



Agenda
Housing, Urban Development & Zoning Committee
Special Meeting
St. Louis Board of Aldermen
Tuesday, June 10, 2025 - 11:00 AM
Kennedy Room

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

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

None

IV. Board Bills for Review

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

Board Bill Number 31

Introduced by President Megan Green

Cosponsors: Mayor Cara Spencer, Alderman Rasheen Aldridge, Alderwoman Pamela Boyd, Alderman Michael Browning, Alderwoman Laura Keys, Alderwoman Shameem Clark-Hubbard, Alderman Shane Cohn, Alderman Bret Narayan, Alderman Matt Devoti, Alderwoman Daniela Velazquez, and Alderwoman Anne Schweitzer

An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of Thirty Million and 0/100ths (\$30,000,000.00) Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund, with amounts as described herein; and containing a severability clause and an emergency clause.

V. Resolutions for Review

VI. Committee Discussions

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

Discussion Item Number 1

Impacted Tenants Form Application

The committee will review and discuss the application form for tenants in the tornado disaster-impacted areas as outlined in Board Bill Number 23 and related disaster legislation.

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



Minutes
Housing, Urban Development & Zoning Committee Special Meeting
Tuesday, June 10, 2025
11:00 AM
Kennedy Room

Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 11:00 am.

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Ms. Schweitzer, Mr. Cohn, Mr. Browning, Ms. Clark-Hubbard, and President Green 5 members were present. A quorum was established.

III. Approval of Minutes

None

IV. Board Bills for Review

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

Board Bill Number 31

Introduced by President Megan Green

Cosponsors: Mayor Cara Spencer, Alderman Rasheen Aldridge, Alderwoman Pamela Boyd, Alderman Michael Browning, Alderwoman Laura Keys, Alderwoman Shameem Clark-Hubbard, Alderman Shane Cohn, Alderman Bret Narayan, Alderman Matt Devoti, Alderwoman Daniela Velazquez, and Alderwoman Anne Schweitzer

An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of Thirty Million and 0/100ths (\$30,000,000.00) Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund, with amounts as described herein; and containing a severability clause and an emergency clause.

The Chair recognized President Green on Board Bill Number 31

President Green provided an introduction and overview of Board Bill Number 31.

President Green stated she had an amendment for Board Bill Number 31 that the Comptroller's Office requested.

Amendment No. 1 To Board Bill No. 31

Amendment Sponsor: President Megan Green

To amend said Board Bill, Page 6, Line 2, to Page 6, Line 2, as follows:

Beginning on Page 6, Line 2, after: "Exhibit A." insert the following words and figures:

"d. All contracts executed to expend Tornado Relief and Recovery Funds shall contain a provision explicitly stating that, in the event of a violation of this ordinance or a determination of fund misuse, the disbursed funds shall be subject to clawback."

President Green asked that there be a motion to adopt Amendment 1.

Ms. Schweitzer made a motion to adopt Amendment Number 1 to Board Bill 31.

Seconded by Mr. Cohn.

The Chair directed the Associate Clerk to call the roll on the motion to adopt the Amendment to Board Bill Number 31.

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, Ms. Clark-Hubbard, and President Green.

The following voted No: None

The Following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed.

After no further discussion, the Chair opened the discussion up to members of the public.

In-Support

1. Josephine Perkins
2. Christopher Gladney
3. Jay Ozier
4. Kenneth McLamb
5. Ruby Gittelsohn
6. Zaki Barrito
7. Eckenge Mayebe

Not Determined

1. Justina Cramer
2. Karen Greer

After no further discussion, the Chair opened the discussion up to members of the committee.

Mr. Cohn stated that he had two amendments to ensure the language in the bill aligns with the language in the state and federal declaration, and President Green has agreed to adopt them as friendly amendments.

Ms. Sonnier inquired about the process for ensuring that uninsured or under-insured individuals can access these resources.

President Green stated that this bill grants the Mayor's office the authority to decide how the funds will be spent, including the issuance of Requests for Proposals (RFPs). The goal is to issue the RFPs quickly. Additionally, city departments may play a key role in this process, as the aim is to distribute the funds to the community without delay.

Ms. Sonnier made a motion to EN Banc Board Bill Number 31AA.

Seconded by Ms. Keys.

Mr. Aldridge requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated Board

Bill Number 31AA has been En Banc.

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, Ms. Clark-Hubbard, and President Green.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

The Chair entertained a motion to adopt Amendment Number 2 to Board Bill Number 31AA.

Amendment No. 2 To Board Bill No. 31

Amendment Sponsor: Shane Cohn

To amend said Board Bill, Page 2, Line 19, to as follows:

Beginning on Page 2, Line 19, insert into the definition of: "Tornado.

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

Ms. Sonnier made a motion to adopt Amendment Number 2 to Board Bill Number 31AA.

Seconded by Ms. Keys.

Mr. Aldridge requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated that Amendment 2 has been adopted to Board Bill Number 31AA

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, Ms. Clark-Hubbard, and President Green.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

Ms. Sonnier made a motion to adopt Amendment Number 3 to Board Bill Number 31AA

Amendment No. 3 To Board Bill No. 31

Amendment Sponsor: Shane Cohn

To amend said Board Bill, Page 2, Line 19, to as follows:

Beginning on Page 5, Line 21, Monies from the Tornado Relief and Recovery Fund may only be used for persons, property, or public infrastructure impacted by the tornado. The City of St. Louis shall, to the best of their ability, fast-track verification of aid eligibility requirements for residents and property owners of the City of St. Louis, with prioritization given to Impacted Areas, as defined in **Exhibit A**.

Seconded by Ms. Cohn.

Mr. Aldridge requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated that Amendment 3 has been adopted to Board Bill Number 31AA

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, Ms. Clark-Hubbard, and President Green.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

The Chair recognized President Green to close this conversation.

President Green expressed gratitude to everyone for their efforts on this Board Bill and looks forward to passing it out of committee on Thursday evening.

No further discussion on this matter.

V. Resolutions for Review

None

VI. Committee Discussions

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

Discussion Item Number 1

Impacted Tenants Form Application

The committee will review and discuss the application form for tenants in the tornado disaster-impacted areas as outlined in Board Bill Number 23 and related disaster legislation.

The Chair recognized Mr. Aldridge on the Impacted Tenant Application.

Mr. Aldridge provided an update on the application that was discussed in the previous meeting. He mentioned that the updates were requested by colleagues and other agencies. Additionally, he noted that the Department of Human Services has been working diligently to prepare the application so that progress can move forward.

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

The committee members asked questions and made suggestions.

Ms. Sonnier inquired about the impact on month-to-month renters.

Mr. Aldridge stated they would use the current lease, and Employment Connections would work with tenants who are on month-to-month rentals.

After there was no further discussion, the Chair recognized Mr. Aldridge to

close.

Mr. Aldridge asked for the committee's favorable consideration of the Impacted Tenant Application.

The Chair stated they would entertain a motion to approve the Impacted Tenant Application.

Ms. Sonnier moved to approve the Impacted Tenant Application.

Seconded by Ms. Keys.

Mr. Aldridge requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated the Impacted Tenant Application has been approved.

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, Ms. Clark-Hubbard, and President Green.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed.

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

None

IX. Excused Members

All members were present.

X. Adjournment

Having no other business, the Chair adjourned the meeting by voice vote
At 12:27

pm

Summary
Board Bull Number 31
Introduced by President Megan Green
June 6, 2025

An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of Thirty Million and 0/100ths (\$30,000,000.00) Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund.

**BOARD BILL NUMBER 31 INTRODUCED BY PRESIDENT MEGAN GREEN
COSPONSORS: MAYOR CARA SPENCER/ ALDERMAN RASHEEN ALDRIDGE/
ALDERWOMAN PAMELA BOYD/ ALDERMAN MICHAEL BROWNING/
ALDERWOMAN LAURA KEYS/ ALDERWOMAN SHAMEEM CLARK-HUBBARD/
ALDERMAN SHANE COHN/ ALDERMAN BRET NARAYAN/ ALDERMAN MATT
DEVOTI/ ALDERWOMAN DANIELA VELAZQUEZ/ ALDERWOMAN ANNE
SCHWEITZER**

1 An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and
2 directing an appropriation in the total amount of Thirty Million and 0/100ths (\$30,000,000.00)
3 Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund, with
4 amounts as described herein; and containing a severability clause and an emergency clause.

5 **WHEREAS**, in 2021, St. Louis City, St. Louis County, and the Regional Convention and Sports
6 Complex Authority signed a \$790 million settlement agreement with Rams owner Stan Kroenke and
7 the National Football League, resulting in the City negotiating receipt of \$280 million as its share
8 from the settlement agreement, of which \$30 million was appropriated to invest in the
9 Convention Center; and

10 **WHEREAS**, at the time of filing, the amount of Settlement Funds, including accrued interest, that
11 are available for appropriation totals \$279,746,991.99; and

12 **WHEREAS**, the taxpayer dollars of residents across the City funded the litigation that resulted in
13 the City receiving these Settlement Funds, and the Board of Aldermen finds that this legislation
14 satisfies the strong public purpose of providing aid to tornado survivors and rebuilding public
15 infrastructure damaged by the May 16th tornado; and

16 **WHEREAS**, on May 16, 2025 an EF3 tornado cut a mile wide path of destruction through St.
17 Louis city, killing five people and injuring at least thirty nine people; and

18 **WHEREAS**, early estimates include more than 3,500 households impacted and 16,000 buildings
19 damaged or destroyed by the tornado; and

1 **WHEREAS**, the Missouri Department of Commerce and Insurance estimates an anticipated 70%
2 of homeowners in the path of the tornado lack insurance on their homes and many others do not
3 have the levels of insurance necessary to rebuild; and

4 **WHEREAS**, given the unprecedented need and uncertain timeline of n residents can expect state
5 or federal aid, the City of St. Louis seeks to offer flexible dollars to aid rapid response.

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

7 **SECTION ONE. Definitions.**

8 1. *Available Monies*. “Available monies” shall mean the sum of interest and the principal
9 accessible for such distribution as indicated for each respective fund.

10 2. *Housing Eviction Law Project*. “Housing Eviction Law Project” shall refer to the legal aid
11 program authorized by Ordinance 71694.

12 3. *Impacted Tenants Fund*. “Impacted Tenants Fund” shall refer to the financial aid program
13 authorized by Ordinance 71840.

14 4. *Settlement Funds*. “Settlement Funds” shall refer to the funds the City received as a result of
15 the City’s settlement of litigation against Rams Football Team owner Stan Kroenke and the
16 National Football League.

17 5. *Tenant*. “Tenant” shall mean a resident of the City who legally occupies a dwelling unit with
18 the property owner’s consent, and is obligated to pay rent.

19 6. *Tornado*. “Tornado” shall mean the severe thunderstorm and tornado that occurred on May
20 16, 2025.

21 7. *Underinsured*. “Underinsured” shall mean a homeowner whose insurance coverage is
22 insufficient to meet the reasonable costs of repairing or replacing their damaged primary

1 residence, as determined by a gap between insurance payouts and verified damage assessments
2 or rebuilding costs.

- 3 8. ***Uninsured.*** “Uninsured” shall mean homeowners who did not have active homeowners
4 insurance coverage or tenants who did not have active renters insurance coverage at the time
5 when damage to their unit occurred.

6 **SECTION TWO. The Tornado Relief and Recovery Fund.**

7 1. *Establishment of the Tornado Relief and Recovery Fund.*

- 8 a. There is hereby appropriated the sum of Thirty Million and 0/100ths Dollars
9 (\$30,000,000.00) from Settlement Funds into a special fund to be known as the Tornado
10 Relief and Recovery Fund, created pursuant to this ordinance, and to be maintained in the
11 Office of the City Treasurer.
- 12 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
13 directed to establish a fund to be designated as the "Tornado Relief and Recovery Fund"
14 for the purpose of tornado relief and recovery efforts for St. Louis residents. The fund shall
15 be eligible to accept additional monies from other City appropriations, private donations,
16 or other sources. All interest earned by the Tornado Relief and Recovery Fund shall be
17 retained in and for the Tornado Relief and Recovery Fund. All expenditures from said fund
18 shall be appropriated in accordance with this ordinance and other applicable law.
19 Appropriate sub-accounts may be created.
- 20 c. The purpose of the Tornado Relief and Recovery Fund includes:
- 21 i. Stabilizing households impacted by the tornado to prevent homelessness and
22 displacement, with priority given to uninsured and underinsured households;
- 23 ii. Repairing public infrastructure damaged by the tornado;

- 1 iii. Providing capital for initiatives led by nonprofit organizations that address gaps in
2 resident-focused tornado response and recovery;
- 3 iv. Supporting the relocation and secure storage of personal property for residents
4 impacted by the tornado, including but not limited to assistance with storage units
5 and temporary housing needs;
- 6 v. Addressing the needs of seniors and other vulnerable populations, including meal
7 assistance and in-home support services.
- 8 d. Funds deposited and held in the Tornado Relief and Recovery Fund may be appropriated
9 and expended only as provided under this ordinance.

10 2. *Eligible Uses of the Tornado Relief and Recovery Fund.* Monies within the Tornado Relief
11 and Recovery Fund shall be used exclusively for providing appropriations for the purposes of:

- 12 a. Increasing the City's ability to provide services to prevent homelessness and displacement
13 for households impacted by the tornado including but not limited to: home repair and
14 preservation of property, temporary housing for residents whose housing has been deemed
15 uninhabitable by the City of St. Louis Building Division, assistance in meeting insurance
16 deductibles to aid in rebuilding, and secure storage of personal belongings and salvaged
17 building materials. Priority shall be given to underinsured or uninsured households.
- 18 b. Repairing public infrastructure in impacted areas including streets, sidewalks, water,
19 lighting and hazardous trees.
- 20 c. Providing residents impacted by the tornado with financial and legal support through the
21 Impacted Tenants Fund, other financial assistance programs, and legal aid programs, such
22 as the Housing Eviction Law Project;

- d. Providing matching funds for state and federal grants that support the repair of public infrastructure or the production and preservation of housing in tornado-impacted areas located within the City;
- e. Providing capital for initiatives led by nonprofit organizations that address gaps in resident-focused tornado response and recovery such as, but not limited to:
 - i. Staffing
 - ii. Temporary shelters
 - iii. Warehousing needs
 - iv. Technology tools
- f. Procuring goods and services related to resident-focused tornado relief and recovery that are eligible for reimbursement from the Federal Emergency Management Agency (FEMA);
- g. Compensating City staff serving in disaster-related efforts, and incurring other administrative costs, provided that such costs do not exceed 5% of the fund balance on an annual basis.

3. Restrictions on Use of Funds.

- a. No monies may be appropriated from the Tornado Relief and Recovery Fund for any purpose other than that authorized pursuant to this ordinance.
- b. No monies may be appropriated from the Tornado Relief and Recovery Fund in excess of available monies within that fund.
- c. Monies from the Tornado Relief and Recovery Fund may only be used for persons, property, or public infrastructure impacted by the tornado. The City of St. Louis shall, to

the best of their ability, fast-track verification of aid eligibility requirements for residents of Impacted Areas, as defined in **Exhibit A**.

4. Determination of Uses of the Tornado Relief and Recovery Fund. The Mayor's Office shall (i) have general oversight over and administer the Tornado Relief and Recovery Fund; (ii) recommend to the Board of Estimate and Apportionment any appropriations from the Tornado Relief and Recovery Fund for inclusion into the City's annual operating budget for City departments; (iii) recommend to the Board of Estimate and Apportionment any appropriations from the Tornado Relief and Recovery Fund for emergency contracts.

5. Fund Accountability.

a. The Tornado Relief and Recovery Fund shall be included among the funds subject to regular audits of City funds as required under law.

b. The Mayor's Office, or the applicable city department, shall provide a monthly report to the Budget and Public Employees Committee detailing expenditures from the Tornado Relief and Recovery Fund, along with relevant data on the number of individuals served and other outcomes.

c. The Mayor's Office shall provide an annual report on the uses and impact of the Tornado Relief and Recovery Fund to the Budget and Public Employees Committee within a year of bill passage.

SECTION THREE. 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

1 Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining
2 parts, sections, and subsections shall be and remain in full force and effect, unless the court making
3 such finding shall determine that the valid portions standing alone are incomplete and are incapable
4 of being executed in accord with the legislative intent.

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

Board Bill Number 31
Exhibit A: Impacted Areas

Impacted areas include the following neighborhoods and parks located along the path of the Tornado:

1. Wydown Skinker
2. Forest Park
3. Skinker DeBaliviere
4. DeBaliviere Place
5. Central West End
6. West End
7. Visitation Park
8. Academy
9. Fountain Park
10. Lewis Place
11. Vandeventer
12. Hamilton Heights
13. Wells Goodfellow
14. Kingsway West
15. Kingsway East
16. Greater Ville
17. The Ville
18. Jeff Vanderlou
19. Mark Twain
20. Penrose
21. O'Fallon
22. Fairground Park
23. Fairground
24. North Riverfront
25. O'Fallon Park
26. College Hill