-	0.0%
Total Project Sources--Permanent		**$125,658,996**	**100%**

Uses of Funds			%
Acquisition:	$	9,712,505	7.7%
Hard Costs (Construction):	$	95,448,420	76.0%
Soft Costs:	$	9,517,718	7.6%
Financing Costs:	$	4,899,459	3.9%
Reserves:	$	2,750,874	2.2%
Developer Fee:	$	3,330,020	2.7%
Total Project Uses		**$125,658,996**	**100%**

LETTERS OF SUPPORT

Community Support

The renovation proposal received a letters of support from several nearby businesses, including Wells Fargo, Warehouse of Fixtures—an office furniture store just west of the site—and Summit Real Estate Group, which manages the St. Louis Business Center to the south.

The letters noted the project's alignment with LCRA's 2019 Hotel Market Analysis and unmet demand for hotel rooms in the area, as well as the potential for increased visitors and foot traffic in Downtown West.

A copy of each letter is available upon request.

SLDC CONTACT

SLDC Staff

Preparer's Name: Zachary Wilson

Phone Number: 314-657-3773

Email Address: wilsonz@stlouis-mo.gov

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, ZACHARY WILSON, state:

In conjunction with my service on behalf of St. Louis Development Corporation, I hereby certify that, to the best of my knowledge, information and belief, at no time during the process, neither I nor anyone within the Fourth Degree of Consanguinity of myself, whether singularly or collectively:

a) have any ownership interest, directly or indirectly, in the business entity under consideration, or

b) serve as an officer, director, or employee of the business entity under consideration; or

c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of my preparation of the Development Proposal Report or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed below.

Dated as of 3/28/23 ZJWil

ORDINANCE 71830
BOARD BILL NUMBER 197
FISCAL NOTE

Preparer's Name _Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors _ Alderwoman Keys

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 2601 Market St. Redevelopment Area. The prospective redeveloper plans on constructing two multi-story buildings with 304 hotel rooms, at the cost of $126 million. Kimpton Hotel will be in the eastern building. Staybridge Suites will be in the western building. 116 full time employees will be employed by the hotels. The redeveloper plans to use utilize private funds for this project. This Board Bill allows up to ten (10) years of tax abatement based on 75% of the assessed value of incremental improvements.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A
Does this resolution 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.

(01/2017)

- 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 ____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:

  ____

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	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:
  NA- No expenditures will occur with this bill____
  ____
  ____
  ____
  ____

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

- Have the financial estimates of this bill been verified by the City Budget Division?
  ____Yes ____No. X

  - If yes, by whom? ________________________________ .

ECONOMIC ANALYSIS

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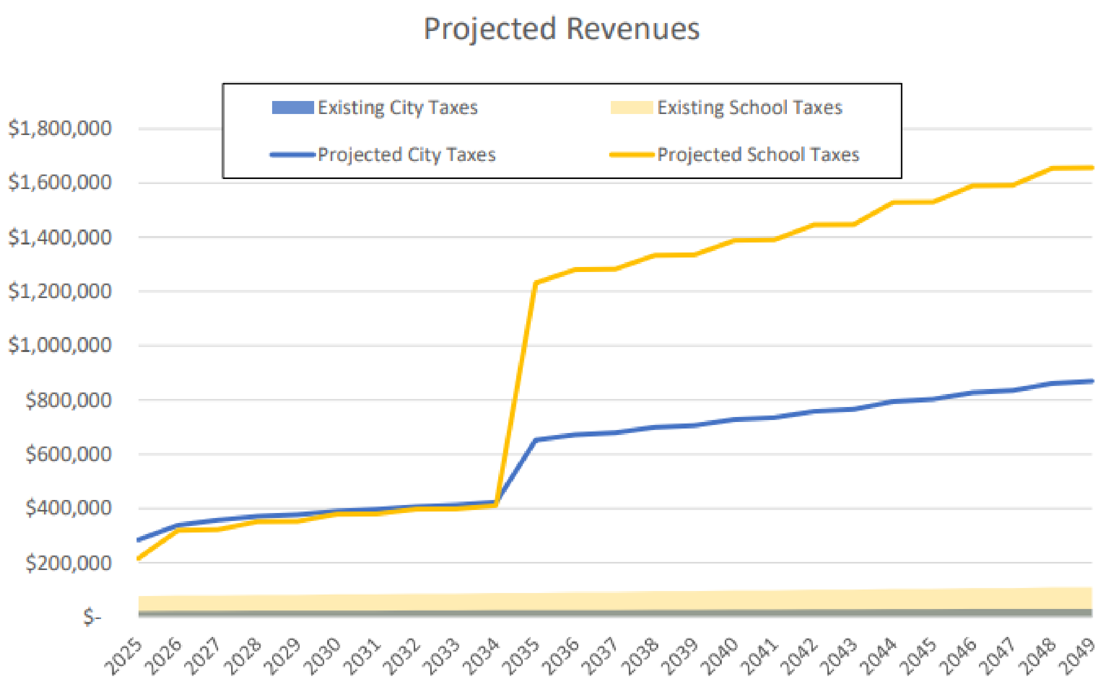


Summary
Board Bill Number 119
Introduced by Alderwoman Sharon Tyus
December 17, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 8111 North Broadway. Redevelopment Area. The project consists of the renovation of a mixed use building in the Baden neighborhood. The prospective redeveloper acquired the property for $20,000 and plans on renovating the building into event space, offices, and an apartment at the cost of $75,000. The redeveloper plans to utilize private funds for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 95% of the assessed value of the incremental improvements.

BOARD BILL NUMBER 119 INTRODUCED BY ALDERWOMAN SHARON TYUS

An ordinance approving a Redevelopment Plan dated September 23, 2025 ("Plan") for the 8111 North Broadway Area ("Area") in the City of St. Louis ("City') after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax abatement (10 years based on 95% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen.

WHEREAS, the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factor in the Area, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use, said Area being more fully described in **Attachment "A"**; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project ("Project") under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 8111 North Broadway Area," dated September 23, 2025 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

WHEREAS, under the provisions of the Statute it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of the Project, including those relating to prohibitions against discrimination because of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein, known as the 8111 North Broadway Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated September 23, 2025, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the LCRA may not acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority-Owned Business Enterprises ("MBEs") and Women-Owned Business Enterprises ("WBEs") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;

(d) To adhere to the requirements of Ordinance Nos. 69427, 70767, 71094, and 71962 and Executive Order 91, as may be amended or supplemented, pertaining to MBE and WBE participation, workforce participation, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project and are not otherwise prohibited by federal anti-discrimination law;

(e) To comply with the requirements of Ordinance 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the “Tax Abatement Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of

Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and

During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount equal to five percent (5%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
A Development Board Staffed by SLDC

Board Bill Number 119
Attachments A and B

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

8111 North Broadway

Redevelopment Area

PROJECT # 2484

September 23, 2025

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR CARA SPENCER

1520 Market Street · Suite 2000
St. Louis, MO 63103
developstlouis.org

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR 8111 NORTH BROADWAY REDEVELOPMENT AREA

E X H I B I T S

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
“F”	BLIGHTING REPORT
“G”	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 8111 North Broadway Redevelopment Area ("Area") encompasses approximately .06 acres in the Baden neighborhood of the City of St. Louis ("City").

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITIONS OF THE AREA

The Area comprises a portion of City Blocks 4255.00, and includes 8111 North Broadway. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit “F” (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 3.9% unemployment rate for the City as of July 2025. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area includes an partially occupied mixed use property.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for mixed purposes.

Residential density for the surrounding neighborhoods is approximately 12.03 persons per acre in the Baden neighborhood.

5. CURRENT ZONING

The Area is currently zoned “G” Local Commercial and Office District, by the City of St. Louis Zoning Code, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and, in the conditions, outlined in Exhibit “F”. The existence of deteriorated property constitutes an economic or social liability to the

City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. REDEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive mixed uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. As Amended this Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit G).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are mixed uses permitted in zones designated "G" Local Commercial and Office District, by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall not be permitted to use the property within the Area only for residential use.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2025).

3. PROPOSED ZONING

The zoning for the Area can remain "G" Local Commercial and Office District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (2025). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

There are 2 new jobs are proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) (“Agreement”), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The properties shall be redeveloped such that it is an attractive mixed- use asset to the surrounding neighborhood.

b. Urban Design Regulations

1.) Rehabilitation shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design

2.) Exterior Materials All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as “Permastone” is not permitted. A submission of all building materials shall be required prior to approval.

c. Sidewalk Maintenance

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, this Plan and agreements between the LCRA and the Redeveloper(s).

11. BUILDING, CONDITIONAL USE, AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of the effective date of the City ordinance approving this plan and completed within approximately three (3) years of the effective date of the City ordinance approving this plan.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

D. EXECUTION OF PROJECT

1. ADMINSTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the properties located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and

- During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount equal to five percent (5%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

E X H I B I T "A"

8111 NORTH BROADWAY

LEGAL DESCRIPTION

C.B. 4255 BROADWAY,

0.077 ACS, GIMBLIN ESTATE ADDN,

LOT SE 10

Parcel # 4255-9-060.000

Project Area Plan

Proposed Land Use

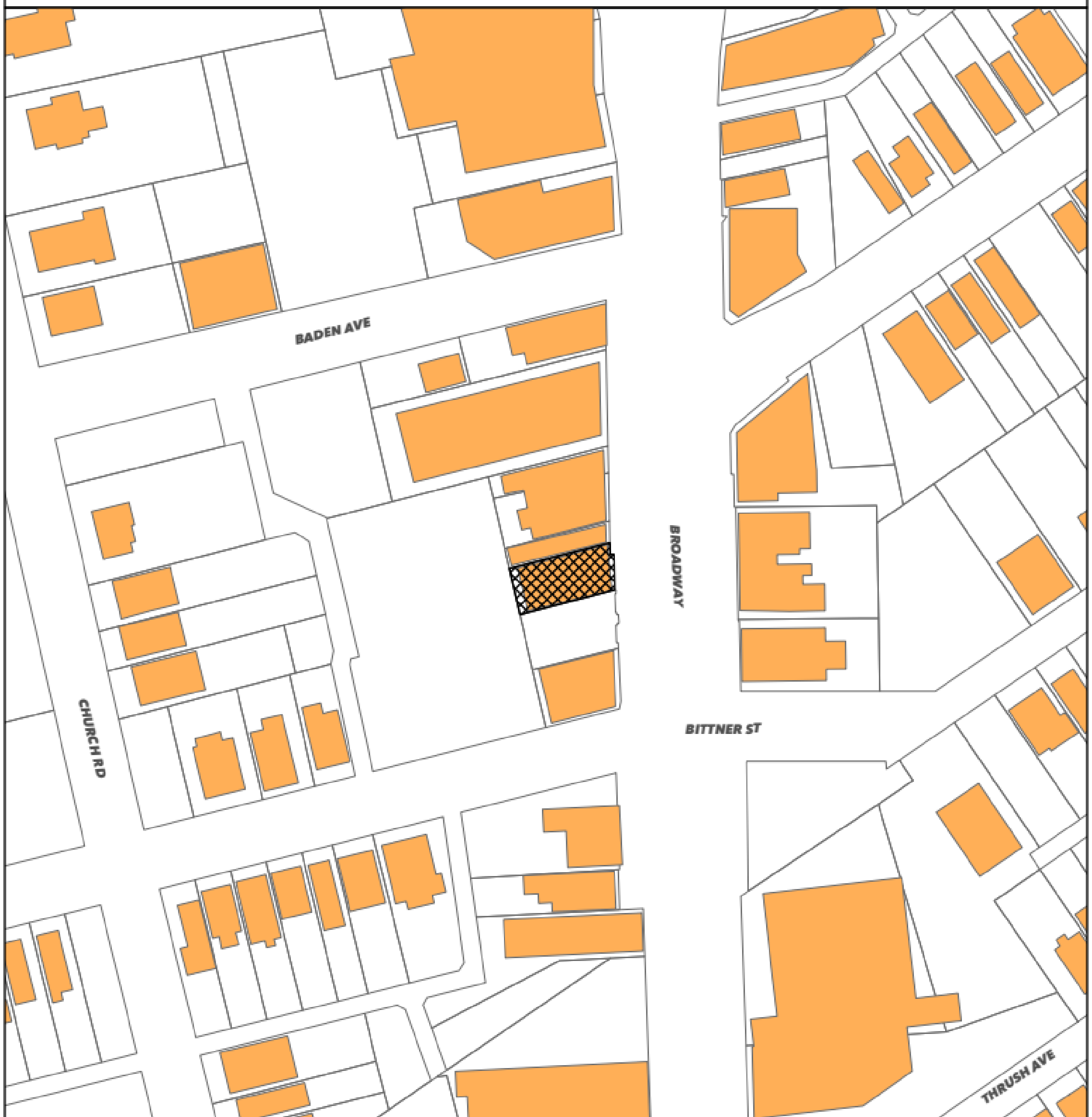
Exhibit C
Project Area Plan:
Proposed Land Use

8111 North Broadway

Acquisition Map

Exhibit D
Project Area Plan:
Project Acquisition

8111 North Broadway



No Eminent Domain
Parks

0 60 120 240 Feet

N

Equal Opportunity and Non-Discrimination Guidelines

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state, and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) 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.

The Redeveloper(s) shall fully comply with Ordinance Nos. 64927, 70767, and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinance apply to the Project.

The Redeveloper(s) agree(s) 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 Redeveloper(s), its successors or assigns upon the basis of race, color, 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 the be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interest may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified in Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

E X H I B I T "G"

Blighting Report

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, unsanitary and unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes. The Area is comprised of a single occupied commercial structure.

As a result of these factors the property in the Area is an economic liability for the City, its residents, and the taxing districts that depend upon it as a source of revenue to provide necessary public services. The physical and economic condition of the property in the Area endangers the health, safety, and general welfare of the public. Therefore, the Area qualifies as a "Blighted Area" as defined in §99.320.3 and §353.020.2 of the Revised Statutes of the Missouri, as amended.

The chart below and the subsequent photographs of site conditions of the Area serve as documentary evidence of the presence of blight within the Area.

Considerations of Blight	Yes	No
Does the Subject Area have insanitary or unsafe conditions? If yes, explain.	X	
Upper Floors are unfit for occupancy. Needs to be built out		
Does the Subject Area have deterioration of site conditions? If yes, explain.	X	X
Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain. The vacant portions of the building are more accessible to arson.	X	
Does the Subject Area diminish the provision of housing accommodation in its current condition? If yes, explain.	X	
The current condition of the upper floors will not be sufficient for housing		
Does the Subject Area constitute an economic liability? If yes, explain.	X	
The vacancy of the upper units is an economic liability for the City.		
Does the Subject Area constitute a social liability? If yes, explain.	X	
Vacant units are a social liability for the City and the surrounding neighborhood.		
Is the Subject Area detrimental to public health, safety, and general welfare because of the dilapidation, deterioration, age, or obsolescence of its structures? If yes, explain.	X	
Many of the windows are inoperable. There are extensive foundational and structural problems including severely cracked foundation wall, cracking in exterior walls, and raised concrete slabs. The roof leaks and needs to be replaced. There is damage to exterior concrete overhangs as well as delamination in areas of the brick and slate façade.		
Is the Subject Area detrimental to public health, safety, and general welfare because of a lack of air sanitation and/or open space? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of overcrowding of buildings or land? If yes, explain.		X

EXHIBIT "F"




Exhibit F

Sustainability Report

One of the primary objectives of the *City of St. Louis Sustainability Plan* (2013) is to "use the City's limited resources in efficient and innovative ways, and foster revitalization to promote a vibrant, attractive, prosperous and healthy community for present and future generations. To that end, it is the intention of the LCRA of the City of St. Louis to support economic development efforts that furthers the sustainability goals of the City. The following chart represents the ways in which the objectives of this Redevelopment Plan align with selected Functional Categories and Objective of the *City of St. Louis Sustainability Plan*.

URBAN CHARACTER, VITALITY AND ECOLOGY		**MEETS**	**DOES NOT MEET**	**NOT APPLICABLE**
Objective A: Support Designated Districts that Focus on Job Creation and Economic Prosperity				
A1	Reinforce the City's Central Corridor as the dynamic heart of the region.		X	
A3	Develop designated areas via incentives for green and technical industries.			X
A4	Increase riverfront development and provide safe public access and associated recreational activity.			X
A5	Provide development incentives to encourage transit-oriented development.		X	
Objective B: Develop Healthy, Compact, Transit Served Smart Neighborhoods				
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets.	X		
B2	Update local street design standards and implement the Complete Streets Ordinance.			X
B3	Create Citywide and multiple neighborhood-scale mobility plans.			X
B4	Discourage development that reduces transit, bike, and pedestrian activity.	X		
Objective C: Strengthen Use, Access, and Programming of Civic Amenities, Public Spaces, and Streets				

C1	Design public spaces and neighborhood streets as gathering spaces for people.			X
C5	Maintain public spaces and neighborhood streets.	X		
Objective D: Support and Increase the City's Greenspace, Including its Existing Park System and Urban Tree Canopy				
D7	Expand the City's urban tree canopy.			X
Objective E: Promote Urban Conservation and Revitalization of the City's Unique Biodiversity and Natural Resources				
E1	Celebrate and increase activity along the Mississippi Riverfront.			X
E2	Remove/change infrastructure to improve riverfront access.			X
Objective F: Preserve the City's Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes				
F1	Preserve and reuse buildings as a means of achieving sustainability.	X		
F2	Continue to integrate preservation into the planning and building approval process.		X	
F4	Protect historic residential and commercial properties vulnerable to foreclosure, tax forfeiture, or demolition.	X		
F5	Promote the redevelopment of historic homes and commercial properties.	X		
Objective G: Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities				
G1	Develop affordable housing in concert with long-range transit and economic development planning.			X
G2	Encourage mixed income/use affordable housing in high amenity neighborhoods.			X
G4	Integrate low-income housing into market-rate and mixed-use developments.			X

G6	Experiment with new ways to raise funds and create partnerships to build sustainable and affordable housing.			X
G8	Offer housing that is energy efficient and environmentally sustainable.			X
Objective H: Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings				
H4	Continue to remove site contamination and promote brownfields redevelopment.			X
Objective I: Build a Vibrant, Community-Based Urban Agriculture Industry				
I4	Ensure urban agriculture is a profitable, viable enterprise.			X
Objective J: Facilitate Place-Based, Integrated Sustainability Planning				
J4	Preserve neighborhood residential areas, and commercial and mixed uses on corners and major urban corridors.	X		
J5	Increase the effectiveness of major commercial corridors.	X		
J6	Develop codes for transit-oriented development districts.			X
ARTS, CULTURE AND INNOVATION		**MEETS**	**DOES NOT MEET**	**NOT APPLICABLE**
Objective A: Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development				
A4	Encourage the development of affordable artist housing, studios and venues.			X
A5	Diversify the City's range of arts, creative, and innovation industries.			X
Objective C: Develop Multi-Use, Transit Accessible Arts and Cultural Districts				

C2	Facilitate development of arts, culture, and innovation TODs.			X
C5	Target developing arts and cultural districts for streetscape and public space improvements.			X
Objective E: Encourage Public Art and Design that Builds Vibrancy and Identity				
E1	Use distinctive public art, architecture, landscape, and streetscape to build City and neighborhood identity.			X
Objective F: Promote and Develop Arts, Cultural, and Innovation Facilities, Resources, and Events				
F1	Revitalize existing, and develop new, arts and cultural facilities.			X
EMPOWERMENT, DIVERSITY AND EQUITY		**MEETS**	**DOES NOT MEET**	**NOT APPLICABLE**
Objective E: Reduce Homelessness, and Support Low Income Families and the Unemployed				
E4	Expand the capacity to create additional affordable housing units.			X
E5	Create pathways for qualified low-income families to become homeowners.			X
Objective F: Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods				
F1	Address blighting and environmental health hazards.	X		
F6	Ensure the application of universal design and accessibility codes.			X
HEALTH, WELL-BEING, AND SAFETY		**MEETS**	**DOES NOT MEET**	**NOT APPLICABLE**
Objective A: Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention				

A5	Plan and design buildings, spaces, and environments for safety.			X
Objective B: Reduce Toxins in the Environment				
B5	Reduce exposures of lead-based paint poisoning and remediate lead-based paint hazards.			X
Objective C: Increase Access to Healthy, Local Food, and Nutritional Information				
C1	Eliminate food deserts and improve access to fresh produce.			X
C3	Support urban agriculture opportunities in the City.			X
Objective D: Encourage Physical Activity, Fitness, and Recreation				
D4	Design buildings to encourage physical activity.			X
INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		**MEETS**	**DOES NOT MEET**	**NOT APPLICABLE**
Objective A: Facilitate Affordable, Efficient, Convenient, Accessible Safe, and Healthy Transport of People and Goods				
A1	Advance the City of St. Louis as a transportation hub.			X
A2	Encourage transit-oriented development.		X	
Objective E: Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Space				
E3	Use pilot projects to explore ways to achieve net zero stormwater discharge.			X
Objective G: Advance Health and Resource Efficiency in Buildings				
G2	Strive for the highest levels of energy efficiency and maximize the deployment of clean energy solutions in buildings.	X		
G3	Ensure building and site development integrates with natural site ecology.	X		

G4	Advance the use of high efficiency building related water systems and technologies.	X		
G5	Encourage re-use of materials and divert waste from landfills.	X		
G6	Provide healthy interior environments in commercial and public buildings.	X		
PROSPERITY, OPPORTUNITY AND EMPLOYMENT		**MEETS**	**DOES NOT MEET**	**NOT APPLICABLE**
Objective B: Market the City's Assets and Special Competencies				
B1	Increase the inventory and availability of business and industrial real estate through environmental cleanup and land assembly.		X	
B2	Encourage small scale redevelopment with economic incentives.		X	
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource.			X
Objective C: Nurture Innovation in Business, Government, and Philanthropy				
C3	Focus on small and local businesses as a key part of the City economy.			X
C4	Reuse existing buildings for inexpensive incubation of entrepreneurial ideas.		X	
Objective D: Maximize Economic Productivity by Enhancing Neighborhood Quality of Life				
D1	Pursue transit-oriented development at MetroLink stations and major bus nodes to encourage more walking and fewer carbon emissions.		X	
D5	Market and encourage living within the City of St. Louis for recent college graduates.			X
Objective E: Redevelop Real Estate Using Sustainability Practices				

E3	Promote flexible development approaches by developers, landowners, and business firms.	**X**		
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate appropriate market support and localized leadership.	**X**		
Objective G: Strategically Invest in Forward-Thinking Ideas				
G3	Foster innovation.	**X**		

BOARD BILL NUMBER 119
FISCAL NOTE

Preparer's Name _Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors _Alderwoman Tyus

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 8111 North Broadway. Redevelopment Area. The project consists of the renovation of a mixed use building in the Baden neighborhood. The prospective redeveloper acquired the property for $20,000 and plans on renovating the building into event space, offices, and an apartment at the cost of $75,000. The redeveloper plans to utilize private funds for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 95% of the assessed value of the incremental improvements.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A
Does this resolution 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.

(01/2017)

- 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 ____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:

____

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	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:
  NA- No expenditures will occur with this bill____

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

- Have the financial estimates of this bill been verified by the City Budget Division?
  ____Yes ____No. X
  - If yes, by whom? ______________________________ .

Estimated Fiscal Impact of Tax Abatement on Affected Taxing Jurisdictions in

2026 +

8111 North Broadway

% Of Tax Abatement		95%	
Residential rate=$8.3818/$100** Commercial rate=$10.0218**	Est. Annual Share of Property Tax Fractions	Est. Annual Revenue (Yr) **1 to 10**	Est. Annual Revenue (Yr) **11 +**
State - Blind Pension	0.0300	$11	$16
School District - General Fund	5.1211	$1,826	$2,756
St. Louis Community College	0.2185	$78	$118
Metropolitan Sew er District (MSD)	0.1196	$43	$64
Library District	0.5600	$200	$301
Zoo, Museum, & Botanical Garden	0.2795	$100	$150
Community Mental Health	0.0900	$32	$48
Sheltered Workshop	0.1500	$53	$81
Community Children Service Fund	0.1900	$68	$102
City of St. Louis		$0	
Municipal Operation	1.4900	$531	$802
Interest and Public Debt	0.1331	$47	$72
M & M Surtax (Commercial Only)	1.6400	$585	$883
Total Annual Revenues	*10.0218*	**$3,573**	**$5,394**
Total Value of the Tax Abatement			**$18,208**

ASSUMPTIONS: 18478

4

RESOLUTION NUMBER 239
ADOPTING THE BOARD OF ADJUSTMENTS RULES AND REGULATIONS

WHEREAS, pursuant to ordinance 64195, The Board of Adjustment shall submit to the Clerk of the Board of Aldermen on or before June 1 of each year proposed rules and regulations as it may deem necessary to carry into effect the provisions of the Zoning Code.

WHEREAS, proposed rules and regulations shall be subject to the approval and adoption by resolution of the Board of Aldermen on or before June 30 of said year.

WHEREAS, the Board of Adjustment has delivered a copy of the proposed rules and regulations to the Clerk of this Board; and

WHEREAS, we find that the proposed rules and regulations are reasonable and appropriate to the duties of the Board of Adjustment;

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we approve the rules and regulations proposed by the Board of Adjustment and we further direct the Clerk of this Board to advise the Zoning Administrator of our approval.

Introduced this 13th day of February 2026 by:
The Honorable Shameem Clark Hubbard, Alderwoman 10th Ward

Adopted this 13th day of February 2026 as attested by:

Sharita Rogers **Acting Clerk, Board of Aldermen**	**Megan Green** **President, Board of Aldermen**

RESOLUTION NUMBER 241
SUBMITTING A PROPOSAL TO THE FHWA TO AMEND THE DOT'S MUTCD TO ALLOW FOR THE USAGE OF A NEW STREET SIGN

WHEREAS, the United States Department of Transportation is a Cabinet-level department of the Federal Government, established by Congress on October 15, 1966, with the mission to ensure a safe, efficient, accessible, and convenient transportation system that meets vital national interests and enhances the quality of life of the American people; and

WHEREAS, within the United States Department of Transportation operates the Federal Highway Administration (FHWA), a federal agency responsible for providing stewardship over the construction, maintenance, and preservation of the nation's highways, bridges, and tunnels, as well as coordinating highway transportation programs with state and local governments; and

WHEREAS, the Federal Highway Administration currently administers the Manual on Uniform Traffic Control Devices (MUTCD), which is the official federal standard that defines how all traffic signs, road markings, and signals must look and function throughout the United States; and

WHEREAS, in 1935, the original MUTCD for Streets and Highways was first published to address the growing need for standardized traffic control devices across the United States, responding to concerns about confusing and inconsistent signage that endangered motorists as automobile travel expanded nationwide; and

WHEREAS, the Federal Highway Administration formally assumed administration of the MUTCD in 1971 under Title 23 of the Code of Federal Regulations, Part 655, Subpart F; and

WHEREAS, before the MUTCD was created, each city and state designed their own traffic signs differently, with a stop sign in one city being yellow and shaped like a circle instead of a red octagon that a nearby city used, which created dangerous confusion for travelers crossing jurisdictional boundaries; and

WHEREAS, the MUTCD has evolved through eleven editions over nearly ninety years, continuously incorporating new safety research, technological advances, and lessons learned from traffic crashes, ensuring that America's traffic control devices reflect the best available knowledge; and

WHEREAS, states and local governments must comply with the MUTCD's standards on all public roads, else they risk federal grant money; and

WHEREAS, the 11th Edition of the MUTCD, released in December 2023, continues the tradition of incorporating technological advances, safety innovations, and evidence-based improvements to traffic control devices, reflecting the Federal Highway Administration's commitment to eliminate the preventable and serious injuries and deaths on our roadways; and

WHEREAS, the MUTCD can be amended and improved through a formal public process that allows state and local governments, traffic safety organizations, and concerned citizens to propose new traffic control devices or modifications to existing standards, ensuring that the manual evolves to meet changing transportation needs and incorporates innovations that can save lives; and

WHEREAS, this ongoing evolution is necessary because, despite nearly ninety years of standardization efforts, significant safety challenges still remain at our nation's intersections, particularly at those controlled by stop signs; and

WHEREAS, approximately 2.5 million intersection crashes occur annually in the United States, representing approximately 40 percent of all motor vehicle crashes nationwide, making intersections the single most common location for traffic crashes in America; and

WHEREAS, intersection-related crashes account for more than 20 percent of all traffic fatalities in the United States each year, with these crashes often resulting in severe injuries including traumatic brain injuries, spinal injuries, and other life-threatening conditions that devastate families and communities; and

WHEREAS, research published in the Journal of Safety Research analyzed 700,000 stop sign intersection crashes from four U.S. cities. Approximately 2/3rds of these crashes involved statements from the driver that they fully stopped, but were unable to navigate it efficiently and safely due to either their inability to determine where stop signs were or because the other driver could not. Approximately 1/3rd of these crashes involved injuries that required medical attention; and

WHEREAS, to put this in perspective, stop sign intersection crashes alone injure over 230,000 Americans every year, which is equivalent to filling a major sports stadium nearly three times over with injured people. This represents an enormous toll of human suffering and economic cost; and

WHEREAS, research indicates that in approximately two-thirds of stop sign violation crashes, drivers reported they had first come to a stop at the stop sign but cited inability or failure to see approaching traffic, or determine if they needed to stop, as the cause of the crash, demonstrating that compliance with stopping alone does not eliminate confusion about right-of-way and which vehicles have priority at the intersection; and

WHEREAS, according to National Highway Traffic Safety Administration data, there are an average of 1,336 fatalities each year in two-vehicle crashes at stop signs that involve at least one driver who violated traffic law, representing a significant and preventable loss of life. Another way to think about this statistic is that more than three families lose a loved one every single day; and

WHEREAS, approximately 38 percent of intersection-related deaths occur at intersections controlled by stop signs, underscoring that stop sign intersections present critical and disproportionate safety challenges compared to other intersection types; and

WHEREAS, understanding why these crashes occur requires examining how drivers currently determine right-of-way at stop sign intersections and the limitations inherent in that system; and

WHEREAS, current traffic control practices at stop sign intersections rely on drivers assessing right-of-way by observing the absence or reverse side of stop signs facing other approaches to the intersection, meaning drivers must, in part, look for what is NOT there or try to see the back of signs facing other directions; and

WHEREAS, this system makes stop signs unique among all traffic control devices since they are the only traffic sign where drivers must look for the absence of the sign, or the back of the sign, rather than the front of the sign itself, in order to understand their traffic obligation and determine whether other vehicles must stop or have the right to proceed through the intersection; and

WHEREAS, at night, in poor weather conditions, when signs are partially obscured by vegetation, when the back of the stop sign blends in to the building behind it, being new to a city with complex and non-typical intersections where multiple roads converge - determining right-of-way by looking for the backs of stop signs becomes even more difficult and error-prone even to the best-intentioned drivers. An example of a sub-optimal intersection is going North-bound on Ohio, intersecting at Lasalle, hereto attached as **EXHIBIT A**; and

WHEREAS, at stop-controlled intersections, drivers determine right-of-way priority through visual assessment of the intersecting roadway, with the absence of a stop sign indicating unconditional right-of-way for traffic on that approach, while the presence of a stop sign's retroreflective backing indicates a conditional right-of-way based on order of arrival, creating a unique deficiency in traffic control device design wherein the STOP sign is the only regulatory sign that fails to provide the totality of information needed to understand all relevant traffic laws governing the intersection; and

WHEREAS, the Federal Highway Administration has recognized this communication gap in stop sign installations since at least 1988, when it approved supplemental plaques designated R1-3 and R1-4, more commonly known as 2-WAY, 3-WAY, 4-WAY, and subsequently ALL-WAY assemblies for installation beneath STOP signs, with the FHWA stating in its official rulemaking that the supplemental plaque was adopted "because [the FHWA] believes the use of the supplemental plaque will provide additional emphasis and motorist information at the stop location"; and

WHEREAS, by the 11th edition of the MUTCD, the Federal Highway Administration prohibited any use of the 2-WAY, 3-WAY, and 4-WAY plaques, focusing instead on the ALL-WAY plaque while recommending alternative directional messaging when necessary, in order to "encourage the use of these plaques at intersections that need increased driver awareness regarding an unexpected right-of-way control," recognizing that simply telling drivers the number of stops at an intersection does not convey where those stops are located; and

WHEREAS, the currently approved directional plaques include CROSS TRAFFIC DOES NOT STOP, TRAFFIC FROM RIGHT DOES NOT STOP, TRAFFIC FROM LEFT DOES NOT STOP, and ONCOMING TRAFFIC DOES NOT STOP, which represent a substantial improvement over numerical designations and effectively communicate right-of-way conditions in numerous conventional intersection configurations; and

WHEREAS, these directional plaques possess inherent limitations, particularly at geometrically complex and non-standard intersections, including jogged intersections that lack clearly delineated opposing traffic approaches, intersections featuring multiple approach angles that could be characterized as either "left" or "right," intersection configurations with both shallow-angle and perpendicular approaches from the same general direction, and other atypical geometric conditions that present ambiguities directional terminology cannot adequately resolve; and

WHEREAS, this evolution demonstrates the Federal Highway Administration's ongoing acknowledgment that stop-controlled intersections require precise supplemental information beyond the basic STOP sign to adequately communicate right-of-way conditions, and while directional plaques demonstrably outperform numerical designations in communicating right-of-way relationships, further refinement remains both possible and warranted; and

WHEREAS, unexpected right-of-way determinations are not the sole source of driver uncertainty at intersections, as drivers also encounter unexpected intersection geometries, configurations, and infrastructure designs resulting from the diverse ways roadways can intersect, requiring a comprehensive information solution that accounts for all relevant operational and geometric variables at stop-controlled intersections; and

WHEREAS, fortunately, a proven solution to these challenges already exists and has been successfully implemented in North America; and

WHEREAS, the Province of Quebec, Canada, has successfully implemented the intersection diagram signs that provide clear visual representations of stop sign configurations at intersections, hereto attached as **EXHIBIT B** and **EXHIBIT C**. A photo of the sign, as used at an intersection, is hereto attached as **EXHIBIT D**; and

WHEREAS, Quebec's intersection diagram signs use simple, intuitive graphics, that shows a driver-perspective view of the intersection with small red octagon symbols indicating which approaches have stop signs, allowing drivers to instantly understand the intersection's traffic control configuration without needing to search for the backs of signs or guess based on partial information; and

WHEREAS, Quebec's intersection diagram signs are placed under the stop sign in order to create a sign assembly with the stop sign; and

WHEREAS, the problems identified in **EXHIBIT A** are addressed in the proposed diagram as outlined in **EXHIBIT G**; and

WHEREAS, The MUTCD defines a sign assembly as, "a group of two or more signs and/or plaques mounted together on a single post or support to convey a single, complete message or to present related information"; and

WHEREAS, Quebec's approach of adapting the intersection diagram image to the specific configuration of each intersection provides immediate, visual information to drivers about which approaches are controlled by stop signs, which approaches have through traffic, and therefore who must yield to whom; and

WHEREAS, this visual approach transcends language barriers, aids drivers with limited English proficiency, assists elderly drivers whose vision or reaction time may be declining, helps new and inexperienced drivers build confidence, and benefits all road users by providing clear, unambiguous information about intersection operations; and

WHEREAS, building upon Quebec's success, the City of St. Louis sends a proposal to the FHWA to amend the MUTCD to allow for the expanded stop sign diagrams, hereto attached as **EXHIBIT E**, and **EXHIBIT F** for the proposed 8 Point Diagram, with St. Louis based examples of usage hereto attached as **EXHIBIT G**, **EXHIBIT H**, **EXHIBIT I**, and **EXHIBIT J**, and hereto attached as **EXHIBIT K** and **EXHIBIT L** for the proposed 6 Point Diagram, with St. Louis based examples of usage hereto attached as **EXHIBIT M** and **EXHIBIT N**; and

WHEREAS, the proposed intersection diagram sign would be mounted below existing stop signs as a supplemental sign placed under a stop sign in a sign assembly configuration and would display a simple schematic showing which approaches have stop signs, thereby providing immediate and unambiguous information about right-of-way to all road users without requiring looking elsewhere for enough information to process through the intersection safely – an example of the proper placement is hereto attached as **EXHIBIT D**; and

WHEREAS, the proposed signage meets the five criteria established by the Federal Highway Administration for effective traffic control devices: (1) fulfills a need by addressing documented confusion about right-of-way at stop-controlled intersections, (2) conveys a clear and simple meaning through intuitive visual representation that requires no special knowledge to interpret, (3) gives adequate time for proper response as the sign is viewed while approaching the intersection slowly at a distance, (4) commands attention through its supplemental placement directly below the stop sign where drivers are already looking, and (5) commands respect from road users by providing reliable and consistent information that proves helpful in real-world driving situations; and

WHEREAS, the potential safety benefits of such improved signage are not merely theoretical but have been demonstrated through real-world implementation and study; and

WHEREAS, case studies from Winston-Salem, North Carolina, demonstrate that enhanced signage and supplemental devices at stop sign-controlled intersections reduced total crashes by approximately 55 percent and total injuries by an average of 70 percent per year, illustrating the dramatic safety benefits achievable through improved traffic control at these locations; and

WHEREAS, if similar crash reductions could be achieved at even a fraction of America's stop sign intersections through the implementation of intersection diagram signs, tens of thousands of crashes could be prevented annually, saving hundreds of lives and preventing tens of thousands of injuries nationwide; and

WHEREAS, improved communication of right-of-way at intersections directly contributes to enhanced public safety by reducing confusion, preventing angular collisions that frequently result in severe injuries and fatalities, promoting more confident and informed decision-making by drivers, and reducing the anxiety and uncertainty that many drivers experience at stop-controlled intersections; and

WHEREAS, clearer traffic control devices particularly benefit vulnerable populations including elderly drivers, new drivers, drivers with cognitive disabilities, and drivers unfamiliar with an area, all of whom may struggle more than average with the current system of determining right-of-way by observing the absence of signs; and

WHEREAS, implementing such improvements requires following the established federal procedures for testing and eventually standardizing new traffic control devices; and

WHEREAS, standardization through the MUTCD serves critical public policy objectives by ensuring uniformity across jurisdictions, reducing driver confusion when traveling between different communities and states, establishing clear legal standards that promote both safety and efficient traffic flow, and providing a level playing field for traffic control device manufacturers; and

WHEREAS, Section 1A.10 of the MUTCD establishes a formal process for "Requests to Experiment" (abbreviated as RTE) that allows state and local highway agencies to test new traffic control devices or different applications of existing devices that may improve road user safety or operation but are not currently compliant with or included in the MUTCD; and

WHEREAS, the MUTCD experimentation process requires Federal Highway Administration approval before any experimental device may be tested, ensuring that safety standards are thoroughly evaluated before effectiveness testing begins, protecting the public from potentially confusing or dangerous experimental signs; and

WHEREAS, successful proposals may lead to "Interim Approvals", where the FHWA allows broader use while continuing to study the device, and eventual inclusion in the MUTCD through official federal rulemaking, which involves public comment periods and thorough review before becoming a nationwide standard; and

WHEREAS, this process has successfully brought many now-common traffic control devices into widespread use, including pedestrian countdown signals, bike lane markings, and various warning signs that began as local experiments before proving their safety value and becoming national standards; and

WHEREAS, the City of St. Louis is prepared to propose the change to the MUTCD, but reserves the future right to decide if we want to test the sign on our roadways until we hear back from the FHWA on their initial thoughts, and whether or not they provide Interim Approval to test the sign; and

WHEREAS, the City of St. Louis reserves the right to test the signs to the Mayor's office, acting through the Director of Streets, or a future Board of Aldermen Resolution passed with the resolution being co-sponsored by the Mayor; and

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to petition the FHWA to amend the MUTCD by including the aforementioned stop sign assembly diagrams; and

BE IT FURTHER RESOLVED by the Board of Aldermen of the City of St. Louis that we affirm the beliefs that implementing and standardizing intersection diagram signs would provide a uniform approach to stop sign intersection communication that would benefit communities nationwide, potentially preventing thousands of crashes and saving hundreds of lives annually while establishing St. Louis as a leader in traffic safety innovation; and

BE IT FURTHER RESOLVED by the Board of Aldermen of the City of St. Louis that the City of St. Louis has the ability to demonstrate leadership in traffic safety innovation, contribute to the evolution of national traffic control standards, participate in the collaborative process by which the MUTCD incorporates evidence-based improvements, and potentially create a lasting legacy that improves traffic safety across America

BE IT FURTHER RESOLVED by the Board of Aldermen of the City of St. Louis that we affirm the beliefs that the implementation of clearer, more intuitive traffic control devices aligns with the City's commitment to eliminate all traffic deaths and serious injuries, making streets safer for all users including motorists, pedestrians, cyclists, and other vulnerable road users, while also supporting broader goals of transportation equity, accessibility, and livability; and

BE IT FURTHER RESOLVED by the Board of Aldermen of the City of St. Louis that we affirm the position that we will not go forward and test the aforementioned street signs, upon Preliminary Approval of the FHWA, and without the express partnership of the Mayor and the Director of Streets – which is in accordance with the FHWA's policies that require the Director of Streets to sign on to the request to test the sign in the city; and

BE IT FURTHER RESOLVED by the Board of Aldermen of the City of St. Louis that upon passage by the Board of Aldermen, we shall submit **EXHIBIT O** to the Federal Highway Administration; and

BE IT FURTHER RESOLVED by the Board of Aldermen of the City of St. Louis that 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 those deemed appropriate by the sponsor.

Introduced this 13th Day of February 2026 by:
The Honorable Rasheen Aldridge, Alderman of the 14th Ward

Adopted this 13th Day of February 2026 as attested by:

Sharita Rogers, Acting Clerk
Board of Aldermen

Megan E. Green, President
Board of Aldermen

Resolution Number 241
Exhibit A

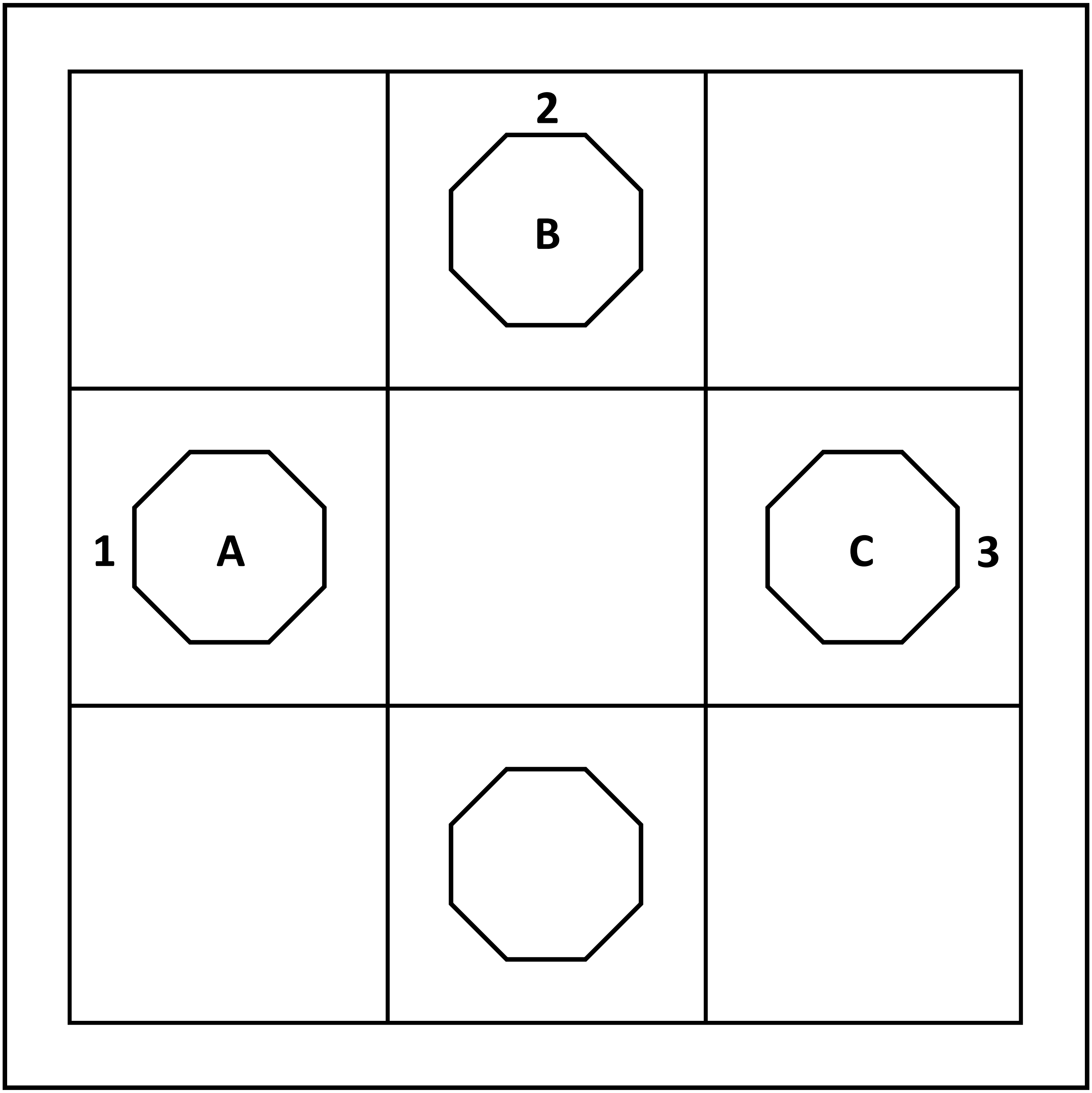
Ohio and Lasalle, viewable here, is an intersection that highlights some of the issues:

1) **Left** - having to look for the absence of a stop sign;

2) **Straight** - having to determine if there is a stop sign hidden amongst other signs; and

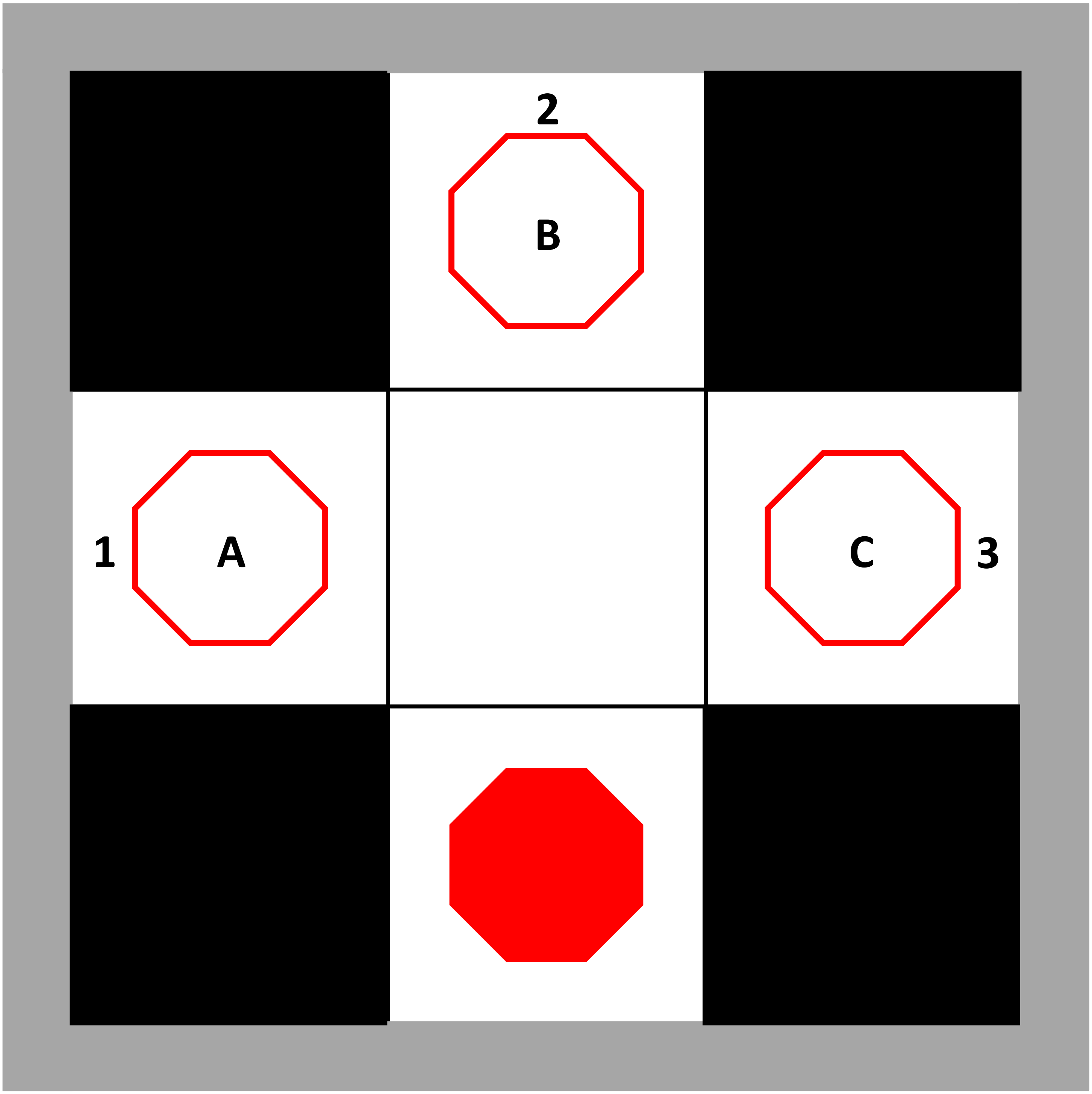
3) **Right** - having to determine if there is a stop sign camouflaged amongst the grey building.

Resolution Number 241
Exhibit B



A skeleton diagram of the sign as used in Canada, with the variable street locations marked with numbers and the variable stop sign locations marked with letters.

Resolution Number 241
Exhibit C

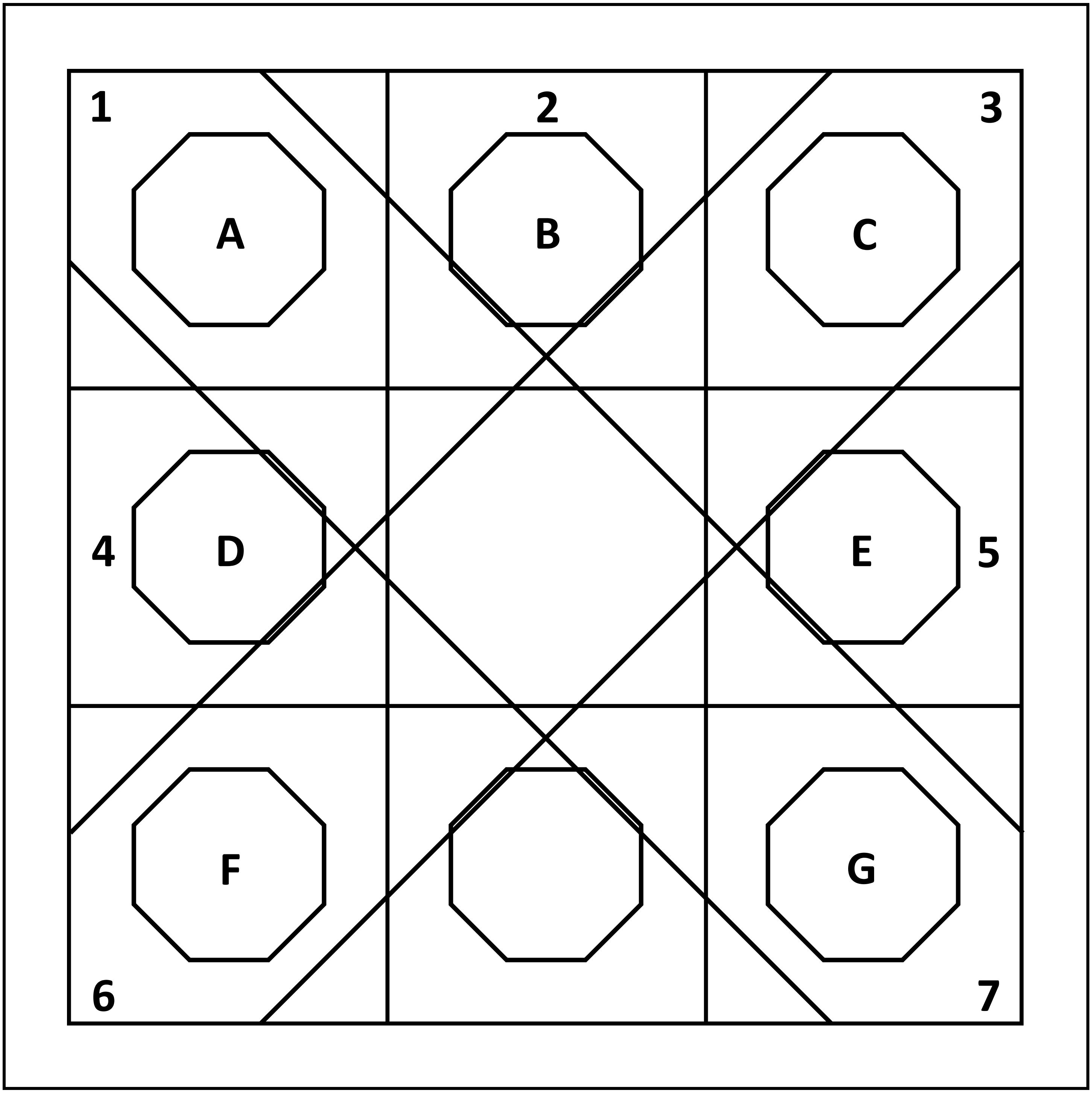


A shaded diagram of the sign as used in Canada, with the variable street locations marked with numbers and the variable stop sign locations marked with letters.

Resolution Number 241
Exhibit D

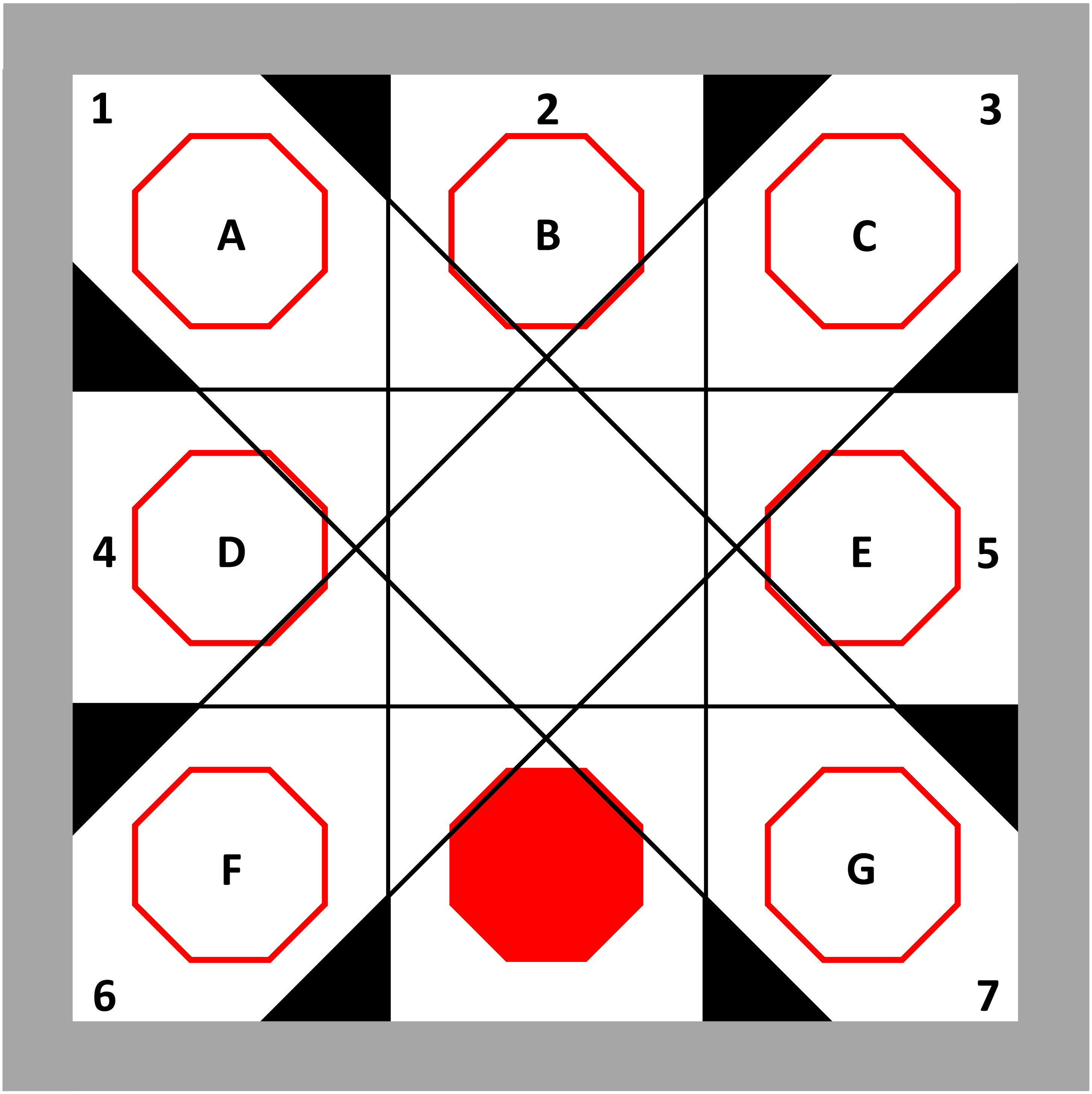
A photo of the stop sign diagram as used in a village in Canada.

Resolution Number 241
Exhibit E



A skeleton diagram of the proposed 8 point sign with variable street locations marked with numbers and the variable stop sign locations marked with letters.

Resolution Number 241
Exhibit F



A shaded diagram of the proposed 8 point sign, with variable street locations marked with numbers and the variable stop sign locations marked with letters, in order to help visualize the possibilities.

Resolution Number 241
Exhibit G

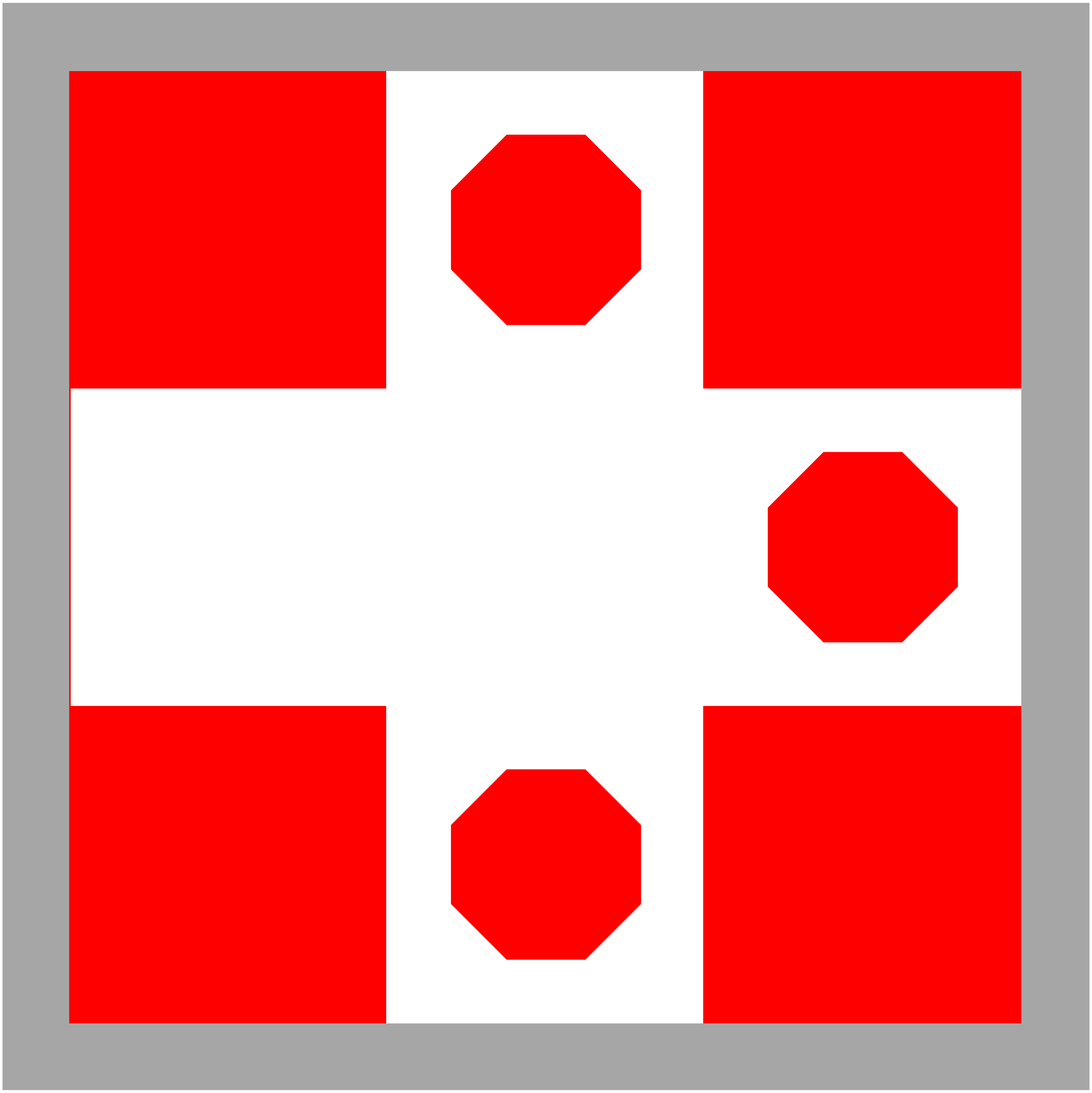


Diagram that would be used going North-bound on Ohio, intersecting at Lasalle

Resolution Number 241
Exhibit H

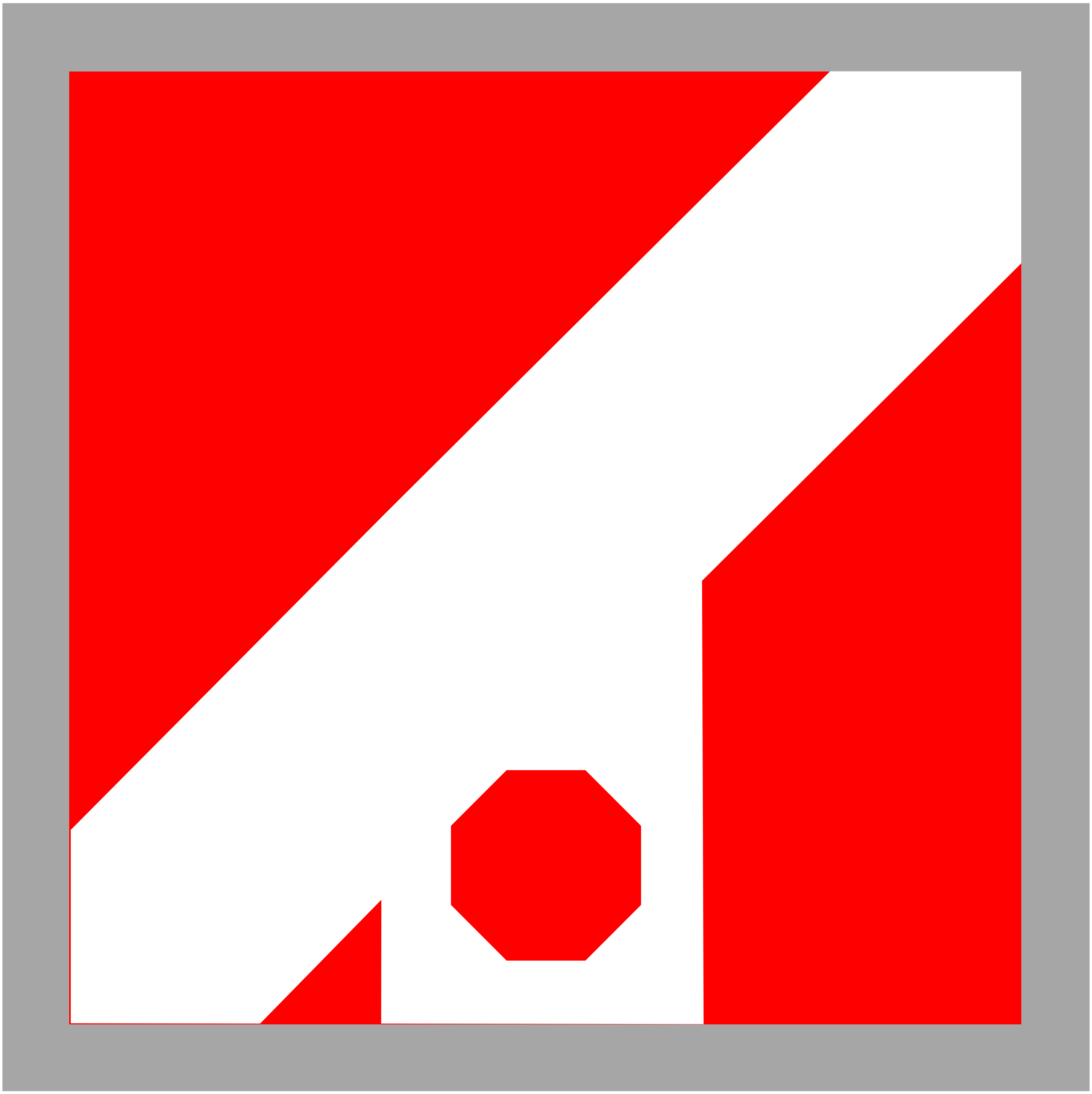


Diagram that would be used going North-bound on Oregon, intersecting at Gravois

Resolution Number 241
Exhibit I

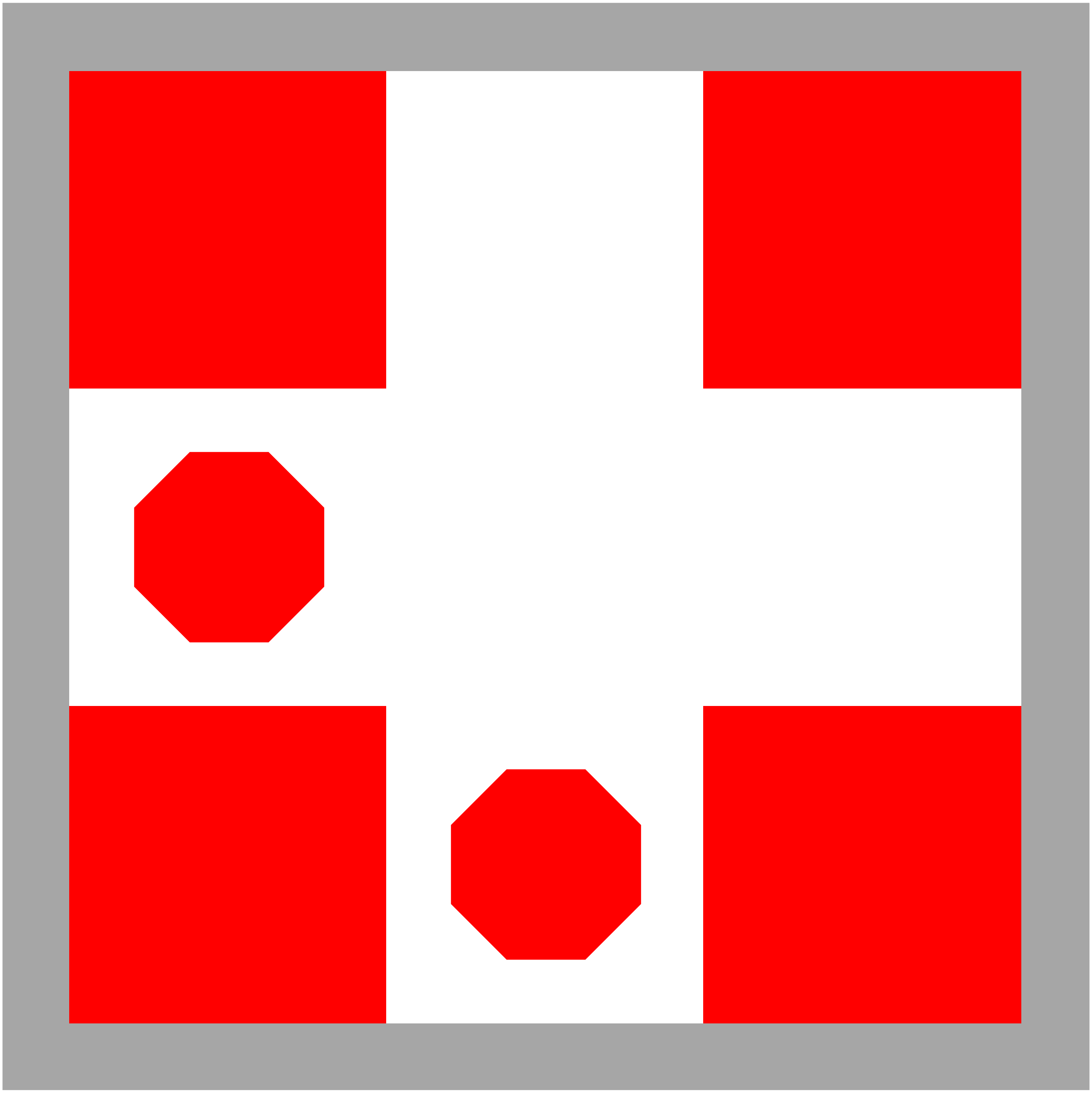


Diagram that would be used going North-bund on South 11th, intersection at Walnut

Resolution Number 241
Exhibit J

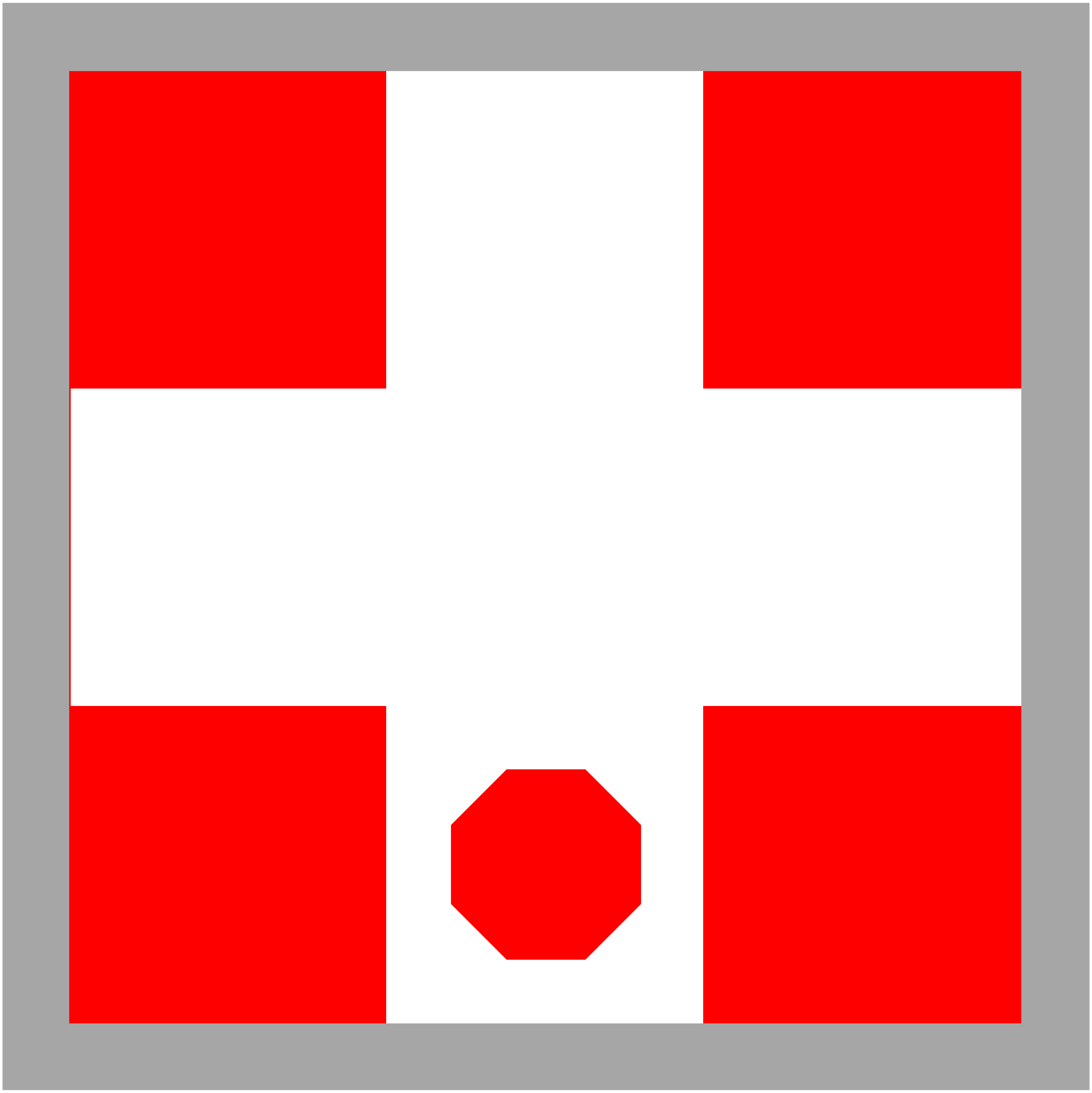
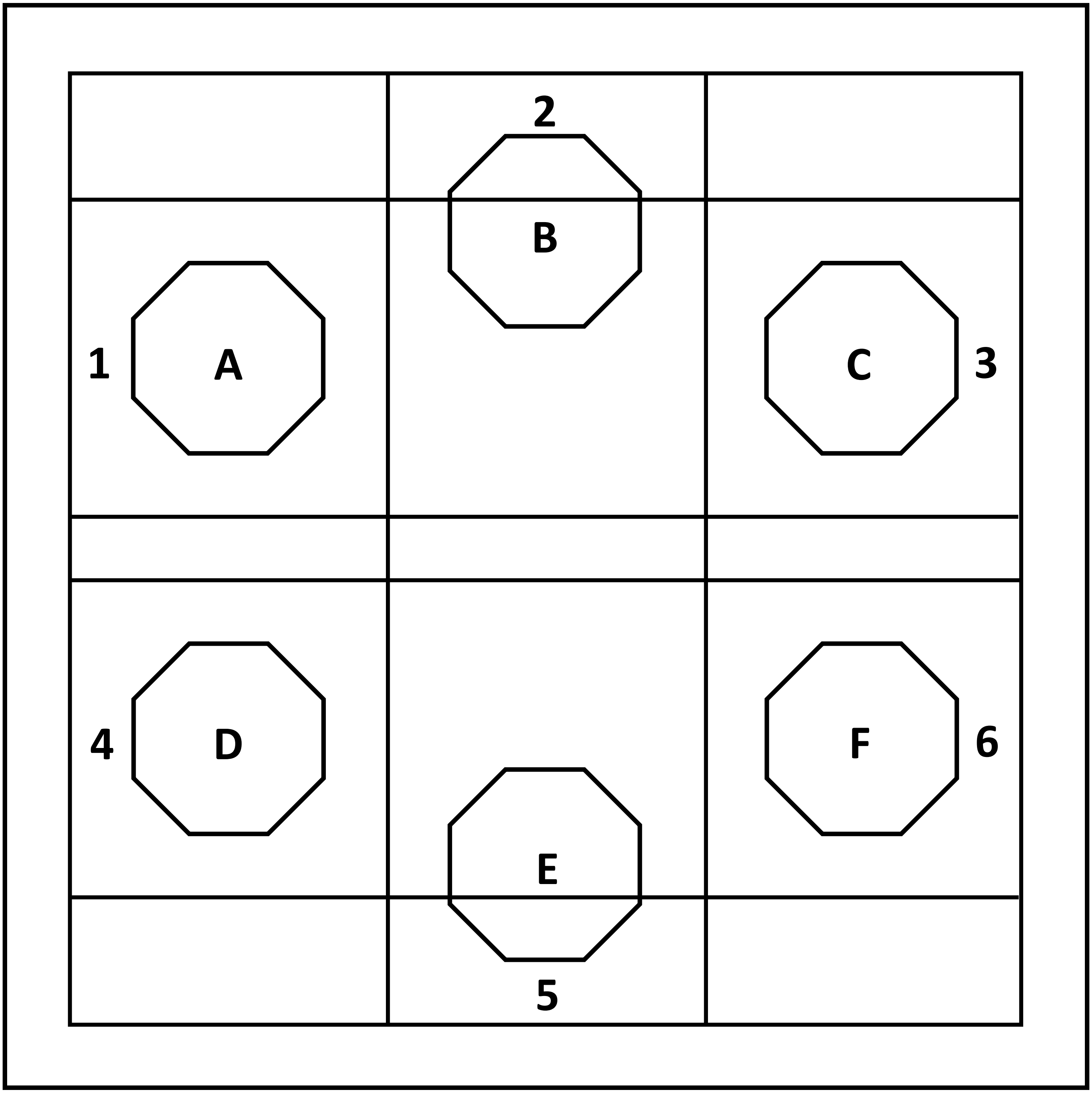


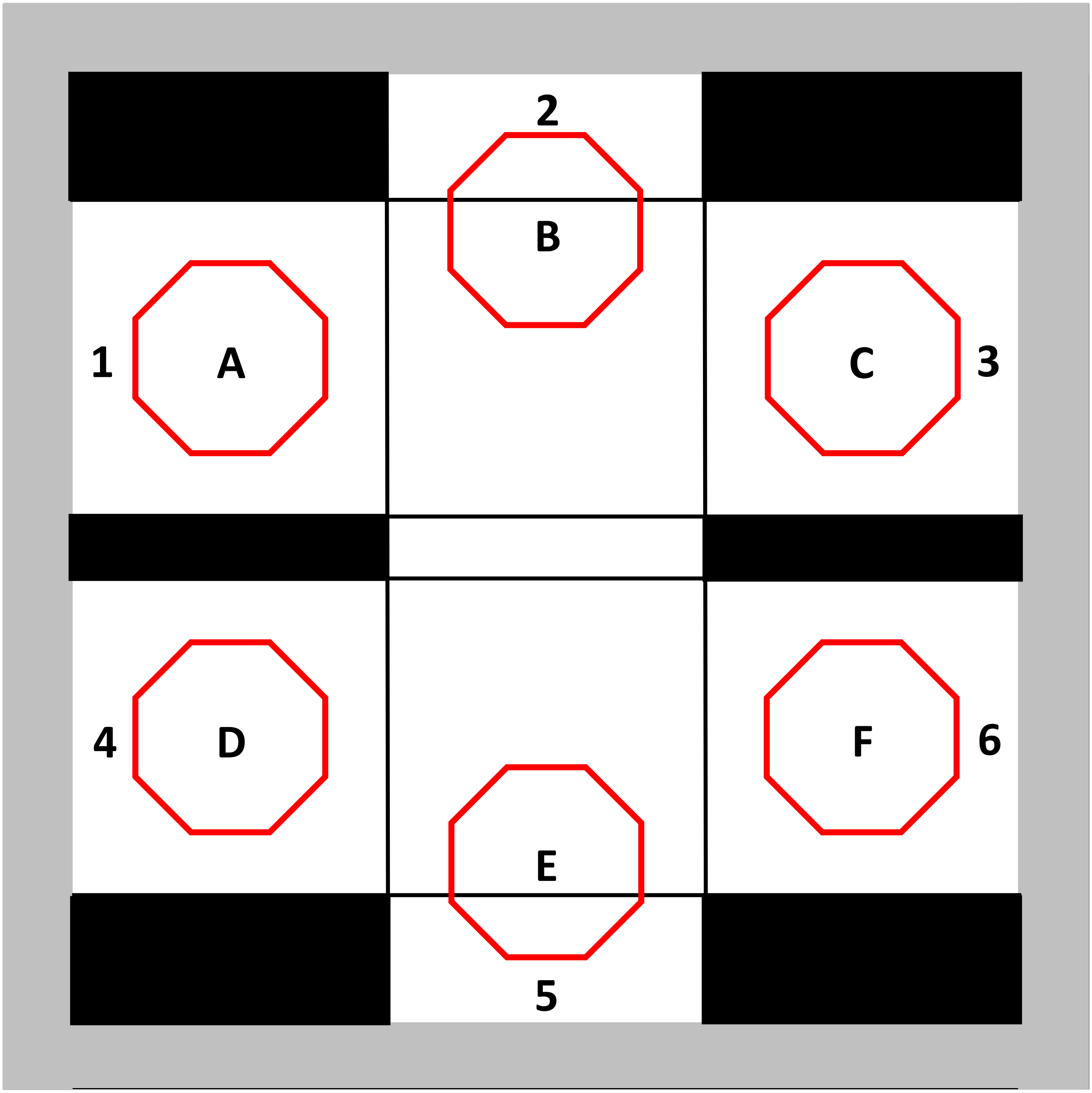
Diagram that would be used going West-bund on Connecticut, intersection at Bent

Resolution Number 241
Exhibit K



A skeleton diagram of the proposed 6 point sign with variable street locations marked with numbers and the variable stop sign locations marked with letters.

Resolution Number 241
Exhibit L



A shaded diagram of the proposed 6 point sign, with variable street locations marked with numbers and the variable stop sign locations marked with letters, in order to help visualize the possibilities.

Resolution Number 241
Exhibit M

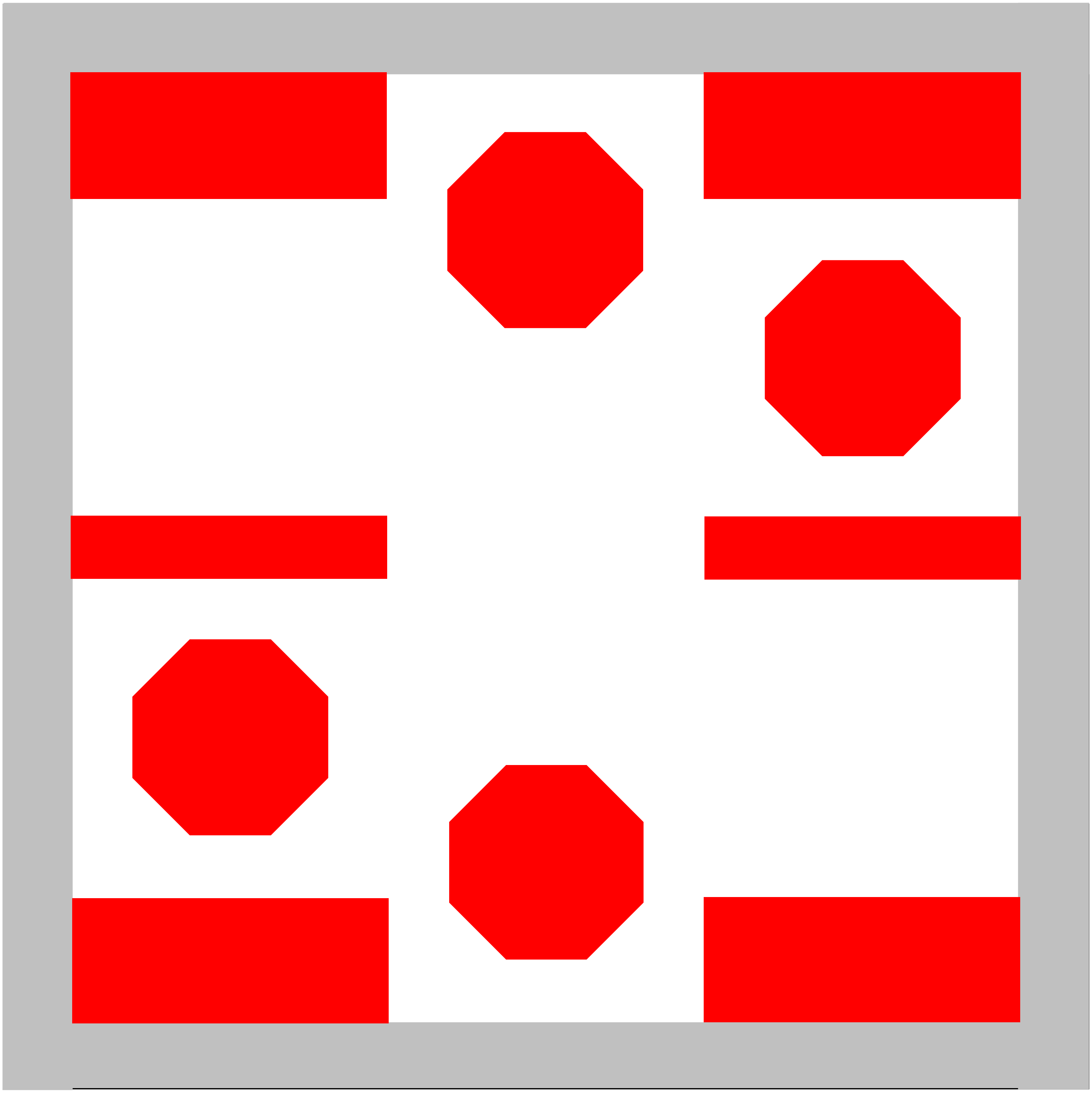


Diagram that would be used going North-bound on South 39th Street, intersecting at Flora Place

Resolution Number 241
Exhibit N

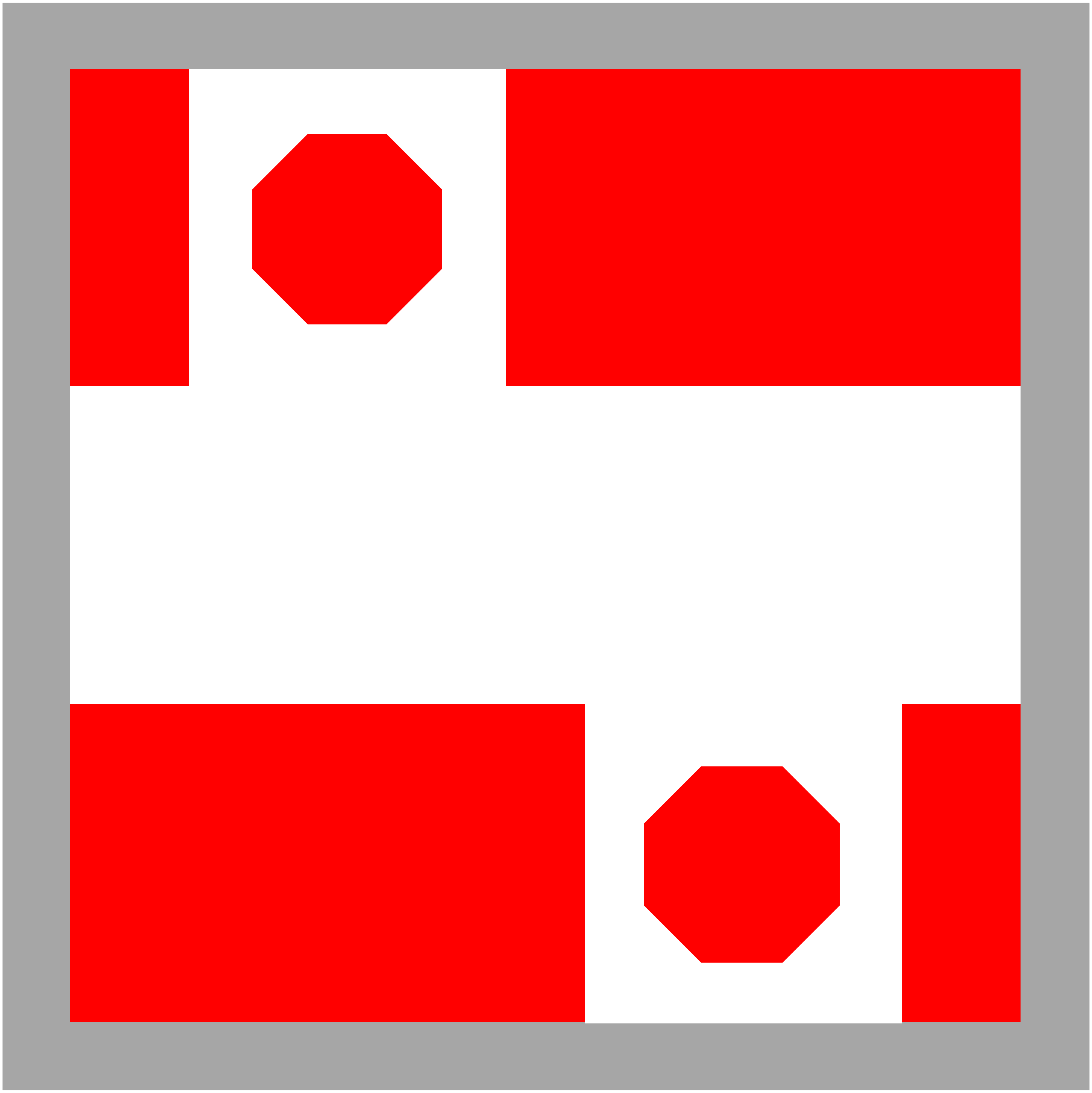


Diagram that would be used going East-bound on Juanita, intersecting at Gustine

THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

HIGHLIGHTING THE ISSUE

At stop-controlled intersections, drivers determine right-of-way priority through visual assessment of the intersecting roadway. The absence of a stop sign indicates unconditional right-of-way for that part of the intersection, while the presence of a stop sign's retroreflective backing indicates a conditional right-of-way based on who arrived first. This represents a unique deficiency in traffic control device design: the STOP sign is the only regulatory sign that fails to provide the totality of information needed to regard all relevant traffic laws.

The FHWA has recognized this communication gap in stop sign installations since at least 1988, when it approved supplemental plaques designated R1-3 and R1-4, more commonly known as 2-WAY, 3-WAY, 4-WAY, and subsequently ALL-WAY assemblies for installation beneath STOP signs. The FHWA stated in its official rulemaking that the supplemental plaque was adopted "because [the FHWA] believes the use of the supplemental plaque will provide additional emphasis and motorist information at the stop location."[1]

By the 11th edition of the MUTCD, the FHWA prohibited any use of the 2-WAY, 3-WAY, 4-WAY, focusing on the ALL-WAY plaque while recommending alternative directional messaging when necessary, in order to "encourage the use of these plaques at intersections that need increased driver awareness regarding an unexpected right-of-way control."[2] This is because simply telling drivers that there are 2 stops at the intersection does not tell where they are. The currently approved directional plaques include: CROSS TRAFFIC DOES NOT STOP, TRAFFIC FROM RIGHT DOES NOT STOP, TRAFFIC FROM LEFT DOES NOT STOP, and ONCOMING TRAFFIC DOES NOT STOP.

These directional plaques represent a substantial improvement over numerical designations and effectively communicate right-of-way conditions in numerous conventional intersection configurations. However, these plaques possess inherent limitations, particularly at geometrically complex and non-standard intersections. Jogged intersections lack clearly delineated "opposing traffic approaches" and intersections featuring multiple approach angles that could be characterized as either "left" or "right" are not adequately described in intersection configurations with both shallow-angle, perpendicular, or wide approaches from the same general direction, and other atypical geometric conditions present ambiguities that directional terminology cannot adequately resolve. While directional plaques demonstrably outperform numerical designations in communicating right-of-way relationships, further refinement is possible, therefor further refinement is warranted.

This evolution demonstrates the FHWA's ongoing acknowledgment that stop-controlled intersections require precise supplemental information beyond the basic STOP sign to adequately communicate right-of-way conditions. Unexpected right-of-way determinations are not the sole source of driver uncertainty at intersections. Drivers also encounter unexpected intersection geometries, configurations, and infrastructure designs resulting from the diverse ways roadways can intersect. This proposal addresses the comprehensive information requirements at stop-controlled intersections by providing an optimal communication solution that accounts for all relevant operational and geometric variables.

1: 65 Fed. Reg. 78923, December 18, 2000
2: 74 Fed. Reg. 66744 - 66745, December 16, 2009

Prepared by:

Matt Heskamp
St. Louis City Hall Employee

Approved by:

Cara Spencer	Megan Green	Rasheen Aldridge
Mayor of St. Louis,	President of the Board	Board Sponsor

THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

PROPOSING THE SOLUTION

This proposal advocates for the adoption and standardization of diagrammatic intersection control plaques as supplemental assemblies beneath STOP signs. The proposed system builds upon the successful implementation of similar signage currently deployed in Quebec, Canada, where diagram plaques provide visual representations of intersection geometry and stop control configuration, expanded to accommodate the full range of geometrically complex and atypical intersections encountered throughout the roadway network.

The diagrammatic approach offers several critical advantages over text-based directional plaques:

Elimination of directional ambiguity. A diagram depicts the actual geometric configuration of the intersection, eliminating uncertainty about which approach constitutes "left," "right," or "oncoming" traffic in complex or non-standard geometries. At intersections featuring multiple approaches from similar directions (such as a configuration with both a shallow-angle merge and a perpendicular intersection from the right side) a diagram provides unambiguous identification of which specific approaches are stop-controlled and which possess right-of-way.

Comprehensive information consolidation. Rather than requiring multiple text plaques to communicate compound conditions (e.g., "TRAFFIC FROM RIGHT DOES NOT STOP" stacked above "ONCOMING TRAFFIC DOES NOT STOP"), a single diagrammatic plaque simultaneously illustrates all stop-controlled and uncontrolled approaches. This consolidation reduces sign clutter, minimizes driver information processing demands, and presents a unified representation of intersection control rather than discrete directional statements requiring mental synthesis.

Universal applicability to atypical configurations. Diagrammatic plaques accurately represent jogged intersections, offset intersections, multi-leg intersections, Y-intersections, skewed intersections, and other geometric variations that resist clear description through directional text. The visual representation adapts seamlessly to any intersection configuration without requiring the development of new text messaging standards for each geometric permutation.

Enhanced cognitive processing. Spatial information regarding intersection geometry and traffic control is processed more rapidly through visual-spatial recognition than through text interpretation and mental translation. A driver can match the diagrammatic representation to the observed physical environment in a single cognitive operation, reducing cognitive load at complex intersections where rapid, accurate right-of-way assessment is essential for safe navigation.

The undersigned believe that the proposed diagrammatic plaque system represents the logical evolution of supplemental intersection control communication, addressing the limitations of both numerical designations and directional text plaques while providing a scalable, adaptable solution capable of communicating complete right-of-way information at any stop-controlled intersection configuration.

Prepared by:

Matt Heskamp
St. Louis City Hall Employee

Approved by:

Cara Spencer
Mayor of St. Louis

Megan Green
Megan E. Green
President of the Board

Rasheen Aldridge
Rasheen Aldridge
Board Sponsor

THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

EXPLAINING THE SOLUTION

Step 1: Geometric Classification

Classify the intersection as either:

Centrally-confluent configuration: All roadway approaches converge at a single central point (e.g., standard perpendicular intersections)

Offset configuration: Roadway approaches do not converge at a single point, resulting in displaced intersection points (e.g., jogged intersections)

Step 2: Plaque Type Selection

Based on geometric classification, select the appropriate template:

radially-symmetric diagrammatic plaque (designated R7-R#, referenced as Sign Type A)

asymmetric jogged-intersection diagrammatic plaque (designated R7-S#, referenced as Sign Types B and C)

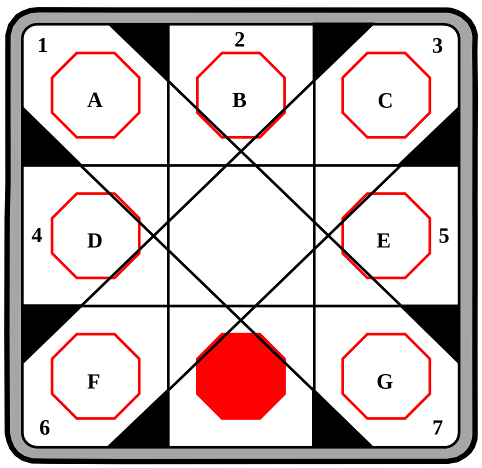
Step 3: Approach Identification and Stop Control Mapping

For each stop-controlled approach, enumerate all roadway approaches (numerical identifiers), identify all stop-controlled approaches (alphabetical identifiers or stop symbols), and document geometric relationships including angular displacement and offset distances.

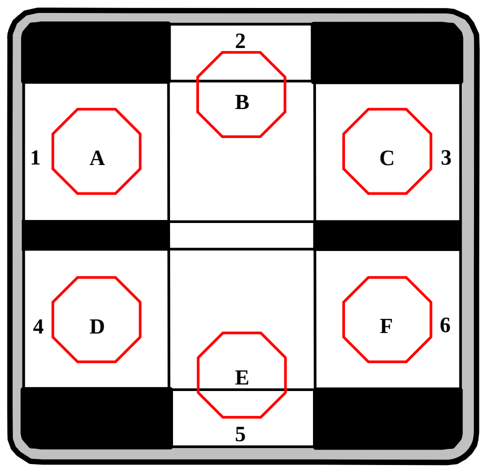
Step 4: Driver Position Orientation

For radially-symmetric plaques (Sign Type A), the driver position is standardized at the bottom of the diagram with no rotational adjustment required. For asymmetric plaques (Sign Types B and C), orient the plaque such that the stopped driver's approach correctly corresponds to actual intersection geometry. Rotational adjustment may be necessary, as illustrated in Sign Types B and C, which represent identical geometry viewed from different stop-controlled approaches.

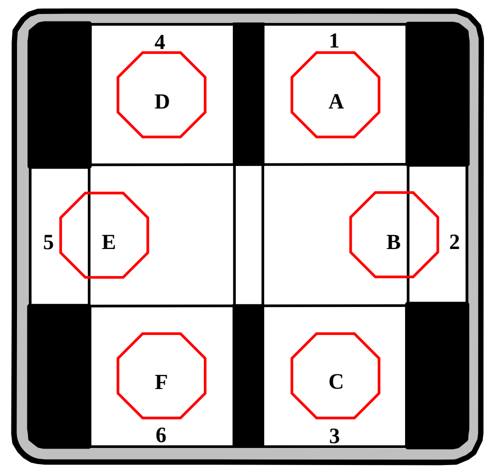
A



B



C



Prepared by:

Matt Heskamp
St. Louis City Hall Employee

Approved by:

Cara Spencer
Mayor of St. Louis

Megan Green
President of the Board

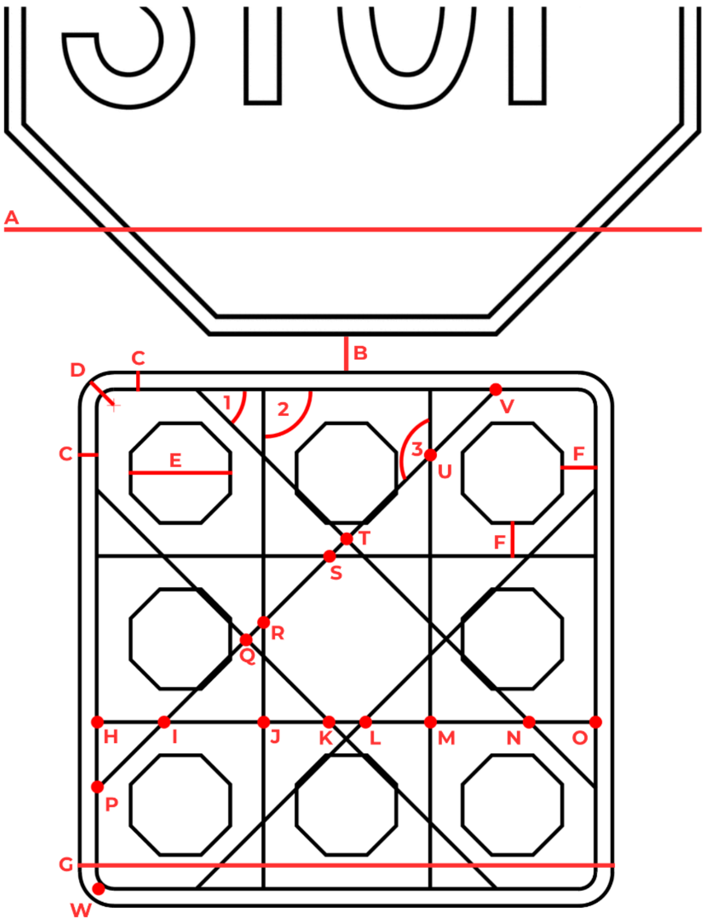
Rasheen Aldridge
Board Sponsor

THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

TECHNICAL SPECIFICATIONS FOR THE RADIAL INTERSECTION DIAGRAM



Measurements are in inches or degrees								
A	B	C	D	E	F	G	P-I	P-Q
30	0-4	0.75	1.5	3.3	1.1	18	3.11	7
P-R	P-S	P-T	P-U	P-V	P-H	H-I	H-J	H-K
7.778	10.889	11.667	15.556	18.668	2.2	2.2	5.5	7.7
H-L	H-M	H-N	H-O	P-W	1	2	3	
8.8	11	14.3	16.5	3.3	45°	90°	135°	

Name: R7-R# - Radial Stop Sign Diagram

Size: 18in x 18in

Border: .75in with a radius and rise of 1.5in

Colors: Reflective Red and Reflective White

Prepared by: Matt Heskamp, City Hall Employee

Approved by:

Cara Spencer	Megan Green	Rasheen Aldridge
	Megan E. Green	Rasheen Aldridge
Mayor of St. Louis	President of the Board	Board Sponsor

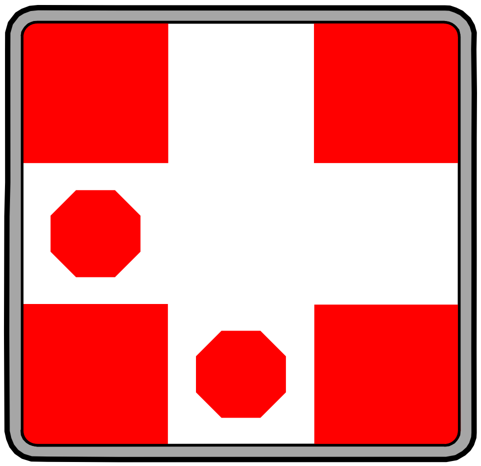
THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

EXAMPLES OF THE RADIAL INTERSECTION DIAGRAM

Walnut and South 11th in St. Louis, Mo

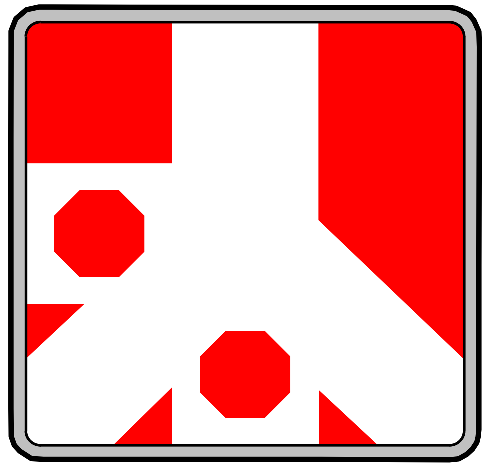


This intersection is 2 one-way streets intersecting. Given that every approach has a stop, the MUTCD says we can use the "ALL-WAY" assembly.

The use of the "ALL-WAY", does not optimally communicate the reality given the typical driver will look every direction.

A diagram communicates all the information optimally and accurately.

Branch & North 11th in St. Louis, Mo

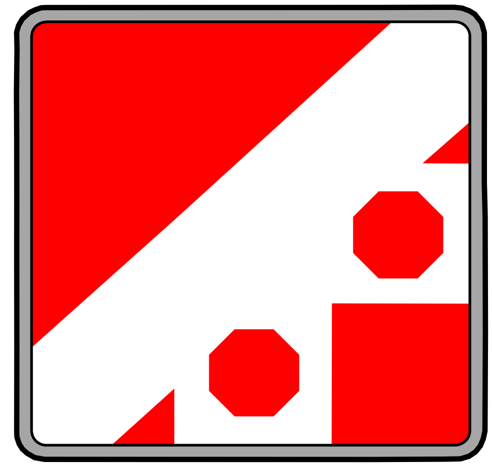


This intersection is a couple minor roads meeting at a main road.

The use of "TRAFFIC FROM THE LEFT DOES NOT STOP" is inaccurate since the perpendicular left has a stop while the hard left does not.

A diagram communicates all the information optimally and accurately

Mullanphy & North 13th in St. Louis, Mo



This intersection is two minor roads meeting at a main road.

The use of "CROSS TRAFFIC DOES NOT STOP" is inaccurate, since the typical driver would assume any lanes they need to cross would not stop - which is proven inaccurate with the perpendicular right turn.

A diagram communicates all the information optimally and accurately.

Name: R7-R# - Radial Stop Sign Diagram
Size: 18in x 18in
Border: .75in with a radius and rise of 1.5in
Colors: Reflective Red and Reflective White

Prepared by: Matt Heskamp

Approved by:

Cara Spencer
Mayor of St. Louis

Megan Green
President of the Board

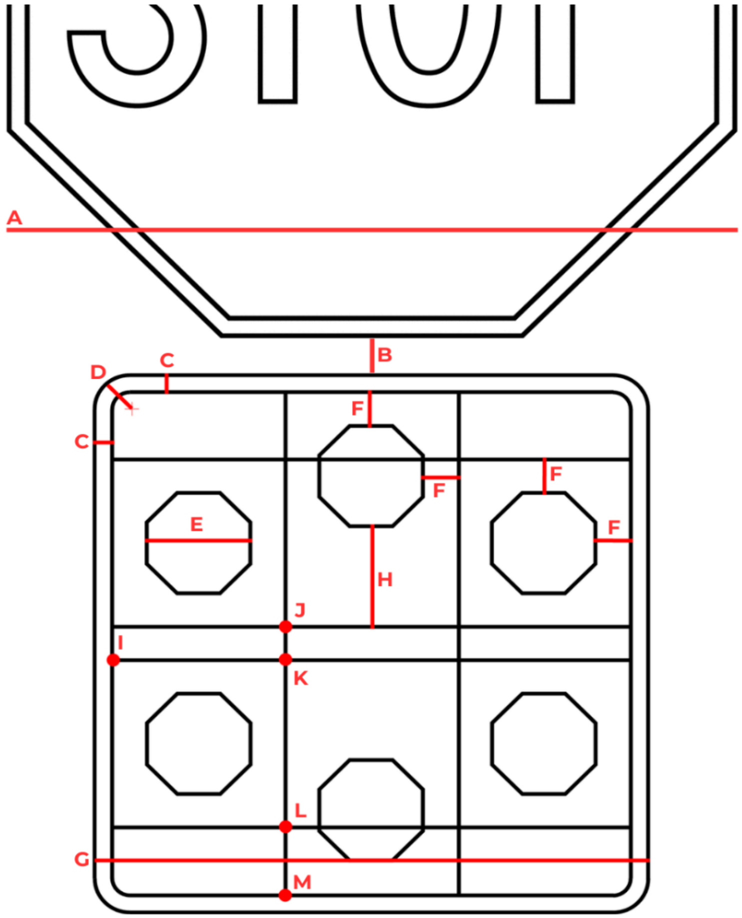
Rasheen Aldridge
Board Sponsor

THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

TECHNICAL SPECIFICATIONS FOR THE JOGGED INTERSECTION DIAGRAM



Measurements are in inches							
A	B	C	D	E	F	G	H-J
30	0-4	0.75	1.5	3.3	1.1	18	3.3
	I-K	J-K	K-L	L-M	K-M	J-M	
	5.5	1.1	5.5	2.2	7.7	8.8	

Name: R7-S# - Jogged Stop Sign Diagram

Size: 18in x 18in

Border: .75in with a radius and rise of 1.5in

Colors: Reflective Red and Reflective White

Prepared by: Matt Heskamp, City Hall Employee

Approved by:

Cara Spencer
Mayor of St. Louis

Megan Green
President of the Board

Rasheen Aldridge
Board Sponsor

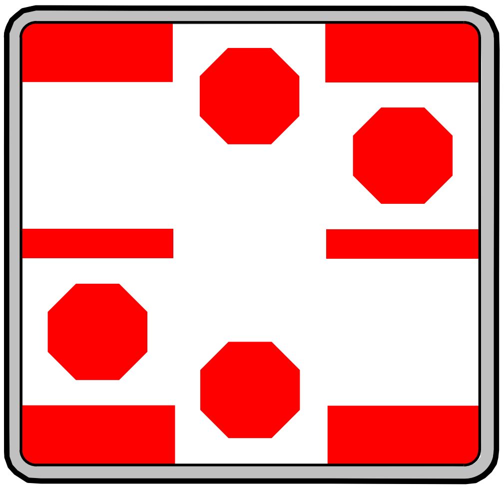
THE CITY OF ST. LOUIS

Proposal to the FHWA:

Addition to the MUTCD: Intersection Diagrams

EXAMPLES OF THE JOGGED INTERSECTION DIAGRAM

Flora Place and South 39th Street in St. Louis, Mo

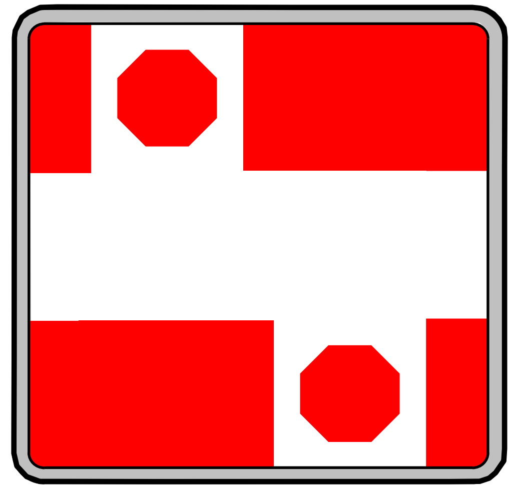


This intersection consists of 2, one way intersections passing through a two-way road.

Given the lack of one way signs, the use of the "ALL-WAY", does not optimally communicate the reality given the typical driver will look every direction and assume they can go the wrong way - it isn't frequent but it is common to see people driving the wrong way.

A diagram communicates all the information optimally and accurately.

Juanita and Gustine in St. Louis, Mo



This intersection consists of 2, two way intersections coming together in a jogged intersection.

The fundamental issue here is the typical driver does not consider the oncoming traffic as a part of the intersection.

A diagram communicates all the information optimally and accurately, telling the driver they need to consider the oncoming driver.

Name: R7-S# - Jogged Stop Sign Diagram

Size: 18in x 18in

Border: .75in with a radius and rise of 1.5in

Colors: Reflective Red and Reflective White

Prepared by: Matt Heskamp

Approved by:

Cara Spencer
Mayor of St. Louis

Megan Green
President of the Board

Rasheen Aldridge
Board Sponsor

RESOLUTION NUMBER 240
SUPPORTING THE EFFORTS TO RECOGNIZE THE CITY OF ST. LOUIS AS A BIRD CITY

WHEREAS, the City of St. Louis has a long history of supporting bird conservation, including designation as an Urban Bird Treaty City by the U.S. Fish and Wildlife Service in 2000, contributing to protections and programs for birds and habitat in our urban environment; and

WHEREAS, birds are indicators of ecosystem health, and efforts to protect and restore bird habitat support broader biodiversity, enhance ecosystem services (such as pollination and pest control), and improve quality of life for residents; and

WHEREAS, the *Bird City Network* is a collaborative and conservation-focused initiative led by American Bird Conservancy and Environment for the Americas that encourages communities to take locally-appropriate actions that benefit birds, the environment, and people; and

WHEREAS, participating cities document actions to improve bird habitat, address threats to birds, engage the public in conservation and birding education, and promote sustainable practices that benefit both wildlife and urban communities; and

WHEREAS, the City of St. Louis Audubon Society, Missouri Department of Conservation, Tower Grove Park, Saint Louis Zoo, DarkSky Missouri, Bellefontaine Cemetery and Arboretum, and partners have worked collaboratively to support renewing St. Louis's national Urban Bird Treaty status and are advancing a Bird City application consistent with promoting biodiversity and community stewardship; and

WHEREAS, the City's endorsement of a Bird City resolution will demonstrate municipal support for the application, help fulfill program requirements, and publicly affirm St. Louis's commitment to conservation and environmental stewardship;

NOW THEREFORE IT BE RESOLVED, by this Honorable Board of Aldermen of the City of St. Louis hereby expresses its support for recognition as a Bird City through the Bird City Network; affirms the importance of protecting and enhancing urban biodiversity and bird habitat; recognizes the collaborative efforts of local conservation partners in advancing these goals; and encourages continued coordination among City departments and community stakeholders to implement bird-friendly practices and complete any necessary application or renewal requirements associated with the Bird City designation. 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 by the sponsor.

Introduced this 13th day of February, 2026 by:
The Honorable Anne Schweitzer, Alderwoman of the 1st Ward

Adopted this 13th day of February, 2026 by:

Sharita Rogers, Acting Clerk	**Megan E. Green, President**
Board of Aldermen	**Board of Aldermen**

RESOLUTION NUMBER 242
HONORING RICARDO DARNELL RILEY

WHEREAS, Ricardo Darnell Riley was born on July 4th, 1967 to the union of Ronald Riley, Sr. and Gloria Dean Hubbard. His father died when Ricardo was just 8 years old, but he was blessed with a bonus dad when his mom met Roy Harris. Ricardo loved Roy as if he were his own biological dad and was happy to call on him whenever he needed fatherly advice. Ricardo was preceded in death by his mother and both of his fathers, his brother, Ronald Jr.; and his son, JaQues; and

WHEREAS, Ricardo was a Christian. He confessed his life to Christ at Morning Star Missionary Baptist Church. He loved to watch the live church services via the internet on Sunday mornings; and

WHEREAS, Ricardo was affectionately known by many names, such as Gleeky, Big Rick, Rick Da Ruler, Deacon Tito, and Slick Rick (just to name a few). His immediate family knew him as simply “Ricky.” Ricky had the biggest smile and loved to show it. Whether lovingly joking with you or simply showing admiration, when you saw that smile, you smiled. He was a gentle giant who had no problems showing his emotions. Ricky cared about family and was always the life of the party; and

WHEREAS, Ricky was educated within the St. Louis Public School system. His most memorable times is when he attention Vashon High School. Ricky loved Vashon High School! He would become excited about attending home games and cheering on the athletes. He would travel with his former classmates to support Vashon events. He proudly wore the colors of his alma mater because he thought Vashon was the best; and

WHEREAS, Ricky began his employment working for the city of St. Louis as a teenager and that was his only job! He devoted 37 years of his life working as a recreation leader. The majority of those years were spent at Tandy’s Recreation Center, his home away from home. Tandy’s was Ricky’s domain. He loved to mentor the neighborhood children and he was known as the “neighborhood Father.” Ricky loved to instill the love of sports and recreation into the minds of the many children who looked to him for guidance. Many of those children have gone on to play professional sports and have lucrative careers; and

WHEREAS, Ricky loved sports. Whether he was watching wrestling on Mondays and Friday nights or attending an alumni game on the weekend, he was mesmerized by anything sports. He was an essential part of the “Midnight Basketball” league during his earlier years in recreation. Ricky was also a proud member of The Hit Squad, St. Louis City Hitters, and the St. Louis Pistons (just to name a few); and

WHEREAS, Ricky loved to travel. He especially loved to travel with his family at their yearly family reunion trips. He would get so excited when it was time to load up on those charter buses as “Dem Hubbards” invaded a new city every August. He couldn’t wait to take his seat in the back of the bus (by the cooler) to gear up to become the comedian of the trip. Ricky would play practical jokes and “play the dozens” with his cousins along the way. The bus trips were the real highlight of the entire family reunion for Ricky. He would brag on his family’s bond and he was so proud to be a Hubbard; and

WHEREAS, Ricky was also known as “The Pit Master.” He loved to BBQ and brag about it, LOL. He would lay out rows of meat on various barrel grills and send pictures via text to show off his skills. Ricky used to BBQ over 2,000 pounds of meat, with the assistance of his friends (The A-Team), in preparation for Carr Square Neighborhood’s “Downtown Day.” He happily performed his task for two main reasons: he loved his favorite Uncle Rodney (the organizer of the event) and he loved his Carr Square neighborhood. Ricky was praised for his time and dedication to “Downtown Day” and in his honor, there will be a pavilion named in his honor at Loretta Hall Park in Carr Square neighborhood; and

WHEREAS, Ricky always joked that he would never marry and that he loved being a bachelor but all of that changed when he met Miss Cherita Lanell Major. Ricky and Cherita dated for 2 ½ years before marrying on February 14, 1997. Ricky treated Cherita like a queen and she gladly treated him like a king. They loved to party on the weekends and when their kids grew up, they partied as a family. They especially loved the weekends at "The Riley Pub" in their home basement. Those memories will last forever; and

WHEREAS, Ricky departed this life at 5:03am, Tuesday, April 30th, 2024. He leaves to cherish his memory: his wife of 27 years, Cherita; his 5 surviving children, Ricardo Jr., Chas, Rodney, Briah (Clyde) and Briahna; 8 grandchildren, Javion, JaNiya, JaQues Jr., Jaylah, Jaylan, Jaliyah, Lily, and Aaliyah; 1 surviving brother, Eric (Leda); 3 nieces, Gloria and Khadijah; 1 nephew, Khaleel; 1 great niece, Tavionna; 1 great-great nephew, Dallas; his sister-in-law, Yolanda and his cousin, Daphyne (Antoine) whom he considered sisters; 2 sisters-in-law, Priscilla and Pamela; 2 uncles (whom he loved as mentors), Rodney Sr. (Penny) and Jonas Hubbard III (Faye); twin cousins (whom he considered brothers), Rodney (Shameem) and Rontonyo (Tiffany); and a host of family who will miss him dearly.

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we direct the officials of the St. Louis City Parks, Recreation and Forestry Department to use their full authority to name the Pavilion in the Lorretta Hall Park "Ricardo "Rick The Ruler" Darnell Riley Pavilion", in honor of his many years of service. 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 those deemed appropriate by the sponsor.

Introduced this 13th day of February, 2026 by:
The Honorable Rasheen Aldridge, Alderwoman 14th Ward

Adopted this 13th day of February, 2026 by:

Sharita Rogers, Acting Clerk **Board of Aldermen**	**Megan E. Green, President** **Board of Aldermen**

RESOLUTION NUMBER 243

A RESOLUTION HONORING THE EXTRAORDINARY LIFE, LEGACY, AND IMPACT OF FLOYD IRONS, LEGENDARY EDUCATOR AND COACH OF VASHON HIGH SCHOOL

WHEREAS, Floyd Irons stands among the most influential figures in Missouri high school basketball history, a proud 1966 graduate of Vashon High School whose early excellence as both a student and athlete set a powerful example of discipline, leadership, and academic achievement; and

WHEREAS, his distinction as the first scholar-athlete from Vashon High School selected by the *St. Louis Post-Dispatch* as Scholar-Athlete of the Year reflected not only his athletic ability but his deep commitment to education, character, and lifelong mentorship; and

WHEREAS, after graduating from Langston University, Floyd Irons returned to his community as a social studies teacher and educational leader, serving as assistant principal, principal on three occasions, and head boys' basketball coach, uniquely shaping generations of young men both in the classroom and on the court; and

WHEREAS, over a remarkable 33-year coaching career, Coach Irons transformed Vashon High School into a nationally recognized basketball powerhouse, emphasizing speed, relentless effort, teamwork, accountability, and pride in representing one's school and community; and

WHEREAS, his historic legacy includes 10 Missouri State Basketball Championships, an extraordinary career record of 876 wins and 176 losses, enduring state records in district, quarterfinal, and Final Four appearances, and an immeasurable impact on the lives of countless students whose futures were shaped by his guidance and example; now therefore be it

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we direct the officials of the St. Louis City Parks, Recreation and Forestry Department to use their full authority to name the basketball court in the Lorretta Hall Park "The Floyd Irons Basketball Court", in honor of his many years of service. 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 those deemed appropriate by the sponsor.

Introduced this 13th Day of February 2026 by:
The Honorable Rasheen Aldridge, Alderman of the 14th Ward

Adopted this 13th Day of February 2026 as attested by:

Sharita Rogers, Acting Clerk **Board of Aldermen**	**Megan E. Green, President** **Board of Aldermen**

RESOLUTION NUMBER 244
NAMING THE ALDERWOMAN TAMMIKA HUBBARD SKATING RINK

WHEREAS, former Alderwoman Tammika Hubbard diligently represented the resident of the 5th Ward for many years; and

WHEREAS, she joined the Board on January 6, 2012 after a special election; and

WHEREAS, as Alderwoman she served the residents of the 5th Ward that included the Carr Square, Columbus Square, portions of Downtown, Jeff Vander Lou, Near North Riverfront, Old North St. Louis and St. Louis Place neighborhoods; and

WHEREAS, during her tenure Alderwoman Hubbard supported many projects in her ward that fostered economic growth, housing development, environmental clean-up, park and green space development, healthcare and youth service; and

WHEREAS, some of her pet projects included park development, improvement and expansion; and

WHEREAS, other park related projects included a new basketball court, non-concrete surface areas, bleachers and playground equipment; and

WHEREAS, there exists in the 5th Ward the Loretta Hall Park located at Cole and 14th Street Streets: and

WHEREAS, this park is owned by the City of St. Louis and is under the direct authority of the City of St. Louis Parks, Recreation and Forestry Department and has an unnamed skating rink that serves the residents of the area; and

WHEREAS, in honor of her many years of service and accomplishments as the 5th Ward Alderwoman, her love of parks and green spaces and the desires of many area residents it would be appropriate to name this skating area in the Lorretta Hall Park in honor of Alderwoman Tammika Hubbard.

NOW THEREFORE BE IT RESOLVED, by the Board of Aldermen of the City of St. Louis that we direct the officials of the St. Louis City Parks, Recreation and Forestry Department to use their full authority to name the skating rink in the Lorretta Hall Park the "Alderwoman Tammika Hubbard Skating Rink", in honor of her many years of service. We further direct the Clerk of this Board to prepare a copy of this Resolution to be presented at a time and place and to those deemed appropriate by the Sponsor.

Introduced this 13th day of February, 2026 by:
Honorable Rasheen Aldridge, Alderman 14th Ward

Adopted this 13th day of February, 2026 as attested by:

Sharita Rogers, Acting Clerk	**Megan E. Green, President**
Board of Aldermen	**Board of Aldermen**

RESOLUTION NUMBER 245
AMENDING THE BOARD OF ALDERMEN RULES

BE IT RESOLVED BY THE BOARD OF ALDERMEN that the Board Aldermen hereby amends its rules for the 2025-2026 legislative session by the addition of a new rule which shall be and read as follows: “The passage of Board Bills for the appropriation of Rams Settlement Funds shall require the affirmative vote of two-thirds of all members of the Board of Aldermen.”

Introduced this 13th day of February 2026
The Honorable Thomas Oldenburg, Alderman 2nd Ward

Adopted this 13th day of February, 2026 as attested by:

Sharita Rogers	**Megan Green**
Acting Clerk, Board of Aldermen	**President, Board of Aldermen**