



Agenda
Transportation & Commerce Committee
Meeting
St. Louis Board of Aldermen
Tuesday, May 26, 2026 - 3:00 PM
Kennedy Room

President Megan Green
Alderman Shane Cohn, Chair
Committee Members:
Alderman Thomas Oldenburg
Alderman Bret Narayan
Alderwoman Anne Schweitzer
Alderwoman Jami Cox Antwi

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Approval of the minutes from the March 3, 2026, committee meeting.

IV. Board Bills for Review

(The committee will discuss and take public comment on the following)

Board Bill Number 21

Introduced by Alderwoman Jami Cox Antwi 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.

V. Resolutions for Review

None

VI. Committee Discussions

(The committee will discuss the following and take public comment on the following)

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



**Minutes
Transportation & Commerce Committee
Tuesday, March 3, 2026
9:00 AM
Kennedy Room**

Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 9:00am.

II. Roll Call

The Chair directed the Associate Clerk to call the roll and the following members answered their names: Mr. Oldenburg, Mr. Narayan, Ms. Schweitzer, and Chair Cohn. **4 members were present. A quorum was established.**

Ms. Cox Antwi joined the meeting after it began, bringing the total to 5 members present.

III. Approval of Minutes

Approval of the minutes from Tuesday, February 10, 2026, committee meeting.

The Chair entertained a motion to approve the minutes of the Tuesday, February 10, 2026, committee meeting.

Mr. Narayan moved to minutes of the Tuesday, February 10, 2026, committee meeting.

Seconded by Schweitzer.

The Chair directed the Associate Clerk to call the roll on the motion to approve the minutes of the Tuesday, February 10, 2026, committee meeting.

The Associate Clerk called the roll on the motion to approve the minutes of

the Tuesday, February 10, 2026, committee meeting.

The following votes were recorded: The following voted Aye: Mr. Oldenburg, Mr. Narayan, Ms. Schweitzer, and Mr. Cohn. **4 Aye votes were cast.**

The following voted No:
None

The following abstained:
None

The following were present but did not vote:
None

A total of 4 votes were cast. The motion carried.

IV. Board Bills for Review

(The committee will discuss and take public comment on the following)

Board Bill Number 167

Introduced by Alderman Rasheen Aldridge, 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.

The Chair recognized Mr. Aldridge to introduce Board Bill Number 167 before the committee.

Mr. Aldridge spoke about how the Board Bill Number 167 would amend the Clean Air Act.

After no further discussion, Mr. Aldridge stated that he had several expert speakers to speak in support of Board Bill Number 167.

Chair Cohn recognized three expert speakers: Brad Dean, President and CEO

of St. Louis CVC, Brian Atchison, Chief Sales Officer, St. Louis CVC, and Brent Buchanan, Director of Facilities, St. Louis CVC.

After no further discussion, the Chair opened the discussion up to members of the committee for questions and comments.

Members of the committee asked questions and made comments.

The Chair recognized Brian Atchison, Chief Sales Officer, St. Louis CVC and David Sweeney, Lewis Rice LLC to answer questions from members of the committee.

Hearing no further questions or comments from members of the committee, the Chair opened the discussion up to members of the public for testimony.

In Support of Board Bill Number 167

1. Patrick Stanley

Hearing no further testimony from members of the public, the Chair spoke on the reason why he would be voting no on Board Bill Number 167.

After no further discussion, the Chair recognized Mr. Aldridge for his closing remarks.

Mr. Aldridge gave his closing remarks.

Hearing no further discussion, the Chair entertained a motion to pass Board Bill Number 167 out of committee with a **Do Pass Recommendation**.

Ms. Cox Antwi moved to pass Board Bill Number 167 out of committee with a **Do Pass Recommendation**.

Seconded by Mr. Narayan.

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll on the motion to pass Board Bill Number 167 out of committee with a Do Pass Recommendation and the following votes were recorded: The following voted Aye: Mr. Oldenburg, Mr. Narayan,

Ms. Schweitzer, Ms. Cox Antwi. **4 Aye votes were cast.**

The following voted No: Mr. Cohn
One

The following voted Present:
None

The following Abstained:
None

The following were present but did not vote:
None

A total of 5 votes were cast. The motion carried.

V. Resolutions for Review

None

VI. Committee Discussions

(The committee will discuss the following and take public comment on the following)

VII. Acknowledgment of Any Written Testimony

There are 3 letters of support of Board Bill Number 167 provided in the Google Drive for review.

VIII. Announcements

None

IX. Excused Members

All members were present.

X. Adjournment

Having no other business to discuss, the Chair entertained a motion to adjourn the meeting.

Mr. Narayan moved to adjourn the meeting.

Seconded by Ms. Cox Antwi.

The vote was carried by unanimous consent.

The meeting adjourned at 9:30am.

[MIN_SIGNATURES]

Summary
Board Bill Number 21
Sponsored by Alderwoman Jami Cox Antwi
May 8, 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 21 INTRODUCED BY ALDERWOMAN JAMI COX ANTWI

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

7 **WHEREAS**, the City, by Ordinance No. 66935, did lease to Lessee beginning on January
8 1, 2006 for certain land and mooring at or near the north side of MacArthur Bridge and a point
9 Three Hundred feet (300’) south of the Poplar Street Bridge; and

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

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

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

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

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

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

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

16 **SECTION FIVE.** It is hereby declared to be the intention of the Board of Aldermen that
17 each and every part, section and subsection of this Ordinance shall be separate and severable from
18 each and every other part, section and subsection hereof and that the Board of Aldermen intends
19 to adopt each said part, section and subsection separately and independently of any other part,
20 section and subsection. In the event that any part, section or subsection of this Ordinance shall be
21 determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and
22 subsections shall be and remain in full force and effect, unless the court making such finding shall

1 determine that the valid portions standing alone are incomplete and are incapable of being executed
2 in accord with the legislative intent.

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

FISCAL NOTE

BOARD BILL NUMBER 21

Preparer's Name Cheryl Campbell

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

Bill Sponsor Alderwoman Jami Cox Antwi

Bill Synopsis:	<i>An ordinance amending Ordinance No. 66935 to authorize the execution of a Second Amendment to a Lease Agreement between the City of St. Louis and Material Sales Company for certain land and mooring for a five-year period, with an initial annual rent of \$17,812.72 in 2026 subject to a 3% annual increase.</i>
Type of Impact:	<i>Positive (Revenue-Generating Lease Agreement)</i>
Agencies Affected:	<i>Port Authority / Port Commission; Comptroller's Office; Mayor's Office.</i>

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
- 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 No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? Yes No

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

SECTION B

- Does the bill require the construction of any new physical facilities? Yes 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:

This bill generates revenue to the City through lease payments from Material Sales Company. The lease provides an initial annual payment of \$17,812.72 in 2026 with a 3% annual escalation over the five-year term.

- 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:

The Board Bill does not identify any additional operating, equipment, or maintenance costs to the City associated with the lease amendment. The agreement results in annual lease revenue to the City beginning at \$17,812.72 in Year 1 (2026), with a 3% annual increase over the five-year term. No specific fund designation is identified in the Board Bill language; revenue is assumed to be deposited in accordance with existing City financial practices.

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

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$0	\$0	\$0
Additional Revenue	\$17,812.72	\$18,347.10	\$18,897.51
Net	\$17,812.72	\$18,347.10	\$18,897.51
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$0	\$0	\$0
Additional Revenue	\$0	\$0	\$0
Net	\$0	\$0	\$0

- Describe any assumptions used in preparing this fiscal note:

This fiscal note was prepared based on review of the language contained within the Board Bill. The lease terms specify a base rent with a defined annual escalation; no additional costs, staffing requirements, or administrative impacts are detailed in the Board Bill language.

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

*Board Bill – PIN 36 (Material Sales) Lease Amendment
Summary and supporting documentation submitted with the Board Bill*

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