



**Agenda**  
**Housing, Urban Development & Zoning Committee**  
**Regular Meeting**  
**St. Louis Board of Aldermen**  
**Tuesday, May 26, 2026 - 11:00 AM**  
**Kennedy Room**

President Megan Green  
Alderwoman Shameem Clark-Hubbard, Chair  
Alderwoman Alisha Sonnier, Vice Chair  
Committee Members:  
Alderman Shane Cohn  
Alderwoman Anne Schweitzer  
Alderwoman Laura Keys  
Alderman Michael Browning  
Alderman Rasheen Aldridge

**Order of Business**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

Approval of the minutes from Tuesday, March 17, 2026.

**IV. Board Bills for Review**

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

**Item Number 1**

**Board Bill Number 22**

**Introduced by President Megan E. Green, Mayor Cara Spencer**

An Ordinance recommended by the Board of Estimate and Apportionment appropriating the sum of two hundred and thirty million and 0/100ths dollars (\$230,000,000.00) of Rams Settlement Funds for deposit into various new special funds to rebuild North St. Louis from the May 16th tornado and decades of disinvestment, support infrastructure and neighborhoods citywide, and revitalize Downtown to increase revenue for the entire city with amounts as described herein; and containing a severability clause and an emergency clause.

**V. Resolutions for Review**

None

**VI. Committee Discussions**

None

**VII. Acknowledgment of Any Written Testimony**

**VIII. Announcements**

**IX. Excused Members**

**X. Adjournment**

**Summary**  
**Board Bill Number 22**  
**Introduced by President Megan E. Green**  
**May 15, 2026**

An Ordinance recommended by the Board of Estimate and Apportionment appropriating the sum of two hundred and thirty million and 0/100ths dollars (\$230,000,000.00) of Rams Settlement Funds for deposit into various new special funds to rebuild North St. Louis from the May 16th tornado and decades of disinvestment, support infrastructure and neighborhoods citywide, and revitalize Downtown to increase revenue for the entire city with amounts as described herein; and containing a severability clause and an emergency clause.

**BOARD BILL NUMBER 22 INTRODUCED BY PRESIDENT MEGAN E. GREEN  
COSPONSOR: MAYOR CARA SPENCER**

1 An Ordinance recommended by the Board of Estimate and Apportionment appropriating the sum  
2 of two hundred and thirty million and 0/100ths dollars (\$230,000,000.00) of Rams Settlement  
3 Funds for deposit into various new special funds to rebuild North St. Louis from the May 16th  
4 tornado and decades of disinvestment, support infrastructure and neighborhoods citywide, and  
5 revitalize Downtown to increase revenue for the entire city with amounts as described herein;  
6 and containing a severability clause and an emergency clause.

7 **WHEREAS**, in 2021, St. Louis City, St. Louis County, and the Regional Convention and Sports  
8 Complex Authority signed a \$790 million settlement agreement with Rams owner Stan Kroenke  
9 and the National Football League, resulting in the City negotiating receipt of \$250 million as its  
10 share from the settlement agreement, with an additional \$30 million contingent on an  
11 appropriation to the Convention Center; and

12 **WHEREAS**, completed in February 2024, the City's extensive community engagement process  
13 through the Rams Settlement Portal demonstrated that residents support using the Rams  
14 Settlement Funds to upgrade water infrastructure, implement traffic calming and pedestrian-  
15 friendly street design, invest in redevelopment of historically disinvested neighborhoods, and  
16 improve downtown infrastructure and walkability; and

17 **WHEREAS**, in February 2026 the city invested \$1,200,000 of ARPA interest and \$5,464,157.84  
18 of ARPA reappropriations to the Water Division; and

19 **WHEREAS**, the amount of Settlement Funds after such appropriations, and including accrued  
20 interest, that are available for appropriation exceeds two hundred fifty million and 0/100ths  
21 (\$250,000,000.00); and

1 **WHEREAS**, the City has developed a number of comprehensive and community-supported  
2 plans, including the Transportation and Mobility Plan (TMP), Neighborhood Plans approved by  
3 the Planning Commission, the City of St. Louis ADA Transition Plan, and more, but many  
4 critical components of those plans remain unfunded; and

5 **WHEREAS**, investing Rams Settlement dollars in tornado recovery, North St. Louis  
6 neighborhood development, water infrastructure, citywide capital improvements, and Downtown  
7 revitalization will strengthen critical public infrastructure, improve quality of life for residents,  
8 and advance long-term equitable growth and resilience across the City.

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

10 **SECTION ONE. Public Purpose Satisfied.** It is hereby found that the funds created by this  
11 ordinance and their purposes as defined herein serve a public purpose, because the City can  
12 achieve its full economic and social potential by targeting investments to:

13 A. Support tornado recovery for residents, nonprofit organizations, and businesses in  
14 Tornado Impacted Areas while advancing housing and infrastructure reinvestment to  
15 strengthen long-term community resilience;

16 B. Improve public infrastructure across the City, so that all residents will have access to and  
17 benefit from clean drinking water, safer sidewalks and streets; and

18 C. Provide dedicated funds to revitalize Downtown St. Louis, in recognition of its outsized  
19 importance for economic impact and the quality of life for all residents and visitors not  
20 just to the City but to the State of Missouri.

21 **SECTION TWO. Definitions.**

- 1       A. **Available Monies.** “Available monies” shall mean the sum of interest and the principal  
2       accessible for such distribution as indicated for each respective fund.
- 3       B. **Board of Public Service.** The “Board of Public Service” shall refer to the St. Louis City  
4       Office of the President of the Board of Public Service.
- 5       C. **Downtown.** “Downtown” shall mean the area encompassing the neighborhoods  
6       Downtown and Downtown West as defined by the Planning and Urban Design Agency of  
7       the City of St. Louis.
- 8       D. **North St. Louis** “North St. Louis” shall mean the area encompassing the following  
9       neighborhoods: Academy, Baden, Carr Square, College Hill, Columbus Square,  
10       Covenant Blu-Grand Center, Fairground Neighborhood, Fountain Park, Greater Ville,  
11       Hamilton Heights, Hyde Park, Jeff Vanderlou, Kingsway East, Kingsway West, Lewis  
12       Place, Mark Twain, Mark Twain I-70 Industrial, North Pointe, Near North Riverfront,  
13       North Riverfront, O’Fallon, Old North St. Louis, Penrose, Riverview, St. Louis Place,  
14       The Ville, Vandeventer, Visitation Park, Wells Goodfellow, and West End as such  
15       neighborhoods are defined by the Planning and Urban Design Agency of the City of St.  
16       Louis.
- 17       E. **Open Streets** “Open Streets” shall refer to the streets program in which underutilized  
18       streets or portions of streets are transformed into welcoming public spaces, closed to  
19       vehicles, using low-cost materials such as paint, movable planters, and seating.
- 20       F. **Public Work** “Public Work” shall mean projects, under the purview of the Board of  
21       Public Service, as defined in RSMO 8.962, typically consisting of the construction,  
22       alteration, repair, or maintenance of any public building, structure, highway, bridge,

1 viaduct, pipeline, or public works, which shall include, but need not be limited to,  
2 moving, demolition, or excavation performed in conjunction with such work. Whether a  
3 project constitutes a Public Work shall be decided in the reasonable discretion of the  
4 Board of Public Service.

5 G. **Recovery Office** “Recovery Office” shall refer to the office created in the Mayor’s Office  
6 by Executive Order Number 89.

7 H. **Settlement Funds**. “Settlement Funds” shall refer to the funds the City received as a  
8 result of the City’s settlement of litigation against Rams Football Team owner Stan  
9 Kroenke and the National Football League.

10 I. **Tornado Impact Area** “Tornado Impact Area” shall mean the following neighborhoods  
11 and parks: Academy, Baden, Central West End, College Hill, DeBaliviere Place,  
12 Fairground Neighborhood, Fairground Park, Forest Park, Fountain Park, Greater Ville,  
13 Hamilton Heights, Jeff Vanderlou, Kingsway East, Kingsway West, Lewis Place, Mark  
14 Twain, North Riverfront O’Fallon, O’Fallon Park, Penrose, Skinker DeBaliviere, The  
15 Ville, Vandeventer, Visitation Park, Wells Goodfellow, West End, and Wydown Skinker  
16 as defined by the Planning and Urban Design Agency of the City of St. Louis.

17 J. **50/50 Sidewalk Program** “50/50 Sidewalk Program” shall mean the program existing  
18 under Section 20.26.240 of the Revised Code of the City of St. Louis or any successor  
19 provision.

20 **SECTION THREE. Funds to Invest in North St. Louis.**

21 **A. Long-Term Tornado Recovery Fund.**

22 1. *Establishment of the Long-Term Tornado Recovery Fund*

- 1 a. There is hereby appropriated the sum of seventy-nine million and 0/100ths dollars  
2 (\$79,000,000.00) from the available monies in the Settlement Funds into a special  
3 fund to be known as the Long-Term Tornado Recovery Fund, created pursuant to  
4 this ordinance, and to be held in a fund maintained by the City Treasurer.
- 5 b. Upon the passage and approval of this ordinance, the Comptroller is authorized  
6 and directed to establish a fund to be designated as the "Long-Term Tornado  
7 Recovery Fund" for the purpose of supporting resident, housing, and business  
8 recovery from the May 16th, 2025 tornado. All interest earned on the Long-Term  
9 Tornado Recovery Fund and all repayments made on loans made from the Long-  
10 Term Tornado Recovery Fund shall be retained in the Long-Term Tornado  
11 Recovery Fund general account until appropriated to a sub-account of the Long-  
12 Term Tornado Recovery Fund or transferred by the Board of Estimate and  
13 Apportionment into one or more sub-accounts of the Long-Term Tornado  
14 Recovery Fund created pursuant to this ordinance for the uses authorized for such  
15 funds. The Long-Term Tornado Recovery Fund shall be eligible to accept  
16 additional monies from other City appropriations, private donations, or other  
17 sources. All expenditures from the Long-Term Tornado Recovery Fund shall be  
18 appropriated in accordance with this ordinance and other applicable law. Sub-  
19 accounts are created herein for the "Tornado Housing and Neighborhood  
20 Stabilization Fund", the "Tornado Resident Support Fund", and the "Program  
21 Delivery & Administration Fund".

1 c. The purpose of the Long-Term Tornado Recovery Fund is to support the recovery  
2 from the May 16th, 2025 tornado.

3 2. *Eligible Uses of the Long-Term Tornado Recovery Fund Sub-accounts.*

4 a. There is hereby appropriated the sum of seventy million and 0/100ths dollars  
5 (\$70,000,000.00) from the Long-Term Tornado Recovery Fund to a sub-account  
6 to be known as the Tornado Housing and Neighborhood Stabilization Fund.

7 i. Available monies within the Tornado Housing and Neighborhood  
8 Stabilization Fund shall be used exclusively for providing appropriations  
9 for the purposes of:

- 10 1. Supporting the repair of housing damaged by the tornado, which  
11 are located in the Tornado Impact Area, and other related costs;
- 12 2. Supporting housing preservation, vacant-unit rehabilitation, and  
13 the construction of new housing across North St. Louis with  
14 priority consideration for housing-focused nonprofit Community  
15 Development Corporations that have been operating for at least  
16 three (3) years and demonstrate stable financial standing and  
17 sufficient operational capacity to successfully administer and  
18 sustain the funded housing project;
- 19 3. Supporting sidewalk repairs, tree replanting, hazardous tree and  
20 stump removal, and demolitions within the Tornado Impact Area.

21 Any reimbursed monies must go directly back into this fund.

1 a. A maximum of ten million (\$10,000,000) may be allocated  
2 towards this purpose.

3 b. There is hereby appropriated the sum of five million and 0/100ths dollars  
4 (\$5,000,000.00) from the Long-Term Tornado Recovery Fund to a sub-account to  
5 be known as the Tornado Resident Support Fund.

6 i. Available monies within the Tornado Resident Support Fund shall be used  
7 exclusively for the purposes of:

- 8 1. Providing deposit and rental assistance to residents who were  
9 impacted by the tornado to assist them with procuring safe  
10 intermediate housing and other related moving costs;
- 11 2. Providing accelerated resident connections to housing stabilization  
12 and resident support services;
- 13 3. Providing direct goods and services to support North St. Louis  
14 residents in the Tornado Impact Area in their recovery.

15 c. There is hereby appropriated the sum of four million and 0/100ths dollars  
16 (\$4,000,000.00) from the Long-Term Tornado Recovery Fund to a sub-account to  
17 be known as the Tornado Program Delivery & Administration Fund.

18 i. Available monies within the Tornado Program Delivery & Administration  
19 Fund shall be used exclusively for the purposes of providing  
20 administrative support, oversight, fiscal compliance, and data support  
21 systems through City staffing, contracted services, or other costs, efforts,

1 or programs necessary to deliver eligible uses of the Tornado Recovery  
2 Fund.

3 3. *Administration and Authority for Contracts and Expenditures for the Tornado Recovery*  
4 *Fund.*

5 a. The Recovery Office shall have general oversight over and administer the Long-  
6 Term Tornado Recovery Fund.

7 b. The Recovery Office shall, in consultation with Affordable Housing Commission,  
8 Community Development Administration, and any other City departments or  
9 entities as may be necessary and helpful, develop and recommend appropriations  
10 from the Long-Term Tornado Recovery Fund to the Board of Estimate and  
11 Apportionment for inclusion into the City's annual operating budget by  
12 submitting to the Budget Director by March 1 of each year or recommend to the  
13 Board of Estimate and Apportionment specific awards or expenditures of funds  
14 from the Long-Term Tornado Recovery Fund through existing or new contracts  
15 or agreements with specific recipients, contractors, or vendors.

16 c. The Board of Estimate and Apportionment's approval of a specific contract or  
17 agreement with a recipient, contractor, or vendor shall constitute authority for the  
18 City signatory to enter into the approved contract, contract amendment, or  
19 agreement and expend the funds in accordance with such contract or agreement,  
20 except with respect to any Public Work.

21 d. No monies may be appropriated from the Long-Term Tornado Recovery Fund in  
22 excess of available monies within that fund.

1       4. *Fund Accountability.*

2           a. The Long-Term Tornado Recovery Fund shall be included among the funds  
3                 subject to regular audits of City funds as required under law.

4           b. The Recovery Office or its successor shall submit a quarterly report to the Mayor  
5                 and the Board of Aldermen detailing the status of projects funded with  
6                 appropriations made from the Long-Term Tornado Recovery Fund, Tornado  
7                 Relief and Recovery Fund from Ordinance 72009, and the matching funds  
8                 leveraged to support projects authorized under this section. The quarterly reports  
9                 required under this section shall also be made available on the website of the  
10                Budget Division of the City of St. Louis.

11   **B. The North St. Louis Neighborhood Plan Implementation Fund.**

12       1. *Establishment of the North St. Louis Neighborhood Plan Implementation Fund.*

13           a. There is hereby appropriated the sum of thirty-one million and 0/100ths dollars  
14                 (\$31,000,000.00) from the Settlement Funds into a special fund to be known as  
15                 the North St. Louis Neighborhood Plan Implementation Fund, created pursuant to  
16                 this ordinance, and to be held in a fund maintained by the City Treasurer.

17           b. Upon the passage and approval of this ordinance, the Comptroller is authorized  
18                 and directed to establish a fund to be designated as the "North St. Louis  
19                 Neighborhood Plan Implementation Fund" for the purpose of implementation of  
20                 Neighborhood Plans adopted by the Planning Commission for North St. Louis  
21                 including supporting the accessibility and availability of housing, quality public  
22                 infrastructure, and providing funding for small businesses. All interest earned on

1 funds held in the North St. Louis Neighborhood Plan Implementation Fund and  
2 all repayments made on loans made from the North St. Louis Neighborhood Plan  
3 Implementation Fund shall be retained in the North St. Louis Neighborhood Plan  
4 Implementation Fund until appropriated according to provisions of this ordinance.  
5 The fund shall be eligible to accept additional monies from other City  
6 appropriations, private donations, or other sources. All expenditures from such  
7 funds shall be appropriated in accordance with this ordinance and other applicable  
8 law. Appropriate sub-accounts may be created.

- 9 c. The purpose of the North St. Louis Neighborhood Plan Implementation Fund is to  
10 implement the Neighborhood Plans adopted by the Planning Commission for  
11 North St. Louis including supporting the accessibility and availability of housing,  
12 quality public infrastructure, and providing funding for small businesses located  
13 in North St. Louis. Funds held in the North St. Louis Neighborhood Plan  
14 Implementation Fund may be expended only as provided under this ordinance.

15 *2. Eligible Uses of the North St. Louis Neighborhood Plan Implementation Fund.*

- 16 a. Available monies within the North St. Louis Neighborhood Plan Implementation  
17 Fund shall be used for the purposes of:
  - 18 i. Implementing the Neighborhood Plans adopted by the Planning  
19 Commission or are actively under development by the Planning and Urban  
20 Design Agency for North St. Louis neighborhoods, including but not  
21 limited to supporting the accessibility and availability of housing, quality

1 public infrastructure, and providing funding for small businesses located  
2 in North St. Louis.

3 1. Potential uses include, but are not limited to, funding single or  
4 multi-parcel land assemblage and site preparation, gap financing,  
5 home ownership support, neighborhood beautification initiatives,  
6 funding for small businesses, and establishment of key  
7 neighborhood services, and improving public facilities including  
8 infrastructure and parks.

9 ii. Procuring goods and services, compensating staff, and other  
10 administrative costs, provided that such costs do not exceed 5% of the  
11 fund balance on an annual basis.

12 3. *Administration and Authority for Contracts and Expenditures for the North St. Louis*  
13 *Neighborhood Plan Implementation Fund.*

14 a. The St. Louis Development Corporation and the Planning and Urban Design  
15 Agency shall make recommendations to the Community Development  
16 Administration on the use of funds. The Community Development Administration  
17 will initiate and issue all contracts and agreements in alignment with those  
18 recommendations, including those to the St. Louis Development Corporation, to  
19 administer programs or projects funded by the North St. Louis Neighborhood Plan  
20 Implementation Fund. The Community Development Administration, in  
21 consultation with Planning and Urban Design Agency, St. Louis Development  
22 Corporation, Recovery Office, Community Development Administration,

1 Affordable Housing Commission and any other City departments or entities as  
2 may be necessary and helpful, shall recommend to the Board of Estimate and  
3 Apportionment specific appropriations from the North St. Louis Neighborhood  
4 Implementation Fund for inclusion into the City's annual operating budget by  
5 submitting to the Budget Director by March 1 of each year or recommend to the  
6 Board of Estimate and Apportionment specific awards or expenditures of funds  
7 from the North St. Louis Neighborhood Plan Implementation Fund through  
8 existing or new contracts or agreements with specific recipients, contractors, or  
9 vendors.

10 b. The Board of Estimate and Apportionment's approval of a specific contract or  
11 agreement with a recipient, contractor, or vendor shall constitute authority for the  
12 City signatory to enter into the approved contract or agreement and expend the  
13 funds in accordance with such contract or agreement, except with respect to any  
14 Public Work.

15 c. No monies may be appropriated from the North St. Louis Neighborhood Plan  
16 Implementation Fund in excess of available monies within that fund.

17 4. *Fund Accountability.*

18 a. The North St. Louis Neighborhood Plan Implementation Fund shall be included  
19 among the funds subject to regular audits of City funds as required under law.

20 b. Proposals shall be presented to the Board of Aldermen and approved via  
21 resolution before approval of expenditures from the Board of Estimate and  
22 Apportionment.



1 Infrastructure Fund shall be retained in the Water Infrastructure Fund until  
2 appropriated according to provisions of this ordinance. Appropriate sub-  
3 accounts may be created.

4 c. The purpose of the Water Infrastructure Fund is to support City water  
5 infrastructure maintenance and improvements.

6 2. *Water Infrastructure Fund as an Interdepartmental Loan.*

7 a. Before any disbursements from the Water Infrastructure Fund to the  
8 Water Division shall be made, the Water Division shall enter into an  
9 interdepartmental loan agreement with the Office of the Mayor to govern  
10 such disbursements. Such interdepartmental loan agreement shall state that  
11 the disbursements from the Water Infrastructure Fund to the Water  
12 Division shall only be used for the purposes authorized by this ordinance  
13 and shall constitute a loan without interest to the Water Division's  
14 enterprise fund, and the Water Division may repay the balance of the  
15 potentially forgivable loan in full to the City's Capital Fund on or before  
16 the loan maturity date. The loan maturity date shall be June 1, 2036. The  
17 form of the interdepartmental loan agreement shall be approved by the  
18 Board of Estimate & Apportionment and the City Counselor prior to the  
19 signatures of the Water Commissioner and the Mayor.

20 3. *Eligible Uses of the Water Infrastructure Fund.* Monies within the Water  
21 Infrastructure Fund shall be used exclusively for supporting City water  
22 infrastructure maintenance and improvements by providing:

- 1 a. Matching funds for federal and state grants that support City water
- 2 infrastructure maintenance and improvements;
- 3 b. Debt service payments for loans and/or bonds that support City water
- 4 infrastructure maintenance and improvements; and
- 5 c. Supporting professional studies and plans needed to support City water
- 6 infrastructure maintenance and improvements.

7 4. *Administration and Authority for Contracts and Expenditures for the Public*  
8 *Infrastructure Fund.*

- 9 a. The Water Division shall (i) have general oversight over and administer
- 10 the Water Infrastructure Fund; (ii) recommend to the Board of Estimate
- 11 and Apportionment any appropriations from the Water Infrastructure Fund
- 12 for inclusion into the City's annual operating budget for the Water
- 13 Division by submitting to the Budget Director by March 1 of each year;
- 14 and (iii) recommend to the Board of Estimate and Apportionment any
- 15 specific transfers to the Water Division for operating expenses, capital
- 16 improvements, infrastructure repair or replacement.
- 17 b. No monies may be appropriated from the Water Infrastructure Fund in
- 18 excess of available monies within that fund.

19 5. *Fund Accountability.*

- 20 a. The Water Infrastructure Fund shall be included among the funds subject
- 21 to regular audits of City funds as required under law.

22 **B. The Public Infrastructure Fund.**

1                   1. *Establishment of the Public Infrastructure Fund.*

2                   a. There is hereby appropriated the sum of thirty million and 0/100ths  
3                   dollars (\$30,000,000.00) from Settlement Funds into a special fund to be  
4                   known as the Public Infrastructure Fund, created pursuant to this  
5                   ordinance, and to be held in a fund maintained by the City Treasurer.

6                   b. Upon the passage and approval of this ordinance, the Comptroller is  
7                   authorized and directed to establish a fund to be designated as the "Public  
8                   Infrastructure Fund" for the purpose of maintaining and improving City  
9                   infrastructure that supports the mobility, health, and security of residents  
10                  across the City. All interest earned on funds held in the Public  
11                  Infrastructure Fund and all repayments made on loans made from the  
12                  Public Infrastructure Fund shall be retained in the Public Infrastructure  
13                  Fund until appropriated according to provisions of this ordinance. The  
14                  fund shall be eligible to accept additional monies from other City  
15                  appropriations, private donations, or other sources. All expenditures from  
16                  such fund shall be appropriated in accordance with this ordinance and  
17                  other applicable law. Appropriate sub-accounts may be created.

18                  c. The purpose of the Public Infrastructure Fund is to support maintenance,  
19                  and improvements to streets, sidewalks, lighting, trees, and recreation  
20                  centers. Funds deposited and held in the Public Infrastructure Fund may be  
21                  expended only as provided under this ordinance.

22                   2. *Eligible Uses of the Public Infrastructure Fund.*

1 a. Available monies within the Public Infrastructure Fund shall be used  
2 exclusively for the purposes of:

- 3 1. Supporting the maintenance, repairs, traffic calming, safety,  
4 reconstruction, and other improvements and accessibility of City  
5 streets and sidewalks;
- 6 2. Provide gap financing for the 50/50 Sidewalk Program and other  
7 sidewalk funding needs;
- 8 3. Supporting pilot initiative(s) for quick build projects or temporary  
9 traffic calming including the bulk purchase of traffic calming  
10 assets;
- 11 4. Develop an Asset Management program that will inventory and  
12 assess equipment, street and sidewalk surface conditions, curb  
13 ramps, and other assets in the City;
- 14 5. Providing matching funds for projects that demonstrate private  
15 funding support for the maintenance, repairs and other  
16 improvements, and accessibility of pedestrian-scaled lighting along  
17 corridors;
- 18 6. Supporting the removal of hazardous trees and stumps in the City  
19 right-of-way;
- 20 7. Supporting the redevelopment of Recreation Centers;

1                   8. Procuring goods and services, compensating staff, and incurring  
2                   other administrative costs, provided that such costs do not exceed  
3                   5% of the fund balance on an annual basis.

4           3. *Restrictions on Use of Funds.*

5                   a. No monies may be appropriated from the Public Infrastructure Fund to  
6                   fund projects in Downtown.

7                   b. No monies may be appropriated from the Public Infrastructure Fund in  
8                   excess of available monies within that fund.

9           4. *Fund Prioritization.* Capital projects shall be prioritized by the following relevant  
10           criteria:

11                   a. Street and sidewalk projects along segments or corridors identified in the  
12                   High Injury Network of either the City of St. Louis or East-West Gateway;  
13                   and

14                   b. Sidewalk projects suggested by the City of St. Louis ADA Transition  
15                   Plan; and

16                   c. Street and sidewalk projects suggested by the Complete Streets  
17                   Committee as provided under Ordinance 71882 Section Five, Subsection  
18                   H; and

19                   d. Recreation center projects which are located in high-need areas, as  
20                   indicated and measured by the Economic Justice Index Areas 1, 2, and 3  
21                   (EJI-1, EJI-2, EJI-3).

1                   5. *Administration and Authority for Contracts and Expenditures for the Public*  
2                   *Infrastructure Fund.*

3                   a. The Board of Public Service shall have general oversight over and  
4                   administer the Public Infrastructure Fund.

5                   b. The Board of Public Service shall, in consultation with any other City  
6                   departments or entities as may be necessary and helpful, develop and  
7                   recommend appropriations from the Public Infrastructure Fund to the  
8                   Board of Estimate and Apportionment for inclusion into the City’s annual  
9                   operating budget by submitting to the Budget Director by March 1 of each  
10                  year or recommend to the Board of Estimate and Apportionment specific  
11                  awards or expenditures of funds from the Public Infrastructure Fund  
12                  through existing or new contracts or agreements with specific recipients,  
13                  contractors, or vendors.

14                  c. The Board of Estimate and Apportionment’s approval of a specific  
15                  contract or agreement with a recipient, contractor, or vendor shall  
16                  constitute authority for the City signatory to enter into the approved  
17                  contract or agreement and expend the funds in accordance with such  
18                  contract or agreement, except with respect to any Public Work.

19                  6. *Fund Accountability.*

20                  a. The Public Infrastructure Fund shall be included among the funds subject  
21                  to regular audits of City funds as required under law.

22                  **C. The Vacancy Reduction Fund.**

1                   1. *Establishment of the Vacancy Reduction Fund.*

2                   a. There is hereby appropriated the sum of five million and 0/100ths dollars  
3                   (\$5,000,000.00) from Settlement Funds into a special fund to be known as  
4                   the Vacancy Reduction Fund, created pursuant to this ordinance, and to be  
5                   held in a fund maintained in the Office of the City Treasurer.

6                   b. Upon the passage and approval of this ordinance, the Comptroller is  
7                   authorized and directed to establish a fund to be designated as the "Vacancy  
8                   Reduction Fund" for the purpose of reducing vacancy citywide. All interest  
9                   earned on funds held in the Vacancy Reduction Fund and all repayments  
10                  made on loans made from the Vacancy Reduction Fund shall be retained in  
11                  the Vacancy Reduction Fund until appropriated according to provisions of  
12                  this ordinance. The fund shall be eligible to accept additional monies from  
13                  other City appropriations, private donations, or other sources. Appropriate  
14                  sub-accounts may be created.

15                  c. The purpose of the Vacancy Reduction Fund is to support City efforts to  
16                  reduce vacancy citywide through strategic staffing, enforcement, data, and  
17                  redevelopment tools.

18                   2. *Eligible Uses of the Vacancy Reduction Fund.*

19                  a. Available monies within the Vacancy Reduction Fund shall be used  
20                  exclusively for the purposes of:

21                  i. Supporting the funding of City staff focused on vacancy, blight  
22                  reduction, and recovering the City's vacancy-related expenses,

1 including but not limited to: a dedicated collections attorney and  
2 paralegal;

3 ii. Supporting the expansion of a “Pre-Approved Plans Library” including  
4 architectural plans for standard single-family, duplex, and multi-family  
5 new construction and common rehabilitation projects;

6 iii. Supporting city vacancy data infrastructure and analysis for internal  
7 and/or public use;

8 iv. Supporting enforcement of vacancy and nuisance laws against  
9 absentee property owners.

10 3. *Administration and Authority for Contracts and Expenditures for the Vacancy*  
11 *Reduction Fund.*

12 a. The Department of Public Safety shall have general oversight over and  
13 administer the Vacancy Reduction Fund.

14 b. The Department of Public Safety, in consultation with City Counselors  
15 Office and any other City departments or entities as may be necessary and  
16 helpful, shall develop and recommend appropriations from the Vacancy  
17 Reduction Fund to the Board of Estimate and Apportionment for inclusion  
18 into the City’s annual operating budget by submitting to the Budget Director  
19 by March 1 of each year or recommend to the Board of Estimate and  
20 Apportionment specific awards or expenditures of funds from the Vacancy  
21 Reduction Fund through existing or new contracts or agreements with  
22 specific recipients, contractors, or vendors.

- 1 c. The Board of Estimate and Apportionment's approval of a specific contract  
2 or agreement with a recipient, contractor, or vendor shall constitute  
3 authority for the City signatory to enter into the approved contract, contract  
4 amendment, or agreement and expend the funds in accordance with such  
5 contract or agreement, except with respect to any Public Work.
- 6 d. No monies may be appropriated from the Vacancy Reduction Fund in  
7 excess of available monies within that fund.

8 4. *Fund Accountability.*

- 9 a. The Vacancy Reduction Fund shall be included among the funds subject to  
10 regular audits of City funds as required under law.

11 **SECTION FIVE. The Downtown Revitalization Fund.**

12 A. *Establishment of the Downtown Revitalization Fund.*

- 13 1. There is hereby appropriated the sum of fifty-five million and 0/100ths dollars  
14 (\$55,000,000.00) from Settlement Funds into the Downtown Revitalization Fund,  
15 created pursuant to this ordinance, and to be held in a fund maintained by the City  
16 Treasurer.
- 17 2. Upon the passage and approval of this ordinance, the Comptroller is authorized  
18 and directed to establish a fund to be designated as the Downtown Revitalization  
19 Fund for the purpose of strengthening the City's downtown area through  
20 investment in capital projects and activation programs that attract more visitors,  
21 restaurants, and businesses to the downtown area. All interest earned on funds  
22 held in the Downtown Revitalization Fund and all repayments made on loans

1 made from the Downtown Revitalization Fund shall be retained in its originating  
2 sub-account until appropriated according to provisions of this ordinance. The fund  
3 shall be eligible to accept additional monies from other City appropriations,  
4 private donations, or other sources.

5 B. *Eligible Uses of the Downtown Revitalization Fund.* Monies within the Downtown  
6 Revitalization Fund shall be used exclusively for providing appropriations as provided  
7 under this ordinance for the following types of projects:

8 1. There is hereby appropriated the sum of fifteen million and 0/100ths dollars  
9 (\$15,000,000.00) from the Downtown Revitalization Fund to a sub-account to be  
10 known as the Strategic Major Capital Projects Fund. Available monies within the  
11 Strategic Major Capital Projects Fund shall be used for the purposes of:

- 12 a. Acquiring, purchasing, and site prep at properties containing long-term  
13 vacant buildings;
- 14 b. Procuring goods and services, compensating staff, and incurring other  
15 administrative costs, provided that such costs do not exceed 5% of the  
16 fund balance on an annual basis.

17 2. There is hereby appropriated the sum of fifteen million and 0/100ths dollars  
18 (\$15,000,000.00) from the Downtown Revitalization Fund to a sub-account to be  
19 known as the Downtown Infrastructure Fund. Available monies within the  
20 Downtown Infrastructure Fund shall be used exclusively for the purposes of:

- 1 a. Improvements to the streetscapes to make Downtown streets safer, more
- 2 walkable, bikeable, and sustainable including one way to two way
- 3 conversions;
- 4 b. Spot sidewalk repair and ADA compliance and enhancement;
- 5 c. Expanding pedestrian-scaled streetlighting;
- 6 d. Procuring goods and services, compensating staff, and incurring other
- 7 administrative costs, provided that such costs do not exceed 5% of the
- 8 fund balance on an annual basis.

9 3. There is hereby appropriated the sum of fifteen million and 0/100ths dollars  
10 (\$15,000,000.00) from the Downtown Revitalization Fund to a sub-account to be  
11 known as the Riverfront Fund. Available monies within the Riverfront Fund shall  
12 be used for the purposes of but not limited to:

- 13 a. Planning, design, and implementation of a connected Riverfront from
- 14 Chouteau to Biddle including but not limited to all of the following:
  - 15 i. Increasing commercial activity and pedestrian access including:
    - 16 1. Reopening Laclede’s Landing roadways and evaluating a
    - 17 new gate system
    - 18 2. Connecting the riverfront to Downtown, with emphasis on
    - 19 Washington Avenue corridor as a primary pedestrian and
    - 20 commercial linkage
    - 21 3. Improving circulation of routing and signage

- 1                   ii. Signage, wayfinding, beautification, accessibility, and urban  
2                   activation support infrastructure, including:
- 3                   1. New shade structures that will make it more comfortable to  
4                   be on the Central Riverfront during hot summer months
- 5                   2. New infrastructure to attract vendors to open up shop on  
6                   the riverfront
- 7                   3. Comfort stations
- 8                   iii. Incentivizing riverfront ground-level development and improving  
9                   river-oriented attractions including:
- 10                  1. Addressing long-term deferred maintenance on the  
11                  Riverfront as a prerequisite to new activation and  
12                  infrastructure investment
- 13                  2. Constructing a large new Riverfront dock that may serve  
14                  day riverboat cruises and overnight cruise boats, with the  
15                  inclusion of restaurants, bars, and a water court to create a  
16                  new opportunity for St. Louisans and visitors to interact  
17                  with the Mississippi River and spend more time Downtown
- 18                  iv. Procuring goods and services, compensating staff, and incurring  
19                  other administrative costs
- 20                  4. There is hereby appropriated the sum of seven million five hundred thousand and  
21                  0/100ths dollars (\$7,500,000.00) from the Downtown Revitalization Fund to a  
22                  sub-account to be known as the Downtown Retail and Corridors Program Fund.

1 Available monies within the Downtown Retail and Corridors Program Fund shall  
2 be used exclusively for the purposes of:

3 a. Incentive funds to support strategic retail and restaurant activation along  
4 major corridors, including but not limited to:

- 5 i. Sidewalk cafés, parklets, and Open Streets;
- 6 ii. Tenant improvements including facade improvements;
- 7 iii. Attraction of new businesses not already located in the city or  
8 expansion of businesses already located in the city;

9 b. Procuring goods and services, compensating staff, and incurring other  
10 administrative costs, provided that such costs do not exceed 5% of the  
11 fund balance on an annual basis.

12 5. There is hereby appropriated the sum of two million five hundred thousand and  
13 0/100ths dollars (\$2,500,000.00) from the Downtown Revitalization Fund to a  
14 sub-account to be known as the Event Attraction Fund. Available monies within  
15 the Event Attraction Fund shall be used exclusively for the purposes of:

16 a. Supporting the creation of a public-private partnership fund supporting the  
17 recruitment of sporting events to the City of St. Louis, providing that such  
18 funds shall only become available upon the demonstration to the City of  
19 an at least two-to-one matching amount of privately-raised funds to  
20 support such public-private partnership fund.

21 *C. Administration and Authority for Contracts and Expenditures for the Public*  
22 *Infrastructure Fund.*

- 1           1. The Board of Public Service shall, in consultation with any other City  
2           departments or entities as may be necessary and helpful, develop and recommend  
3           appropriations from the Downtown Revitalization Fund to the Board of Estimate  
4           and Apportionment for inclusion into the City’s annual operating budget by  
5           submitting to the Budget Director by March 1 of each year or recommend to the  
6           Board of Estimate and Apportionment specific awards or expenditures of funds  
7           from the Downtown Revitalization Fund through existing or new contracts or  
8           agreements with specific recipients, contractors, or vendors.
- 9           2. The Board of Estimate and Apportionment’s approval of a specific contract or  
10          agreement with a recipient, contractor, or vendor shall constitute authority for the  
11          City signatory to enter into the approved contract or agreement and expend the  
12          funds in accordance with such contract or agreement, except with respect to any  
13          Public Work.
- 14          3. No monies may be appropriated from the Downtown Revitalization Fund in  
15          excess of available monies within that fund.

16          D. *Fund Accountability.* The Downtown Revitalization Fund shall be included among the  
17          funds subject to regular audits of City funds as required under law.

18          **SECTION SIX. Public Work.**

19          For any Public Work proposed or recommended to be funded by the Long-Term Tornado  
20          Recovery Fund, North St. Louis Neighborhood Plan Implementation Fund, Water Infrastructure  
21          Fund, Public Infrastructure Fund, Vacancy Reduction Fund, and/or Revitalization Fund, the  
22          Board of Estimate and Apportionment’s approval of the scope of work of the project shall

1 constitute authority for the City to proceed with the Public Work. Upon such approval, the Board  
2 of Public Service shall proceed with the bidding, letting, contracting, expenditure, and execution  
3 for the Public Work, together with all other actions it may find necessary and proper therefore, in  
4 accordance with its normal lawful processes for such work. This Ordinance, together with the  
5 Board of Estimate and Apportionment's approval of the scope of work, shall constitute due  
6 authorization of such Public Work.

7 **SECTION SEVEN. Severability Clause.**

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

17 **SECTION EIGHT. Emergency Clause.**

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

<b>EXHIBIT A: Funding Designations</b>	
Item	Amount
<b>Funds to Invest in North St. Louis</b>	<b>\$110,000,000</b>
Long-Term Tornado Recovery Fund	\$79,000,000
<i>Tornado Housing and Neighborhood Stabilization Fund</i>	<i>\$70,000,000</i>
<i>Tornado Resident Support Fund</i>	<i>\$5,000,000</i>
<i>Tornado Program Delivery &amp; Administration Fund</i>	<i>\$4,000,000</i>
North St. Louis Neighborhood Plan Implementation Fund	\$31,000,000
<b>Funds for Citywide Infrastructure and Neighborhood Improvements</b>	<b>\$65,000,000</b>
Water Infrastructure Fund	\$30,000,000
Public Infrastructure Fund	\$30,000,000
Vacancy Reduction Fund	\$5,000,000
<b>The Downtown Revitalization Fund</b>	<b>\$55,000,000</b>
Strategic Major Capital Projects Fund	\$15,000,000
Downtown Infrastructure Fund	\$15,000,000
Riverfront Fund	\$15,000,000
Downtown Retail and Corridors Program Fund	\$7,500,000
Tourism Event Attraction Fund	\$2,500,000
<b>Reserves</b>	<b>\$25,000,000</b>
<b>Total</b>	<b>\$255,000,000</b>

# BOARD BILL 22

USING THE RAMS SETTLEMENT  
TO INVEST IN OUR CITY



# PUBLIC ENGAGEMENT

2024—PRESENT

IDEAS PORTAL

VOTING ON  
PRIORITY IDEAS

PUBLIC  
HEARINGS

BOARD BILL

## TOP IDEAS FROM JANUARY 2024 VOTE

Replacement of Water Mains

Traffic Calming and Pedestrian Friendly Street Design

Increase Wages or Salaries for City Employees

Free or Municipally Subsidized Child Care for Residents

Improve Downtown Street and Sidewalk Infrastructure

Establish a Redevelopment Revolving Loan Fund

Support the Northside-Southside Metrolink

Rehabilitation of Water Treatment Plants

Protected Bike Lanes and Bike Network

Before and After School Care

Improve Existing or Build New Youth Recreation Centers

Real Estate Development Downtown & North St. Louis

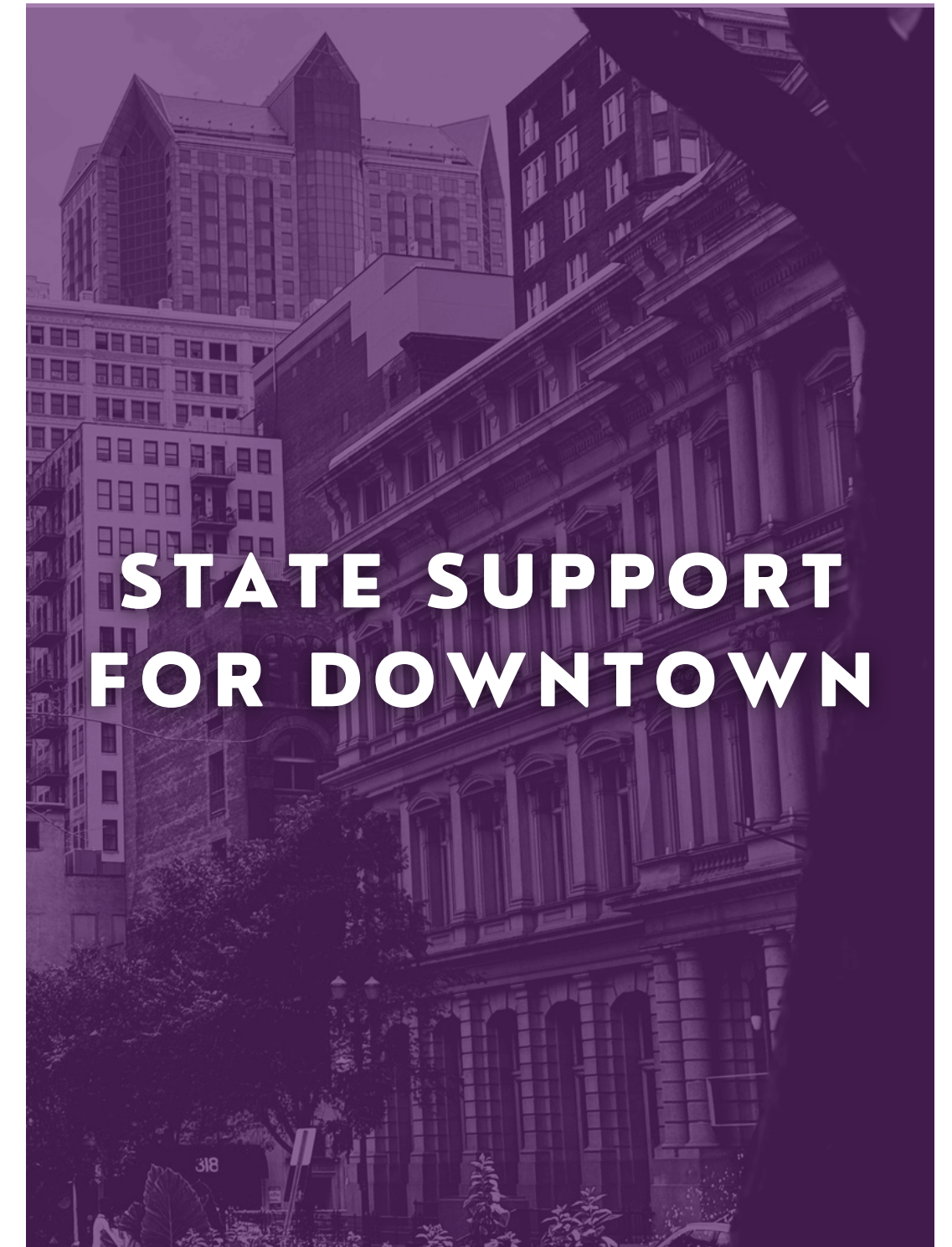
# WHAT CHANGED?



## TORNADO RECOVERY



## NEIGHBORHOOD PLANS



## STATE SUPPORT FOR DOWNTOWN

# BOARD BILL 22

**TORNADO  
RECOVERY**  
**\$110,000,000**

Long Term Tornado  
Recovery  
**\$79 million**

North St. Louis  
Neighborhood Plan  
Implementation  
**\$31 million**

**CITY-WIDE  
INFRASTRUCTURE**  
**\$70,000,000**

Water Infrastructure  
**\$30 Million**

City-wide Infrastructure  
**\$30 million**

Vacancy Reduction  
**\$5 million**

**DOWNTOWN  
REVITALIZATION**  
**\$55,000,000**

Redevelopment  
**\$15 Million**

Infrastructure  
**\$15 Million**

Riverfront  
**\$15 Million**

Retail  
**\$7.5 Million**

Tourism  
**\$2.5 Million**

# **PUBLIC COMMENT**

**MAY 27**

11:59 pm

**JUNE 3**

6:00 pm

**Speak Up, St. Louis**

[stlouis.govocal.com](http://stlouis.govocal.com)

**Public Hearing**

Julia Davis Library



# RAMS SETTLEMENT PROPOSAL

MAY 26, 2026

## Three Focus Areas

**\$110M**

**North St. Louis  
Rebuilding**



**\$65M**

**Citywide  
Infrastructure &  
Neighborhood  
Improvements**



**\$55M**

**Downtown  
Revitalization**



# North St. Louis Rebuilding

**\$110 Million**

## **Tornado Housing & Neighborhood Stabilization (\$70M)**

1,000+ home repairs, affordable housing preservation, and additional infrastructure (e.g., demolition, sidewalk repairs, hazardous trees and stumps)

## **Tornado Resident Support & Housing (\$5M)**

Additional rental assistance, non-profit case management and supports, and direct goods to aid resident recovery

## **Program Delivery & Administration (\$4M)**

Ensures proper fiscal oversight, systems, and staffing to manage effort effectively

## **North St. Louis Neighborhood Plan Implementation (\$31M)**

Support resident-built neighborhood plans including housing, local business corridors, streets and infrastructure

**Bottom Line:** North St. Louis faces decades of disinvestment exacerbated by the May 16th tornado. Investment is critical to rebuilding our neighborhoods.



# North St. Louis Rebuilding | Implementation Timeline

Need	Initiative	Timeline
<b>Tornado Housing &amp; Neighborhood Stabilization (\$70M)</b>	<ul style="list-style-type: none"> <li>● <b>Rapid Repair:</b> 1,000-1,200 addt'l home repairs to be added to queue through existing infrastructure (construction management contractor and growing rapid repair contractor pool)</li> </ul>	<b>Immediate:</b> July 2026 - Dec 2027
	<ul style="list-style-type: none"> <li>● <b>Infrastructure:</b> Remove remaining hazardous trees (600+) &amp; limbs (450+), stumps (2,700+), and unfunded emergency demolitions (TBD); address tornado driven sidewalk repairs (90+)</li> </ul>	<b>Immediate:</b> July 2026 - Nov 2026
	<ul style="list-style-type: none"> <li>● <b>Affordable Housing Preservation:</b> Repair and bring affordable housing units back online (deductible payment, repairs, VUTs)</li> </ul>	Launch app in Q3; deploy through June '27
<b>Tornado Resident Support (\$5M)</b>	<ul style="list-style-type: none"> <li>● Next phase of resident supports (e.g., rental assistance, case mgmt, nonprofit supports; direct goods)</li> </ul>	Finalize plan in Q3 2026; contracting in Q4 2026
<b>Program Delivery &amp; Administration (\$4M)</b>	<ul style="list-style-type: none"> <li>● 2-year staffing costs for Recovery Office to deliver funded programs</li> </ul>	July 2026 - June 2028
<b>Neighborhood Plan Implementation</b>	<ul style="list-style-type: none"> <li>● Resolution to determine infrastructure and priorities for neighborhood plan implementation</li> </ul>	Resolution passed: Q4 '26 Implementation: TBD

# Citywide Infrastructure & Neighborhood Improvements

**\$60 Million**

## Water (\$30M)

Address the most urgent of \$700M in outstanding capital need through a bond issuance supported by this fund; contingency fund nearly depleted requiring immediate action

## Trees

Clear backlog of 2,709 hazardous trees and 6,529 stumps requiring removal; creates path forward to re-planting trees.

## Streets & Sidewalks

We have been critically underfunding our streets for decades. While ARPA plugged the hole in the problem, we need a long term solution.

The 50/50 sidewalk system was designed in the 1960s. It no longer serves residents appropriately. The City needs to move to a block-by-block model

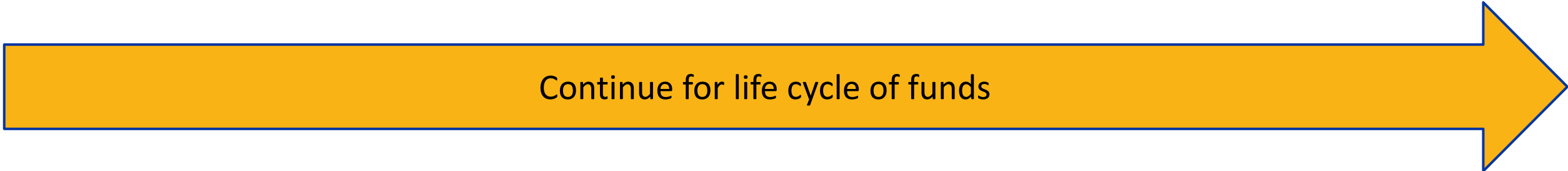
## Recreation Centers

Ensure progress on \$7.98M in basic repair needs; Additional needed to make them a more welcoming space for our children

**Bottom Line:** Dependable infrastructure and strong neighborhoods are the foundation of a thriving city.



# Citywide Infrastructure Improvements | Implementation Timeline

Need	FY27	FY28	FY29	FY30	FY31	FY32
<b>Water</b>	Water debt service payments begin (~\$6M)					
<b>Streets</b>	Traffic calming materials (~\$250K) Asset management program launch	Streets gap financing	Streets gap financing	Traffic calming materials refresh (\$250k) Streets gap financing	Streets gap financing	Streets gap financing
<b>Sidewalks</b>	Pass Board Bill to transition away from 50/50 sidewalk program and lay out the block by block program	Gap financing for the 50/50 sidewalk program	Gap financing for the 50/50 sidewalk program to finish it	First year of the block by block program (~2M)	Block-by-block program boost (~\$1M)	Block-by-block program boost (~\$1M)
<b>Trees &amp; Stumps</b>	Stump removal citywide contracts (~\$1.5M) Tree removal citywide contracts (~\$1.5M) Enact tree trimmer position reforms	Complete any remaining concerns for stumps and hazardous trees that is outside the bounds of Forestry Division Capacity				

# Vacancy Reduction

**\$5 Millions**

## Cost of Vacancy:

- In 2024, the City devoted about \$20M in direct services to maintain vacant property
- Annual loss of \$25M in real estate tax revenue
- \$16,323,843.33 outstanding fees and fines to the Building Division
- \$11,991,182.34 in outstanding fees and fines owed to the Forestry Division

## Solutions:

- Fund City staff focused on vacancy, blight reduction, and recovering the City's vacancy-related expenses
- Support established nonprofit legal organizations to support private enforcement of vacancy and nuisance laws against absentee property owners
- Support city vacancy data infrastructure and analysis
- Support the expansion of a "Pre-Approved Plans Library"

**Bottom Line:** Blight and vacancy has held back our neighborhoods for too long. Addressing this large problem will have a massive return on investment for residents and the City.



# Vacancy Reduction Implementation Timeline

Need	FY27	FY28	FY29	FY30	FY31	FY32
<p><b>City Staff</b></p>	<p>Pass BB to push at least a portion of property tax revenue and excess revenue back into this fund</p>	<p>Pilot staff costs (~\$500k)</p>	<p>Revolving based on collections</p>	<p>Revolving based on collections</p>	<p>Revolving based on collections</p>	<p>Revolving based on collections</p>
<p><b>Enforcement of absentee property owners</b></p>	<p>Support established nonprofit legal organizations (~\$250K)</p>	<p>Continue for life cycle of funds</p>				
<p><b>Vacancy Data Infrastructure</b></p>	<p>Assess City databases for capabilities and limitations; organize and streamline integrated and automated data infrastructure systems and processes across relevant departments. (\$240k)</p>	<p>Implement, maintain, and continuously assess vacancy data infrastructure systems for accuracy and sufficiency. (\$140k)</p>	<p>Continue for life cycle of funds</p>			
<p><b>Pre-Approved Plans Library</b></p>	<p>Assess codes, launch Request for Proposals, select plan catalog, publish plan catalog, launch library, conduct community outreach.</p>	<p>Implement plan processes, assess program performance and update plan designs every 1.5-2 years to keep pace with changing codes.</p>	<p>Continue for life cycle of funds</p>			

# Downtown Revitalization

**\$55 Million**

## Catalyst Projects (\$15M)

By restoring the Railway Exchange Building, one of Downtown's most iconic historic landmarks, we can turn a symbol of decline into a catalyst for renewal and build momentum for a more active Downtown.

## Riverfront (\$15M)

Reclaiming the riverfront would reconnect Downtown to the Mississippi and give St. Louisans back one of the city's greatest assets: a riverfront worthy of the city it represents.

## Public Infrastructure (\$15M)

Downtown should feel like the heart of the city again, a place built for people, not just traffic. By investing in safer, more walkable streets, we can create a Downtown that feels alive, welcoming, and made for the people who live, work, visit, and believe in St. Louis

## Retail & Events Program (\$10M)

Downtown should be a place where people come for the game, the show, the restaurant, the shop, and the street life around it. By creating programs that incentivize retail activation and turn tourism into foot traffic, we can help increase activation, economic activity, and give residents, tourists and workers more reasons to stay, gather, and come back.

**Bottom Line:** When Downtown grows, the whole city grows with it.



# Downtown Revitalization Priorities

## Catalyst Projects

- Vacant building stabilization and restoration
- **Priority Actions:** stabilize, secure, and establish site control for the Railway Exchange Building
- **1–2 Year Focus:** reduce risk, stop further deterioration, and prepare the building for phased reuse, starting with ground floor reactivation
- **Immediate Impact:** move a major historic asset closer to redevelopment and strengthen confidence in the surrounding blocks

## Riverfront

- Increase activity and activation along the riverfront
- **Priority Actions:** address the physical barriers that cut Downtown off from the Mississippi
- Prioritize deferred maintenance, basic infrastructure upgrades, better paths, lighting, access points, and public-space improvements
- **Immediate Impact:** make walking from Downtown to the river safer, clearer, and more natural while making the riverfront itself more usable

## Public Infrastructure

- Prioritize practical street-level infrastructure that makes Downtown safer and more accessible
- **Priority Actions:** repair sidewalks, curb ramps, crossings, lighting, signals, and pavement markings
- Focus investments on key corridors and intersections with high pedestrian, transit, business, and visitor activity
- **Immediate Impact:** improve safety, access, and connectivity for people moving through Downtown

## Retail & Events Program

- Expand tourism while making sure visitor spending reaches Downtown small businesses
- **Priority Actions:** coordinate event-day marketing, storefront activation, pop-ups, vendor opportunities, and wayfinding from hotels, venues, and attractions
- Support restaurants, retailers, and entrepreneurs with tenant improvements, outdoor dining, technical assistance, and promotion
- **Immediate Impact:** turn games, conventions, concerts, and attractions into more foot traffic, stronger storefronts, and more local spending



THANK YOU