



**Agenda  
Legislation & Rules Committee  
Meeting  
St. Louis Board of Aldermen  
Thursday, September 10, 2026 - 9:00 AM  
Kennedy Room**

President Megan Green  
Alderwoman Daniela Velazquez, Chair  
Alderman Matt Devoti, Vice Chair  
Committee Members:  
Alderman Shane Cohn  
Alderman Bret Narayan  
Alderwoman Laura Keys  
Alderman Alisha Sonnier

**Order of Business**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

Approval of the minutes from Tuesday, July 21, 2026, committee meeting.

**IV. Board Bills for Review**

None

**V. Resolutions for Review**

None

**VI. Committee Discussions**

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

**Discussion Item Number 1**

The committee will engross Board Bill Number 50 Floor Substitute.

**Discussion Item Number 2**

The committee will engross Board Bill Number 41 As Amended in Committee.

**Discussion Item Number 3**

The committee will engross Board Bill Number 49 As Amended on the Floor.

**VII. Acknowledgment of Any Written Testimony**

## **VIII. Announcements**

## **IX. Excused Members**

## **X. Adjournment**



**Minutes  
Legislation & Rules Committee  
Tuesday, July 21, 2026  
2:00 PM  
Webinar**

**Minutes are preliminary and may change until finally approved**

**I. Call to Order**

The Chair called the meeting to order at 2:15pm and directed the Associate Clerk to call the roll.

**II. Roll Call**

The Chair directed the Associate Clerk to call the roll and the following members answered their names: Ms. Keys, Ms. Sonnier, Mr. Devoti and Chair Velazquez. **4 members were present. A quorum was established.**

***Mr. Narayan attended the meeting after it began, bringing the total amount present to 5 members.***

**III. Approval of Minutes**

Approval of the minutes from Wednesday, July 15, 2026, committee meeting.

The Chair entertained a motion to approve the minutes from the Wednesday, July 15, 2026, committee meeting.

Ms. Keys moved to approve the minutes from the Wednesday, July 15, 2026, committee meeting.

Seconded by Mr. Devoti.

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll and the following votes were recorded:  
The following voted Aye: Mr. Narayan, Ms. Keys, Ms. Sonnier, Mr. Devoti, and Chair Velazquez. **5 Aye votes were cast.**

The following voted No:  
None

The following voted Present:  
None

The Abstained:  
None

The following were present but did not vote:  
None

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

#### **IV. Board Bills for Review**

None

#### **V. Resolutions for Review**

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

***The Chair announced that the Committee would proceed out of order on the agenda and begin with Discussion Item Number 1.***

##### **Resolution Number 59**

**Introduced by Alderwoman Pamela Boyd** NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS AS FOLLOWS: The Board of Aldermen respectfully calls upon Scott Fitzpatrick, Missouri State Auditor, to promptly commence a performance audit of the City of St. Louis consistent with the intent expressed by the citizens who supported the petition effort.

The Chair directed the Associate Clerk to read the summary of Resolution Number 59 before she recognized Ms. Boyd for introducing Resolution Number 59 before the committee.

Ms. Boyd gave a brief description of Resolution Number 59 before introducing guest speaker Tameka Stigers to further discuss the details surrounding Resolution Number 59.

Ms. Stigers discussed Resolution Number 59. She stated that the City of St. Louis lacks transparency. She explained that she, along with other residents of the city of St. Louis, started a citizen-led petition for the City of St. Louis to have a performance audit led by the State auditor to track funding within several departments of the City of St. Louis.

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.

Hearing no further questions or comments from members of the committee, the Chair held Resolution Number 59 in committee.

**Resolution Number 59 was held in committee.**

## **VI. Committee Discussions**

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

### **Discussion Number 1**

The committee will discuss the engrossment process.

The Chair recognized Sharita Rogers, Clerk, Board of Aldermen, to explain the engrossment process before the committee.

Ms. Rogers explained the engrossment process step by step, explaining that all changes made to any Board Bill, including amendments and floor substitutes, will be uploaded to Google Drive in the form of a redlined copy and a clean copy to compare all changes were made, and that all changes will be incorporated in the clean copy signed and reviewed by the legal team and by the financial analyst before agreeing to pass the Board Bills out as engrossed.

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.

Hearing no further questions or comments from members of the committee,

the Chair thanked Clerk Rogers and the staff for their hard work.

Clerk Rogers recognized her staff for their handwork on the engrossment process, and she thanked the members of the committee for their patience and understanding the process.

## **VII. Acknowledgment of Any Written Testimony**

None

## **VIII. Announcements**

None

## **IX. Excused Members**

the Chair entertained a motion to excuse Mr. Cohn for his necessary absence.

Ms Keys moved to excuse Mr. Cohn for necessary absence.

Seconded by Mr. Narayan.

Mr. Devoti requested the previous roll.

**Hearing no objection to the previous roll, the Chair stated that Mr. Cohn was excused for necessary absence.**

The Associate Clerk recorded the votes from the previous roll. The following votes were recorded:

The following voted Aye: Mr. Narayan, Ms. Keys, Ms. Sonnier, Mr. Devoti, and Chair Velazquez. **5 Aye votes were cast.**

The following voted No:

None

The following voted Present:

None

The Abstained:

None

The following were present but did not vote:  
None

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

## **X. Adjournment**

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

Mr. Devoti moved to adjourn the meeting.

Seconded by Ms. Keys.

Ms. Velazquez requested the previous roll.

**Hearing no objection to the previous roll, the Clerk stated that the meeting was adjourned.**

The Associate Clerk recorded the votes from the previous roll. The following votes were recorded:

The following voted Aye: Mr. Narayan, Ms. Keys, Ms. Sonnier, Mr. Devoti, and Chair Velazquez. **5 Aye votes were cast.**

The following voted No:  
None

The following voted Present:  
None

The Abstained:  
None

The following were present but did not vote:  
None

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

**The meeting adjourned at 3:07pm.**

**Summary**  
**Board Bill Number 50 Floor Substitute**  
**Introduced by Alderman Rasheen Aldridge**  
**June 18, 2026**

An ordinance repealing Ordinance 71212, as codified in Chapter 8.108A of the Revised Code of the City of St. Louis, and any other ordinances or portions of ordinances codified Chapter 8.108A that are inconsistent with this ordinance, and establishing updated regulations for the licensing and operation of mobile food vendors, including designated commercial vending markets, predetermined vending locations, permit display requirements, and administrative oversight by the Streets Department.



**BOARD BILL NUMBER 50 FLOOR SUBSTITUTE INTRODUCED BY ALDERMAN  
RASHEEN ALDRIDGE  
CO SPONSORS: PRESIDENT MEGAN E. GREEN/ DANIELA VELAZQUEZ/ ALISHA  
SONNIER/JAMI COX-ANTWI**

1 An ordinance (i) repealing Ordinance 71212, as codified in Chapter 8.108A of the Revised Code  
2 of the City of St. Louis, and any other ordinances or portions of ordinances codified in Chapter  
3 8.108A that are inconsistent with or not fully repealed, and (ii) establishing updated regulations  
4 for the licensing and operation of mobile food vendors, providing for designated commercial  
5 vending markets, predetermined vending locations, permit display requirements, and  
6 administration by the Streets Department.

7 **WHEREAS**, mobile food vending within the City of St. Louis has historically been limited in  
8 scope and availability, resulting in underutilization of economic opportunities for small and local  
9 entrepreneurs; and

10 **WHEREAS**, the City seeks to expand designated commercial vending markets to promote  
11 equitable access to business opportunities and to activate underutilized commercial corridors;  
12 and

13 **WHEREAS**, increasing permissible hours of operation for mobile food vendors to later evening  
14 hours will support nightlife, enhance public safety through increased activity, and contribute to  
15 the overall economic vibrancy of the City; and

16 **WHEREAS**, the City recognizes the importance of balancing economic development with the  
17 interests of residents and brick-and-mortar businesses through clear and enforceable regulations;  
18 and

19 **WHEREAS**, strengthening oversight, enforcement mechanisms, and complaint investigation  
20 procedures will improve accountability and ensure compliance with applicable laws and  
21 regulations; and

1 **WHEREAS**, the City desires to modernize its regulatory framework governing mobile food  
2 vendors and sidewalk vendors to better reflect current economic conditions and community  
3 needs.

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

5 **SECTION ONE. Ordinance 71212 as codified in Chapter 8.108A of the Revised Code of**  
6 **the City of St. Louis, and any other ordinances or portions of ordinances codified in**  
7 **Chapter 8.108A that are inconsistent with this ordinance, and hereby repealed in their**  
8 **entirety, and in lieu, the following text is inserted:**

9 **8.108A.010 - Definitions**

10 "City Park" means any area maintained by the Director of Parks, Recreation and Forestry  
11 including any sidewalk immediately adjacent to such an area but not extending past the curb line  
12 of such sidewalk.

13 "Coupon" means any ticket, certificate, note, voucher, or other instrument issued by a  
14 manufacturer or merchant that may be redeemed for a financial discount, additional goods or  
15 services, or rebate when purchasing specific goods or services.

16 "Festival vendor" means any person who sells or offers for sale any goods, wares, merchandise,  
17 flowers, horticultural products, services, food or beverages from a booth, stall, stand, table,  
18 wagon, pushcart, handcart or other vehicle, or from a pack, basket or similar container, or hand-  
19 held display at a parade, fair or festival for which the City has issued a permit.

20 "LRA owned property" means any property owed in fee simple by the Land Reutilization  
21 Authority of the City of St. Louis.

1 "Popup" vendor" means any person who engages in a temporary or transient business in the City,  
2 selling goods, wares, merchandise, flowers, horticultural products, services, food or beverages,  
3 and who for the purpose of carrying on such business, hires, leases or occupies any lot, or any  
4 portion thereof, for the exhibition or sale of goods, wares or merchandise.

5 "Roadway" means that portion of the street or alley, including the median if any, between the  
6 regularly established curbs, or that portion ordinarily used for vehicular traffic. Specifically  
7 including in the definitions, the Kingshighway Memorial Boulevard Median located from Dr.  
8 Martin Luther King Drive to West Florissant Boulevard

9 "Sampling" means to knowingly distribute or furnish without charge, or cause to be furnished or  
10 distributed without charge any goods, wares, phones, merchandise, flowers, horticultural  
11 products, food or beverages from a table, wagon, pushcart, handcart or other non-motorized  
12 vehicle, or from a pack, basket or similar container, or hand-held display.

13 "Sidewalk" means that portion of a street, intended for the use of pedestrians, between the curb  
14 line or lateral boundary of a roadway and the adjacent property line.

15 "Sidewalk Vendor" means any person who sells or offers for sale on any public sidewalk or  
16 public right of way, other than a roadway or roadway median, within the downtown area only,  
17 with downtown being defined as the general boundaries of Cole St. on the North, to Interstate  
18 Highway 70 (I-70) Northward to Carr St. southward to Leonor K. Sullivan Blvd on the East,  
19 westward to Chouteau Ave. on the South, northward to Tucker Blvd on the West to Cole St. any  
20 goods, wares, merchandise, flowers, horticultural products, services, food or beverages from a  
21 booth, stall, stand, table, wagon, pushcart, handcart or other non-motorized vehicle, or from a  
22 pack, basket or similar container, or hand-held display.

"Soulard market area" means the area bounded by Lafayette Street on the south, Seventh Street on the east, Marion Street on the north and Interstate highway 55 on the west

“Mobile Food Vendor” or “Vehicle Vendor” means any person who sells or offers for sale any goods, wares, merchandise, services, food, or beverages from a self-contained, motorized vehicle designed and equipped for such sales, operating on a public roadway.

"Vend or vending" means to sell or offer for sale any goods, wares, merchandise, flowers, horticultural products, services, food or beverages, or offer for free or permit the offering for free of any goods, wares, merchandise, flowers, horticulture products, services, food or beverage, regardless of value, or any coupon, regardless of value, as an inducement to purchase other goods or services, or to draw customers to a store, business, website or other online platform in order to stimulate sales of goods or services.

#### **8.108A.020 - Vending prohibited—Exceptions.**

A. No person shall sell or offer for sale or permit the offering or selling of any goods, wares, merchandise, flowers, horticultural products, services, food or beverages upon any public sidewalk, street, roadway, or roadway median within the City of St. Louis except in those areas designated by ordinance as Vending Markets or offer for free or permit the offering for free of any goods, wares, merchandise, flowers, horticulture products, services, food or beverage, regardless of value, or any coupon, regardless of value, as an inducement to purchase other goods or services, or to draw customers to a store, business, website or other online platform in order to stimulate sales of goods or services upon any public sidewalk, street, roadway, or roadway median within the City of St. Louis except in those areas designated by ordinance as Vending Markets.

1 B. No person shall sample, sell or offer for sale or permit the offering or selling of any goods,  
2 wares, merchandise, flowers, horticultural products, services, food or beverages upon any LRA  
3 owned property within the Kingsway East, Kingsway West, Penrose, and Mark Twain  
4 Neighborhoods.

5 C. No person shall sell or offer for sale or permit the offering or selling of any goods, wares,  
6 merchandise, flowers, horticultural products, services, food or beverages upon any privately  
7 owned lot, within the Kingsway East, Kingsway West, Penrose, and Mark Twain  
8 Neighborhoods, in those areas prohibiting vending except for festival vendors.

9 D. Notwithstanding any other provision of this ordinance or Chapter 8 of the Revised Code of  
10 the City of St. Louis, no person shall be permitted to vend on any public sidewalk or within any  
11 public right-of-way within the following area known as the South Downtown Redevelopment  
12 Project Area, unless such person is a designated redeveloper for the South Downtown  
13 Redevelopment Project Area or has entered into a valid vending agreement with a designated  
14 redeveloper for the South Downtown Redevelopment Project Area and such person has  
15 otherwise complied with all requirements of Chapter 8 of the Revised Code of the City of St.  
16 Louis, as amended by this ordinance:

17 1. A tract of land being located in all of Blocks 6465, 6466, 6467, 106, 6509, 1409,  
18 160, 161, 162, 147, and 148 and part of Blocks 188, 425, 417, 418, 419, and 422 of  
19 the City of St. Louis, Missouri being more particularly described as follows:

20 2. Beginning at the intersection of the Easterly line of former 9th Street vacated by  
21 Ordinance No. 9191 and the Southerly line of Walnut Street, thence along the easterly  
22 line of former 9th Street and its direct prolongation Southerly to the Northern Line of

1 Gratiot Street, thence along last said Northerly line to the Westerly line of 4th Street,  
2 thence along last said Westerly Line to the Southerly line of Walnut Street, thence  
3 along last said Southerly line to the Easterly line of former 9th Street, and the Point of  
4 Beginning.

5 E. No vending shall be permitted within the Wharf Vending District as regulated by the  
6 provisions of Ordinance 61362.

7 F. Notwithstanding the provisions of this section, no person shall be permitted to vend on any  
8 public sidewalk or within any public right-of-way unless such person has entered into valid  
9 vending agreements with the Convention and Visitors Commission:

10 The area bounded as follows: Beginning at the intersection of the line created 100 feet West of  
11 Ninth Street and 100 feet North of Cole Street, thence East along such 100-foot North line of  
12 Cole Street to its intersection with the West right-of-way line of I-70, thence South along such  
13 West right-of-way line of I-70 to its intersection with the line created 100 feet South of  
14 Washington Avenue, thence West along such 100-foot South line of Washington Avenue, to its  
15 intersection with the 100-foot West line of 9th Street, thence North along such 100-foot West  
16 line of 9th Street to its point of beginning.

17 **8.108A.030 - Vending Commercial Markets Established.**

18 The following areas are designated as Vending Commercial Markets within the City of St. Louis.  
19 These designated markets shall be the only allowed locations for vending. Every vending  
20 business operated within a Vending Commercial Market shall comply with the rules and  
21 regulations adopted in the ordinance codified in this chapter.

1       A. *Cherokee Commercial Vending Market* means streets intersecting Cherokee Street  
2       between Jefferson Avenue and Louisiana Avenue only between the curb line of Cherokee  
3       Street and the first alley located north or south on the same block face.

4       B. *City Park Vending Market* shall mean any area maintained by the Director of Parks,  
5       Recreation and Forestry.

6       C. ***Downtown Commercial Vending Market* means the public right-of-way along Market**  
7       **Street between the intersections of South 8th Street and South 16th Street and the**  
8       **public right-of-way along Chestnut Street between the intersections of Market**  
9       **Street and N 15<sup>th</sup> Street and the public right-of-way along Chestnut Street between**  
10      **the intersections of N 14<sup>th</sup> Street and N 15<sup>th</sup> Street.**

11      D. *Downtown West Commercial Vending Market* means the public right-of-way along Olive  
12      Boulevard between the intersections of North 23<sup>rd</sup> Street and Jefferson Avenue; and the  
13      public right-of-way along Pine Street between the intersections of North Beaumont Street  
14      and N Leffingwell Ave.

15      E. *Grand Center Commercial Vending Market* means the public right-of-way along  
16      McPherson Avenue between the intersections of Lindell and Vandeventer Avenue; and  
17      the public right-of-way along Washington Avenue between the intersections of North  
18      Leonard Avenue and North Theresa Avenue.

19      **8.108A.040 - Applicability.**

20      This chapter shall not be construed to forbid merchants occupying with their goods, wares,  
21      merchandise, flowers, food or beverages, a limited portion of the sidewalk adjacent to the  
22      property occupied by them in conformity with the conditions of a permit obtained from the

Department of Streets or the Board of Public Service, or prevent or prohibit the sale or offering for sale any goods, wares, merchandise, flowers, food or beverages:

A. By merchants pursuant to Ordinance 60950, approved on July 18, 1988; or

B. The delivery of any goods, wares, merchandise, flowers, food or beverages to any residence or business within the aforementioned geographical areas; or

C. During any period of time for which a festival, fair or parade permit has been issued by the Street Department or the Board of Public Service for a festival, fair or parade to be conducted within any of the aforementioned areas.

## **PART I. - VENDORS LICENSE**

8.108A.050 - Vending business—Permitted—License required.

No person shall operate a business as a sidewalk vendor, vehicle vendor, itinerant vendor, or festival vendor within Vending District without first having obtained a license according to the provisions of this chapter. No person shall act as an agent or an employee for any person licensed under the provisions of this chapter unless such person has first obtained an identification certificate from the License Collector. No licensee shall permit any other person to act as agent or employee for such licensee unless such person has first obtained an identification certificate from the License Collector.

### **8.108A.060 - Vendor's license—Application—Contents.**

Application for a license shall be made in writing on a form provided by the License Collector, and signed by the applicant. If the applicant is a corporation, a duly authorized agent shall sign the application. The application shall contain the following information:



- 1 A.The full name, residence address and business address of the applicant and any employee of  
2 the applicant
- 3 B.The business telephone number of the applicant;
- 4 C.The type of license sought by the applicant;
- 5 D.A general description of the item or items to be sold;
- 6 E.A full face photograph of the applicant and a full face photograph of the applicant's employees,  
7 if applicable;
- 8 F.A written statement of clearance certifying that no current or past earnings and /or property  
9 taxes are due and payable to the City;
- 10 G.A statement from the Director of Revenue of the State of Missouri certifying that the applicant  
11 is not delinquent in the payment of any sales tax if the list of delinquent taxpayers provided to  
12 the City by the Director of Revenue indicates a delinquency on the part of such person.
- 13 Any such other information as may be required by the License Collector.
- 14 Subsequent to the issuance of a license, the licensee shall be required to notify the License  
15 Collector within 10 days of any changes in the information made part of the application.
- 16 **8.108A.070 - Issuance of license—Contents—Exhibition.**
- 17 Upon the filing of the completed application, the payment of the proper license fee as prescribed  
18 in this chapter, the License Collector shall deliver to the licensee a license.
- 19 Every license shall be numbered consecutively, and shall show the name, occupation and place  
20 of residence of the licensee and the period for which the license is issued.
- 21 Every license shall be color-coded in a manner to be determined by the License Collector.

Every license shall state the Vending District(s) in which the license shall be valid for the licensee to legally operate their vending business and every license shall instruct the licensee that the license is not legal in any other Vending District or Non Vending District.

Each licensee shall carry the license with him and shall exhibit it whenever required by any police officer or other officer authorized under the laws or ordinances to make arrests.

#### 8.108A.080 - Identification certificate—Application—Contents.

Application for an employee identification Certificate shall be made in writing on a form provided by the License Collector, and signed by the applicant. The application shall contain the following information:

A. The full name, residence address and business address of the applicant;

B. The name of the applicant's employer;

C. A full face photograph of the applicant;

D. Any such other information as may be required by the License Collector.

The License Collector is authorized to charge a non-refundable application processing fee of \$20.00 to be collected at the time of application. Subsequent to the issuance of an identification certificate, the certificate holder shall be required to notify the License Collector within 10 days of any changes in the information made part of the application. Each certificate holder shall carry the certificate with him and shall exhibit it whenever required by any police officer or other officer authorized under the laws or ordinances to make arrests.

#### 8.108A.090 - Corporate applicant qualifications.

Each corporate applicant for a vending license shall be qualified to do business under the laws of the State of Missouri.

1    8.108A.100 - Applicability of Health Code—Inspection.

2    All licensees and their employees shall be subject to and comply with all applicable requirements  
3    and standards for dispensing and purveying food contained in Title Eleven of the Revised Code,  
4    as amended, and rules and regulations promulgated thereunder by the Health Commissioner. All  
5    food held, offered for sale, sold or given away by licensees shall be subject to and comply with  
6    all applicable requirements for such food of the Revised Code and the rules and regulations  
7    promulgated thereunder by the Health Commissioner.

8    8.108A.110 - Health inspections and analysis.

9    It shall be the duty of every licensee to permit inspections to be made and, when required, to  
10    furnish samples of any foods kept, offered for sale or given away by the licensee as often as may  
11    be deemed necessary to determine that the foods are free from adulteration, are not misbranded,  
12    and do not contain an excessive number of microorganisms or their toxins. The licensee shall  
13    answer all reasonable and proper questions and furnish records of the sampled product. Samples  
14    shall be examined or analyzed by or under the direction of the City's Department of Health, and a  
15    record of each such examination or analysis shall be made and kept in its office.

16    **PART II. - SIDEWALK AND VEHICLE VENDORS**

17    **8.108A.120 - Sidewalk and vehicle vendor's license—Application.**

18    Every individual who desires a license as a sidewalk or vehicle vendor shall make application  
19    therefore in conformity with the provisions of this chapter relating to applications for licenses.

20    The fee for a sidewalk or vehicle vendor's license shall be \$200.00 per year. A non-refundable  
21    application processing fee of \$25.00 shall be collected at the time of application; provided,

1 however, that upon the granting of a license, the amount of the application fee shall be credited  
2 to the fee for said license.

3 A. Licensed sidewalk vendors shall operate only in locations approved by permit and  
4 administered by the Streets Department. The Street Department approves and administers  
5 the locations where licensed sidewalk vendors may operate. The Street Department does  
6 not permit "roaming" vending. The Street Department shall maintain twenty (20)  
7 predetermined and approved sidewalk vending locations in the downtown area where  
8 sidewalk vendors may operate according to the specified conditions of their permit.

9 Licensed sidewalk vendors permit shall be approved prior to issuance by the Board of  
10 Public Service. No such permit shall be approved unless it has been recommended by the  
11 Director of Streets.

12 **8.108A.130 - Sidewalk or vehicle vendor's license—Term.**

13 Any sidewalk or vehicle vendor's license issued according to the provisions of this chapter shall  
14 be valid until December 31 of the year in which this chapter is enacted. Thereafter all licenses  
15 shall be valid for one (1) year beginning on January 1 and ending on December 31. Renewal of  
16 licenses shall be permitted beginning on December 1.

17  
18 No license shall be issued under this chapter except for the full license period and the full license  
19 fee.

20 **8.108A.140 - Additional permit requirements.**

21 The license collector shall issue the license to the applicant upon his meeting the following  
22 conditions:

1 A. Present proof of compliance with all requirements deemed necessary by the Department  
2 of Health, the Department of Streets, the Department of Public Safety or the Department  
3 of Parks, Recreation and Forestry; and

4 B. Present proof of insurance in the amount of twenty-five thousand dollars/fifty thousand  
5 dollars bodily injury coverage and property damage in the amount often thousand dollars  
6 with an insurance company of good standing on each vehicle used in the operation of the  
7 vending business.

8 C. Present proof of insurance of a liability policy for one million dollars (\$1,000,000), and  
9 the City of St. Louis must be listed as an additional insured.

10 **8.108A.150 - Rules and regulations.**

11 A. The business of sidewalk vending shall only be permitted between the hours of 6:00 a.m.  
12 and 11:00 p.m.

13 B. The business of mobile food vending shall only be permitted between the hours of 6:00  
14 a.m. and 1:00 a.m.

15 C. No pushcart or other vehicle related to the operation of a vending business shall be  
16 located on any City sidewalk or other public way during non-vending hours, nor shall any  
17 such pushcart or other item be parked, stored or left overnight.

18 D. A licensed vendor may not block the passage of the public through a public area or  
19 interfere with access to ramps, curb cuts or other conveniences for individuals with  
20 disabilities. If a sufficient crowd gathers to transact business with a licensed vendor such  
21 that the passage of the public through a public area is blocked or that access to ramps,

1 curb cuts or other conveniences for individuals with disabilities is blocked a police  
2 officer may disperse that portion of the crowd that is blocking the passage of the public.

3 E. A licensed vendor may not conduct a vending business in a public area so as to obstruct  
4 access to private property, except with the prior written consent of the owner or manager  
5 of the property.

6 F. The conduct and behavior of all licensed vendors shall comply in all respects with  
7 existing noise ordinances.

8 G. No licensed vendor shall conduct a vending business within 150 feet from an existing  
9 business which sells or offers for sale comparable goods or merchandise, except when  
10 operating within a designated vending market that is not located on a principal arterial  
11 street and is located within a Local Commercial and Office District as defined in Chapter  
12 26 of the City Code.

13 H. No licensed vendor shall conduct a vending business within 300 feet of a fair or festival  
14 unless such vendor has first obtained the written permission of the permit holder of the  
15 fair or festival and has been issued a festival vendor's license under the provisions of this  
16 chapter.

17 I. Licensed vendors shall keep the sidewalks, street and other spaces adjacent to their  
18 vending sites or locations clean and free of paper, peelings and refuse of any kind. All  
19 trash or debris accumulating within fifteen (15) feet of any vending stand shall be  
20 collected and disposed of by the vendor each day of operation.

21 J. Persons engaged in food or beverage vending shall affix to their pushcart a receptacle for  
22 litter that shall be maintained and emptied regularly and marked as being for litter.

1 K. Licensed vendors may not put refuse from the operation of their pushcart in or beside any  
2 public trash container or in any drain along or in the streets or sidewalks.

3 L. Licensed vendors may not leave their pushcart unattended at any time.

4 M. A pushcart shall not be motor powered. Nothing in this paragraph shall prohibit the  
5 transportation of a licensed vendor's pushcart to and from the licensed vendor's  
6 authorized location by a motor-powered vehicle.

7 N. The Director of Streets shall formulate any additional rules and regulations necessary for  
8 the proper administration of this chapter. Rules and regulations shall be maintained in the  
9 office of the Director of Streets and shall be available for public inspection during  
10 ordinary business hours.

11 O. The Director of Streets shall maintain all applications and records for licensed vendors  
12 and shall publicly post on the Department's website a current list of all approved vendors  
13 operating within the City, including permit numbers and authorized locations. The  
14 Director shall update such list as necessary and shall distribute monthly notification  
15 reports summarizing approved vendor permits and locations to any person or entity that  
16 requests to receive such reports.

17 **8.108A.155- Mobile Food Vendor Permit Display.**

18 Every licensed mobile food vendor shall display a permit decal issued by the Streets Department.  
19 The permit decal shall contain a unique permit number assigned by the City and shall be affixed  
20 to the exterior of the vending vehicle in a conspicuous location visible from the public right-of-  
21 way.

22 The permit decal shall meet the following requirements:

- 1       A. The decal shall be no less than six (6) inches in diameter if circular, or no less than six (6)  
2       inches by six (6) inches if square.
- 3       B. The assigned permit number shall be displayed in contrasting characters not less than two  
4       (2) inches in height.
- 5       C. The decal shall be affixed to the upper passenger-side front windshield or the exterior  
6       service side of the vehicle, unobstructed and clearly visible from the street.
- 7       D. The decal shall be tamper-resistant and issued exclusively by the Streets Department.
- 8       E. No vendor shall operate a mobile food vending vehicle without the required permit decal  
9       properly displayed.
- 10      F. The permit decal may include a scannable code linking to the City's public database of  
11      licensed mobile food vendors.

12      **8.108A.160 - License transfer prohibited.**

13      No transfer of ownership shall be allowed on any license issued hereunder.

14      **8.108A.170 - Licensed vendor's vehicles.**

- 15      A. Every wagon, cart or other vehicle used by a licensed vendor in or about his business  
16      shall have the name of the owner and his address plainly, distinctly, and legibly painted  
17      in letters and figures at least two inches in height in a conspicuous place on the outside of  
18      each side of every such wagon, cart or other vehicle, and such name and address shall be  
19      kept so painted plainly and distinctly at all times while such wagon, cart or other vehicle  
20      is in use during the continuance of the license covering the use of such wagon, cart or  
21      other vehicle.



1 B. No vehicle used for vending, selling or peddling within the City shall interfere with or  
2 impede the flow of traffic on any City street. No vending vehicle shall violate any traffic  
3 or parking laws, including the prohibition of double parking of the City.

4 C. Whenever the vehicle is stopped for the purpose of making a sale, it shall be stopped at  
5 the right hand curb of the street at the extreme right hand edge of the pavement and shall  
6 be legally parked. No sale shall be made from any such vehicle from other than the curb  
7 side when said vehicle is legally parked or to any person who is standing in the normally  
8 traveled portion of a City street or alley. At such stops the vehicle's motor shall be turned  
9 off unless its operation is essential to producing the product sold.

10 D. No vehicle may be parked or stored in a restricted parking area.

11 E. Each vending vehicle subject to the provisions of this chapter shall be equipped with:

12 a. mechanical and electrical signaling device which while the vehicle is stopped to  
13 make sales, will display flashing signals plainly visible from the front and rear,  
14 during the day or night, indicating that sales therefrom are being made;

15 b. A receptacle for the disposal of wrappers, papers, containers and other trash.

16 F. All vehicles used in the sale of the products described in this chapter must be kept in a  
17 clean and sanitary condition at all times, and when containing loads or parts of loads of  
18 such products, they must be kept only in sanitary places that meet with the rules and  
19 regulations of the City Health Department.

20 G. All Vehicle Vendors must comply with the display requirements of Section 8.108A.155.

21 **PART III. - FESTIVAL VENDORS**

22 **8.108A.180 - Festival vendor license—Application.**

Every individual who desires to operate a vending business at a festival, fair or parade shall make application for a festival vendor license in conformity with the provisions of this chapter relating to applications for licenses. The fee for a festival vendor's license shall be \$75.00. A non-refundable application processing fee of \$25.00 shall be collected at the time of application; provided, however, that upon the granting of a license, the amount of the application fee shall be credited to the fee for said license. The sponsor of the fair, festival or parade and the vendor shall be jointly and severally liable for obtaining a festival vendor's license from the License Collector.

**8.108A.190 - Exemptions.**

Any vendor at a fair or festival which is three (3) calendar days or less in duration or any vending business which is operated at any fair, festival or parade solely for the benefit of a not-for-profit organization as defined by Section 501 (c) (3) of the Internal Revenue Code shall be exempt from the payment of a festival vendor license fee. Festival vendors shall not be required to obtain employee identification certificates for individuals who assist the licensee in the operation of a festival vending business. Exempted festival vendors shall be required to comply with all other provisions of this chapter.

**8.108A.200 - Festival vendor's license—Term.**

A festival vendor's license shall only be valid for the period of time during which the fair, festival or parade is held.

**8.108A.210 - Festival vendor's license—Contents.**

In addition to any other requirement contained in this chapter, the festival vendor's license shall include name and address of sponsor of fair, festival or parade, name and address, social security

number and federal identification number of organization or vendor, type of article to be sold, days of vending, and other information deemed necessary by the License Collector.

**8.108A.220 - Registration in advance.**

All festival vendors shall be registered at least twenty-one (21) days prior to the fair, festival or parade at which they intend to sell goods or merchandise. The License Collector may waive this provision for good cause shown.

**8.108A.230 - Additional license and permit requirements.**

No festival vendor offering any goods, wares, merchandise, food or beverage exclusively at a fair, festival or parade pursuant to the provisions of this chapter, is required to have any additional business or merchants license except for a license or permit required by the excise laws of the City.

**8.108A.235 - Sampling prohibited within festival areas.**

No person shall knowingly distribute or furnish without charge, or cause to be furnished or distributed without charge any goods, wares, merchandise, flowers, horticultural products, food or beverages from a table, wagon, pushcart, handcart or other non-motorized vehicle, or from a pack, basket or similar container, or hand held display upon any public sidewalk, street, park, roadway, or roadway median within any area designated by valid City of St. Louis permit as a festival area.

**8.108A.310 - Rules and regulations for City Parks Vending Districts.**

A. Except as provided in Chapter 22.20 of the Revised Code, as amended, pertaining to awarding concession contracts in City parks, no person shall vend or operate a vending business in any City park without first having obtained a license in accordance with the

provisions of this chapter and a permit from the Director of Parks, Recreation and Forestry.

B. The Director of Parks, Recreation and Forestry is authorized to establish rules, regulations and fee schedules not inconsistent with the provisions of this chapter necessary for the proper administration of operating a vending business within City Park Vending Districts; Such rules, regulations and fee schedules shall be maintained in the office of the Director and shall be available for public inspection during ordinary business hours.

**8.108A.315 - Reserved.**

**PART V. - GENERAL PROVISIONS**

**8.108A.320 - Applicability—Soulard Market vendors—Contracted to concessionaires.**

The provisions of this chapter shall not apply to any person operating a business within the Soulard Market Area under an agreement with the Director of Public Utilities or any person who has entered into a concession contract with the City of St. Louis.

**8.108A.340 - Applicability—Sellers of farm produce or products or seller's employees.**

The provisions of Section 8.108A.050 of this chapter requiring vendors within the City of St. Louis to obtain a license shall not apply to the sale of any farm produce or farm products including but not limited to any horticultural products, fruits, vegetables, garden products, butter, eggs, or poultry by any farmer or producer, or any employee of any farmer or producer, who shall grow or process such farm produce or farm products.

**8.108A.350 - Complaints and Violation of chapter—Confiscation and release of goods.**

1       A. Any formal complaint regarding a mobile food vendor's hour of operation or location of  
2       operation shall be submitted to the Citizen's Service Bureau.

3       B. The Streets Department shall investigate each complaint to determine whether a violation  
4       of this ordinance has occurred. If three (3) violations are substantiated, the mobile food  
5       vendor permit shall be suspended for a period of two (2) weeks. If five (5) violations are  
6       substantiated, the mobile food vendor permit shall be revoked for a period of one (1)  
7       calendar year.

8       Notwithstanding the foregoing, if the Streets Department determines that a violation of this  
9       ordinance poses an immediate threat to public health or safety, the Streets Department may  
10      immediately suspend or revoke the mobile food vendor permit.

11      Any goods, wares, merchandise, flowers, horticultural products, food or beverages sold or  
12      offered for sale by a vendor who is charged with a violation of this chapter shall be confiscated  
13      by the police department and held pending the prosecution of such violation.

14      A. Any goods, wares, merchandise, flowers, horticultural products, services, food or  
15      beverages being held pursuant to this section shall only be released upon notification by  
16      the warrant officer for municipal violations that such goods, wares, merchandise, flowers,  
17      horticultural products, services, food or beverages are no longer necessary for  
18      prosecution.

19      B. If such goods, wares, merchandise, flowers, horticultural products, services, food or  
20      beverages are not redeemed by the vendor or the vendor's agent within a reasonable time  
21      after the disposition of any summons issued for a violation of this chapter, they may be  
22      disposed of in any manner deemed in the best interest of public health and safety.

**8.108A.355 - Review Period**

The Streets Department shall conduct a review of the implementation and effectiveness of this ordinance within one (1) year of its effective date and shall provide a report of its findings and any recommendations to the Board of Aldermen.

**8.108A.360 - Penalty.**

Any person who is found guilty or enters a plea of guilty to a violation of any provision of this chapter, or who knowingly furnishes false information on any license or permit application required by this chapter, shall be subject to a fine of not less than \$100.00 nor more than \$500.00 or to a term of imprisonment of not more than ninety (90) days or both a fine and imprisonment.

**8.108A.370 - Revocation of license.**

The License Collector shall revoke any vendor's license issued herein if the licensee is found guilty or enters a plea of guilty to a violation of any provision of this chapter or violates any license regulation promulgation under the authority of this chapter. A licensee shall not be entitled to a refund of the fees paid for any license which is subsequently revoked as provided herein.

## FISCAL NOTE

### BOARD BILL NUMBER 50 FLOOR SUBSTITUTE

Preparer's Name Cheryl Campbell

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

Bill Sponsor Alderman Rasheen Aldridge

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bill Synopsis:</b>     | <i>Board Bill Number 50 Floor Substitute repeals Ordinance 71212, as codified in Chapter 8.108A of the Revised Code of the City of St. Louis, and any other ordinances or portions of ordinances codified in Chapter 8.108A that are inconsistent with or not fully repealed, and establishes updated regulations for the licensing and operation of mobile food vendors, including designated commercial vending markets, predetermined vending locations, permit display requirements, and administration by the Streets Department.</i> |
| <b>Type of Impact:</b>    | <i>Indeterminate Fiscal Impact</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Agencies Affected:</b> | <i>Streets Department;<br/>License Collector;<br/>Department of Health;<br/>St. Louis Metropolitan Police Department;<br/>Board of Public Service;<br/>Department of Parks, Recreation and Forestry;<br/>Citizen's Service Bureau;<br/>Convention and Visitors Commission.</i>                                                                                                                                                                                                                                                             |

#### SECTION A

##### Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget?   X   Yes    No
- An undertaking of a new service for which no funding is provided in the current adopted city budget?   X   Yes    No

(01/2017)

- A commitment of city funding in the future under certain specified conditions? ☐ Yes ☒ No
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ☐ Yes ☒ No
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No
- A capital improvement project that increases operating costs over the current adopted city budget? ☐ Yes ☒ No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ☐ Yes ☒ No

**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:

*The Floor Substitute assigns additional administrative and enforcement responsibilities to multiple governmental entities, including administering predetermined vending locations; issuing permit decals; maintaining and publicly posting vendor records; distributing monthly notification reports; conducting inspections and food analyses; receiving and investigating complaints; enforcing permit requirements; confiscating and holding goods associated with violations; and conducting a review of the ordinance's implementation and effectiveness within one year and providing a report of findings and recommendations to the Board of Aldermen. The Floor Substitute does not provide sufficient information to determine staffing requirements, workload increases, equipment needs, administrative costs, enforcement costs, technology requirements, implementation expenses, or anticipated revenues generated through licensing and other fees. Accordingly, the fiscal impact cannot be determined from the legislative record and is indeterminate.*

- 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:

*Implementation of Board Bill Number 50 Floor Substitute may result in additional operating and administrative costs associated with administering predetermined vending locations; issuing permit decals; maintaining and publicly posting vendor records; updating the Department's website; distributing monthly notification reports; conducting inspections and food analyses; receiving and investigating complaints; enforcing permit requirements; confiscating and holding goods associated with violations; and completing the required one-year implementation and effectiveness review. Although the Floor Substitute establishes licensing and other fee revenues, it does not provide sufficient information to estimate anticipated expenditures or revenues. Accordingly, the fiscal impact is indeterminate.*

**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.**

| <b>Financial Estimate of Impact on General Fund</b>  |                                |                      |                      |
|------------------------------------------------------|--------------------------------|----------------------|----------------------|
| <b>Fiscal Impact</b>                                 | <b><u>Year 1 (current)</u></b> | <b><u>Year 2</u></b> | <b><u>Year 3</u></b> |
| <b>Additional Expenditures</b>                       | <i>Indeterminate</i>           | <i>Indeterminate</i> | <i>Indeterminate</i> |
| <b>Additional Revenue</b>                            | <i>Indeterminate</i>           | <i>Indeterminate</i> | <i>Indeterminate</i> |
| <b>Net</b>                                           | <i>Indeterminate</i>           | <i>Indeterminate</i> | <i>Indeterminate</i> |
| <b>Financial Estimate of Impact on Special Funds</b> |                                |                      |                      |
| <b>Fiscal Impact</b>                                 | <b><u>Year 1 (current)</u></b> | <b><u>Year 2</u></b> | <b><u>Year 3</u></b> |
| <b>Additional Expenditures</b>                       | <i>\$0</i>                     | <i>\$0</i>           | <i>\$0</i>           |
| <b>Additional Revenue</b>                            | <i>\$0</i>                     | <i>\$0</i>           | <i>\$0</i>           |
| <b>Net</b>                                           | <i>\$0</i>                     | <i>\$0</i>           | <i>\$0</i>           |

- Describe any assumptions used in preparing this fiscal note:

*This fiscal note was prepared based on review of Board Bill Number 50 Floor Substitute. No assumptions beyond the legislative record were necessary to prepare this fiscal note.*

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

*Board Bill Number 50 Floor Substitute (introduced June 18, 2026).*

- Have the financial estimates of this bill been verified by the City Budget Division?  
\_\_\_\_\_Yes   X  No
  - If yes, by whom? \_\_\_\_\_.

**Summary**  
**Board Bill Number 41AAIC**  
**Introduced by Alderwoman Alisha Sonnier**  
**June 12, 2026**

This ordinance establishes a definition of Community Development Corporations for purposes of eligibility for priority consideration in City administered funding. The ordinance aligns City practice with Missouri state law by incorporating the statutory definition of community development corporations, while setting additional local criteria related to nonprofit status, place-based service areas, governance, and demonstrated community revitalization activities. The ordinance requires eligible organizations to engage in multiple core areas of community development, including community organizing, and authorizes the City to apply consistent standards when awarding grants, loans, contracts, or other financial assistance to community development corporations. The ordinance establishes a certification framework and process; and contains a severance clause and emergency clause.

**BOARD BILL NUMBER 41 AS AMENDED IN COMMITTEE INTRODUCED BY  
ALDERWOMAN ALISHA SONNIER  
COSPONSORS: ALDERWOMAN DANIELA VELAZQUEZ/ALDERWOMAN JAMI COX  
ANTWI/PRESIDENT MEGAN GREEN**

1 An Ordinance establishing the definition of Community Development Corporation (CDC) and  
2 CDC certification framework; and containing a severance clause and emergency clause.

3 **WHEREAS**, the City of St. Louis expends public funds to support community development,  
4 neighborhood stabilization, affordable housing, and economic opportunity, and such expenditures  
5 must be administered in a manner that is transparent, accountable, and aligned with clearly defined  
6 public purposes; and

7 **WHEREAS**, community development corporations have historically served as locally rooted,  
8 nonprofit partners in advancing place based revitalization efforts, particularly in neighborhoods  
9 experiencing disinvestment, displacement pressures, or long term structural inequities; and

10 **WHEREAS**, the Missouri General Assembly has recognized community development  
11 corporations as eligible entities for community and economic development activities under state  
12 law, including Section 135.400 of the Revised Statutes of Missouri; and

13 **WHEREAS**, the effectiveness of public investment in community development is strengthened  
14 when recipient organizations demonstrate a sustained presence within the communities they serve,  
15 maintain governance structures that reflect community connection, and engage residents as  
16 partners in shaping neighborhood outcomes; and

17 **WHEREAS**, establishing clear and uniform criteria for the recognition of community  
18 development corporations for purposes of City funding promotes consistency across departments,  
19 protects the integrity of public expenditures, and ensures that City resources are directed to  
20 organizations engaged in measurable, place based community revitalization activities; and

21 **WHEREAS**, the City seeks to support community development corporations that undertake a  
22 comprehensive approach to revitalization, including housing stability, economic opportunity,

community organizing, and neighborhood quality of life, recognizing that durable neighborhood change requires coordinated and community driven strategies; and

**WHEREAS**, the purpose of this ordinance is to define community development corporations for purposes of eligibility for priority consideration in City administered funding, to align City practice with state law, and to establish reasonable standards that ensure public funds advance equitable, accountable, and long term community development outcomes within the City of St. Louis; and

**WHEREAS**, it is the intent of the Board of Aldermen for the City to identify dedicated funding sources, and that such City administered funding streams designated for community development purposes be reserved for or prioritized towards Community Development Corporations under this Ordinance, in recognition of their place-based accountability, governance standards, and community connection.

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

**SECTION ONE. Community Development Corporations - Definition and Eligibility.**

**A. Definition.** For purposes of eligibility for City administered grants, loans, contracts, or other financial assistance, a “Community Development Corporation” or “CDC” shall mean an organization that:

1. Meets the definition of a community development corporation under Section 135.400, RSMo, as amended, and
2. Is a place-based nonprofit corporation organized under the laws of the State of Missouri and recognized as tax exempt under Section 501(c)(3) of the Internal Revenue Code, and

3. Has as its primary mission the promotion and support of community revitalization efforts, including but not limited to affordable housing development, economic development, community organizing, neighborhood stabilization, and improvement of quality of life, and
4. Operates within clearly defined geographic boundaries within the City of St. Louis, which may include a neighborhood, ward, or cluster of census tracts, designated as the organization's core service area.

#### **B. Core Service Area Requirements.**

1. A CDC shall designate a core service area and demonstrate ongoing, place based community development outcomes within that geography.
2. The core service area may evolve over time provided that the CDC continues to demonstrate a sustained and meaningful connection to the community served.
3. Activities conducted outside the designated core service area shall remain place based and shall be carried out in formal partnership with organizations, stakeholders, or residents rooted in the affected community.
4. A CDC may design and operate programs or services with broader citywide or regional reach when such activities advance the organization's mission and support community development outcomes, including but not limited to technical assistance, housing services, data tools, policy engagement, or capacity building initiatives.

#### **C. Governance and Staffing.**

1. A CDC shall be governed by a board of directors that includes residents of the core service area and individuals with a demonstrated connection to the community served.
2. At least twenty-five percent (25%) of a CDC's board of directors shall consist of residents of the core service area.
3. A CDC shall be staffed by at least one full-time, paid employee and may additionally be supported by paid professionals, volunteers, or a combination thereof.

**D. Community Revitalization Activities.** CDCs shall demonstrate active work in at least three of the four Community Revitalization categories set forth below, with Community Organizing required.

**1. Housing and Real Estate Development.** Activities may include affordable housing development, stewardship or preservation; homeownership programs; housing counseling or stabilization services; property acquisition, rehabilitation, or land banking; anti-displacement strategies including landlord-tenant support and rental assistance; and home repair programs.

**2. Economic Development.** Activities may include small business support or technical assistance; commercial corridor revitalization; workforce development or job readiness programs; entrepreneurship support; and financial capability programs.

1                   **3. Community Organizing, Planning, Engagement, and Advocacy.**

2                   Activities shall include collaboration with neighborhood associations or  
3                   block units and facilitating community meetings or forums, and one or more  
4                   of the following: neighborhood planning or visioning efforts; community-  
5                   driven development planning; policy advocacy related to housing,  
6                   development, or equity; data collection or community based research;  
7                   resident leadership development; organizing around neighborhood issues;  
8                   and civic engagement initiatives.

9                   **4. Neighborhood Stabilization and Quality of Life.** Activities may include  
10                  beautification, greening, or public space activation; public safety initiatives;  
11                  blight reduction efforts; disaster response or recovery; and youth, education,  
12                  or cultural programming.

13               **E. Good Standing.** A CDC shall be in good standing with the City of St. Louis and  
14               shall not have unresolved audit findings, contract defaults, or compliance violations  
15               related to prior City funding.

16               **F. Construction.** Nothing in this section shall be construed to limit the authority of  
17               the City to establish additional eligibility criteria, reporting requirements, or  
18               performance standards for specific funding programs.

19               **G. Funding Priority.** For funding programs specifically designated or appropriated  
20               for community development, neighborhood revitalization, or place-based  
21               community investment purposes, the City shall give  
22               preference to organizations certified as Community Development Corporations



1 under this Ordinance. The City may designate specific funding streams as  
2 exclusively available to certified CDCs.

3 **SECTION TWO. CDC Certification.**

4 **A. Administering Authority.** The Chief Executive Officer (CEO) of the St. Louis  
5 Development Corporation (SLDC), or the CEO's designee, shall serve as the  
6 Certifying Authority responsible for implementing and administering the CDC  
7 certification process established by this section.

8 **B. Certification Required.** An organization seeking to qualify as a Community  
9 Development Corporation for purposes of eligibility for priority consideration  
10 in City administered grants, loans, contracts, or other financial assistance under  
11 Section One of this Ordinance shall obtain certification from the Certifying  
12 Authority prior to applying for such funds. An organization may apply for  
13 program-specific funding concurrently with submitting a certification application,  
14 provided that no award shall be finalized until certification is granted.

15 **C. Application for Certification.** An organization seeking certification shall submit  
16 a completed application to the Certifying Authority on a form established by the  
17 Certifying Authority. The application shall include, at minimum, the following:

- 18 a. Articles of incorporation and current bylaws;
- 19 b. Evidence of tax-exempt status under Section 501(c)(3) of the Internal  
20 Revenue Code;
- 21 c. Evidence of registration and good standing as a nonprofit corporation  
22 under the laws of the State of Missouri;

1 d. Evidence of compliance with Section 135.400, RSMo, as amended;  
2 e. A description, of the organization's designated  
3 core service area within the City of St. Louis;  
4 f. Documentation demonstrating active work in at least three of the four  
5 Community Revitalization categories set forth in Section One, Subsection  
6 D, including documentation specifically demonstrating active work in the  
7 Community Organizing, Planning, Engagement, and Advocacy category;  
8 g. A current list of board members, including identification of members  
9 who are residents of and/or have a demonstrated connection to the core  
10 service area;  
11 h. Evidence of at least one full-time, paid employee;  
12 i. The organization's two most recent fiscal year financial statements,  
13 and most recent audited financial statement or account review; and  
14 j. A certification by an authorized officer of the organization that the  
15 information submitted is true and accurate, and that the organization is not  
16 delinquent on any tax obligation to the City of St. Louis and has no  
17 unresolved audit findings, contract defaults, or compliance violations  
18 related to prior City funding. The Certifying Authority may require  
19 additional documentation as necessary to evaluate compliance with the  
20 criteria set forth in Section One.

21 **D. Determination.** The Certifying Authority shall issue a written determination  
22 granting or denying certification within sixty (60) days of receipt of a complete

1 application. The Certifying Authority shall notify the applicant in writing if the  
2 application is incomplete and the sixty-day period shall not commence until a  
3 complete application is received. A certification shall be granted upon a finding  
4 that the applicant meets all criteria set forth in Section One of this Ordinance.  
5 A denial shall state with specificity the grounds for denial and identify which  
6 criteria the applicant has failed to satisfy.

7 **E. Term and Renewal.** A certification granted under this section shall be valid for a  
8 period of three (3) years from the date of issuance. A certified organization shall  
9 submit a renewal application to the Certifying Authority no later than ninety (90)  
10 days prior to the expiration of its current certification. The renewal application  
11 shall include updated versions of the documentation required under Subsection C  
12 and shall demonstrate continued compliance with all criteria set forth in Section  
13 One. A certified organization whose renewal application is pending at the time of  
14 expiration shall be deemed provisionally certified and shall remain eligible for  
15 priority consideration in City administered funding until the Certifying  
16 Authority issues a written determination on the renewal application, provided that  
17 the renewal application was timely submitted.

18 **F. Annual Good Standing Certification.** In each year of the certification  
19 term that does not require a full renewal application, a certified organization shall  
20 submit to the Certifying Authority an annual good standing certification, on a  
21 form established by the Certifying Authority, confirming that the organization  
22 remains in compliance with the criteria set forth in Section One, that no material

1 changes have occurred with respect to the organization's nonprofit status,  
2 service area, board composition, or staffing, and that the organization has no  
3 unresolved audit findings, contract defaults, or compliance violations related to  
4 City funding. The annual good standing certification shall be submitted no later  
5 than ninety (90) days after the close of the organization's fiscal year.

6 **G. Failure to Timely Renew; Decertification Upon Lapse.** A certified organization

7 that fails to submit a renewal application within the time required under  
8 Subsection E shall be deemed decertified upon the expiration of its current  
9 certification. Upon lapse, the Certifying Authority shall provide written notice to  
10 the organization's last known address of record stating that its certification has  
11 lapsed, the effective date of decertification, and the steps required to seek  
12 reinstatement. A decertified organization shall be ineligible for priority  
13 consideration in City administered funding from the date of lapse until the  
14 Certifying Authority issues a written determination approving a renewal  
15 application. Submission of a renewal application following a lapse shall not  
16 restore provisional certification status under Subsection E, and the organization  
17 shall remain ineligible for priority consideration in City administered funding  
18 during the pendency of the Certifying Authority's review. Upon approval of a  
19 renewal application submitted after a lapse, the following shall apply:

- 20 (i) If the renewal application was submitted within sixty (60) days of the  
21 expiration of the lapsed certification, the reinstated certification shall

1 retain the original expiration date, and the remaining term of  
2 the original certification period shall be restored; or

3 (ii) If the renewal application was submitted more than sixty (60) days  
4 after the expiration of the lapsed certification, a new three (3) year  
5 certification period shall commence as of the date of the Certifying  
6 Authority's written determination of approval.

7 In no event shall reinstatement under this Subsection render an organization  
8 eligible for priority consideration in City administered funding for any period  
9 during which its certification was lapsed.

10 **H. Revocation and Suspension.** The Certifying Authority may suspend or revoke a  
11 certification upon a finding that a certified organization no longer meets the  
12 criteria set forth in Section One, has submitted materially false or misleading  
13 information in its certification or renewal application or annual good standing  
14 certification, or has failed to timely submit a required annual good standing  
15 certification.

16 Prior to suspension or revocation, the Certifying Authority shall provide the  
17 certified organization with written notice of the proposed action and the grounds  
18 therefore, and shall afford the organization not less than thirty (30) days to  
19 respond in writing and to cure any identified deficiency.

20 A revocation or suspension shall be effective upon written notice to the  
21 organization following completion of the notice and response period. A  
22 suspended organization shall not be eligible for priority consideration in City

1 funding awards during the period of suspension. A revoked organization shall not  
2 be eligible for priority consideration in City funding awards until certification is  
3 restored.

4 **I. Appeals.** An organization that has been denied certification, denied renewal,  
5 suspended, or revoked may appeal the determination to the Certifying Authority,  
6 or to such other appellate bodies as the SLDC shall designate, within thirty (30)  
7 days of receiving written notice of the adverse determination.

8 The Certifying Authority shall issue a written decision within sixty (60) days of  
9 receipt of a complete appeal. The decision of the appellate body shall be final for  
10 purposes of administrative review.

11 Filing an appeal shall not stay the effect of a denial, suspension, or revocation  
12 pending the appellate body's decision unless the appellate body grants a stay upon  
13 a showing of good cause.

14 **J. Public Registry.** The Certifying Authority shall maintain a public registry of all  
15 organizations holding current CDC certification under this Ordinance. The  
16 registry shall be published on the City's official website and updated within fifteen  
17 (15) business days of any certification, renewal, suspension, revocation, or  
18 restoration.

19 The registry shall include, at minimum, the certified organization's name,  
20 designated core service area, certification date, and certification expiration date.

21 The registry shall also identify organizations whose certification has been  
22 suspended or revoked, including the effective date of such action.

1       **K. Transition.** Organizations that are receiving City administered funding as of the  
2       effective date of this Ordinance and that would qualify as Community  
3       Development Corporations under Section One shall have one hundred eighty  
4       (180) days from the effective date to submit an application for certification under  
5       this section. Such organizations shall remain eligible for priority consideration  
6       in City administered funding during the transition period, provided they submit a  
7       certification application within the time period specified herein.

8       **L. Relationship to Program-Specific Requirements.** Certification under this  
9       section establishes threshold eligibility only. Nothing in this section limits the  
10      authority of the City or any administering department or agency to establish  
11      additional eligibility criteria, reporting requirements, performance standards, or  
12      capacity thresholds for specific funding programs consistent with Section One,  
13      Subsection F of this Ordinance. Certification does not guarantee the award of any  
14      grant, loan, contract, or other financial assistance. Departments or agencies  
15      administering funding programs designated for community development  
16      purposes shall condition eligibility on CDC certification under this section unless  
17      otherwise authorized by ordinance.

18      **M. Annual Implementation Report.** The Certifying Authority shall prepare an  
19      annual report on the progress of implementing this Ordinance and shall present such  
20      report to the Housing, Urban Development, and Zoning Committee of the Board of  
21      Aldermen at a regular meeting of the Committee. The report shall be submitted in

1 writing no later than ninety (90) days after the close of each fiscal year and shall  
2 include, at minimum:

- 3 1. A description of the status and progress of the certification process established under this  
4 Section, including the number of certification applications received, granted, denied,  
5 renewed, suspended, revoked, and pending during the reporting period;
- 6 2. A current list of organizations holding CDC certification and their designated core  
7 service areas;
- 8 3. A description of any administrative challenges, barriers, or delays encountered in  
9 implementing this Ordinance and the certification framework;
- 10 4. Any recommendations for legislative or administrative changes to improve the  
11 effectiveness, efficiency, or equity of the certification process or the broader  
12 implementation of this Ordinance; and
- 13 5. Such other information as the Committee may reasonably request.

14 The CEO of SLDC, or the CEO's designee, shall appear before the Committee annually to  
15 present the report and respond to questions regarding the implementation of this Ordinance.

16 **SECTION THREE. Severability Clause.** The sections of this Ordinance shall be severable. In  
17 the event that any section of this Ordinance is found by a court of competent jurisdiction to be  
18 invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections  
19 of the Ordinance are so essential and inseparably connected with and dependent upon the void  
20 section that it cannot be presumed that this Board would have enacted the valid sections without



1 the void ones, or unless the court finds that the valid sections standing alone are incomplete and  
2 are incapable of being executed in accordance with the legislative intent.

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

**FISCAL NOTE**  
**BOARD BILL NUMBER 41 AS AMENDED IN COMMITTEE**

Preparer's Name Cheryl Campbell

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

Bill Sponsor Alderwoman Alisha Sonnier

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bill Synopsis:</b>     | <i>Establishes a definition of Community Development Corporations (CDCs) for purposes of eligibility for priority consideration in City-administered grants, loans, contracts, and other financial assistance. The Board Bill establishes eligibility criteria, governance and staffing requirements, community revitalization activity requirements, funding priority provisions, and a certification framework administered by the St. Louis Development Corporation (SLDC), including application, renewal, compliance, appeals, and public registry requirements.</i> |
| <b>Type of Impact:</b>    | <i>Indeterminate Fiscal Impact</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Agencies Affected:</b> | <i>St. Louis Development Corporation (SLDC); City departments administering community development funding programs.</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\_\_\_ XNo
- An undertaking of a new service for which no funding is provided in the current adopted city budget? XYes\_\_\_No
- A commitment of city funding in the future under certain specified conditions? \_\_\_Yes\_\_\_ XNo
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? \_\_\_Yes\_\_\_ XNo
- An execution or initiation of an activity as a result of federal or state mandates or requirements? \_\_\_Yes\_\_\_ XNo

- A capital improvement project that increases operating costs over the current adopted city budget? \_\_\_\_\_ Yes \_\_\_\_\_ X No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? \_\_\_\_\_ Yes \_\_\_\_\_ X No

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

### SECTION B

- Does the bill require the construction of any new physical facilities? \_\_\_\_\_ Yes \_\_\_\_\_ X No
  - If yes, describe the facilities and provide the estimated cost:  


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- Is the bill estimated to have a direct fiscal impact on any city department or office? \_\_\_\_\_ X Yes \_\_\_\_\_ No
  - If yes, explain the impact and the estimated cost:

*The Board Bill assigns administrative responsibilities to the St. Louis Development Corporation, including certification review, renewals, annual compliance certifications, appeals, maintenance of a public registry, and related program administration. Because the Board Bill does not provide sufficient information to estimate workload, staffing requirements, implementation costs, or resource needs, the estimated cost cannot be determined and is therefore indeterminate.*

- Does the bill create a program or administrative subdivision? \_\_\_\_\_ X Yes \_\_\_\_\_ No
  - If yes, then is there a similar existing program or administrative subdivision? \_\_\_\_\_ X Yes \_\_\_\_\_ No
  - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

*SLDC currently administers certification and compliance processes for other programs. The proposed Community Development Corporation certification framework may utilize similar administrative functions, including application review, eligibility determinations, recordkeeping, compliance monitoring, public reporting, and renewal processes. However, the Board Bill does not provide sufficient information to determine the extent to which existing personnel, systems, or resources can be used to administer the proposed certification program.*

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

*The Board Bill may result in administrative, personnel, technology, records management, website maintenance, and compliance-related costs associated with implementing and administering the CDC certification framework. The amount of such costs cannot be determined from the Board Bill language and is therefore indeterminate. No funding source is identified in the Board Bill.*

**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.**

| <b>Financial Estimate of Impact on General Fund</b>  |                                |                        |                        |
|------------------------------------------------------|--------------------------------|------------------------|------------------------|
| <b>Fiscal Impact</b>                                 | <b><u>Year 1 (current)</u></b> | <b><u>Year 2</u></b>   | <b><u>Year 3</u></b>   |
| <b>Additional Expenditures</b>                       | <i>Indeterminate</i>           | <i>Indeterminate</i>   | <i>Indeterminate</i>   |
| <b>Additional Revenue</b>                            | <i>None Identified</i>         | <i>None Identified</i> | <i>None Identified</i> |
| <b>Net</b>                                           | <i>Indeterminate</i>           | <i>Indeterminate</i>   | <i>Indeterminate</i>   |
| <b>Financial Estimate of Impact on Special Funds</b> |                                |                        |                        |
| <b>Fiscal Impact</b>                                 | <b><u>Year 1 (current)</u></b> | <b><u>Year 2</u></b>   | <b><u>Year 3</u></b>   |
| <b>Additional Expenditures</b>                       | <i>Indeterminate</i>           | <i>Indeterminate</i>   | <i>Indeterminate</i>   |
| <b>Additional Revenue</b>                            | <i>None Identified</i>         | <i>None Identified</i> | <i>None Identified</i> |
| <b>Net</b>                                           | <i>Indeterminate</i>           | <i>Indeterminate</i>   | <i>Indeterminate</i>   |

- Describe any assumptions used in preparing this fiscal note:

*The Board Bill establishes a Community Development Corporation certification framework to be administered by the St. Louis Development Corporation, including application review, certification determinations, renewals, annual compliance certifications, appeals, maintenance of a public registry, and related administrative activities.*

*The Board Bill does not identify anticipated application volume, staffing requirements, implementation costs, technology needs, or whether existing personnel and appropriations are sufficient to administer the program. As a result, the fiscal impact cannot be reasonably quantified from the Board Bill language.*

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

*Board Bill 41.*

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

## **Summary**

**Board Bill Number 41AAIC**

**Introduced by Alderwoman Alisha Sonnier**

**June 12, 2026**

This ordinance establishes a definition of Community Development Corporations for purposes of eligibility for priority consideration in City administered funding. The ordinance aligns City practice with Missouri state law by incorporating the statutory definition of community development corporations, while setting additional local criteria related to nonprofit status, place-based service areas, governance, and demonstrated community revitalization activities. The ordinance requires eligible organizations to engage in multiple core areas of community development, including community organizing, and authorizes the City to apply consistent standards when awarding grants, loans, contracts, or other financial assistance to community development corporations. The ordinance establishes a certification framework and process; and contains a severance clause and emergency clause.

**BOARD BILL NUMBER 41 AS AMENDED IN COMMITTEE INTRODUCED BY  
ALDERWOMAN ALISHA SONNIER**

**COSPONSOR: ALDERWOMAN DANIELA VELAZQUEZ**

1 An Ordinance establishing the definition of Community Development Corporation (CDC) and  
2 CDC certification framework; and containing a severance clause and emergency clause.

3 **WHEREAS**, the City of St. Louis expends public funds to support community development,  
4 neighborhood stabilization, affordable housing, and economic opportunity, and such expenditures  
5 must be administered in a manner that is transparent, accountable, and aligned with clearly defined  
6 public purposes; and

7 **WHEREAS**, community development corporations have historically served as locally rooted,  
8 nonprofit partners in advancing place based revitalization efforts, particularly in neighborhoods  
9 experiencing disinvestment, displacement pressures, or long term structural inequities; and

10 **WHEREAS**, the Missouri General Assembly has recognized community development  
11 corporations as eligible entities for community and economic development activities under state  
12 law, including Section 135.400 of the Revised Statutes of Missouri; and

13 **WHEREAS**, the effectiveness of public investment in community development is strengthened  
14 when recipient organizations demonstrate a sustained presence within the communities they serve,  
15 maintain governance structures that reflect community connection, and engage residents as  
16 partners in shaping neighborhood outcomes; and

17 **WHEREAS**, establishing clear and uniform criteria for the recognition of community  
18 development corporations for purposes of City funding promotes consistency across departments,  
19 protects the integrity of public expenditures, and ensures that City resources are directed to  
20 organizations engaged in measurable, place based community revitalization activities; and

21 **WHEREAS**, the City seeks to support community development corporations that undertake a  
22 comprehensive approach to revitalization, including housing stability, economic opportunity,

community organizing, and neighborhood quality of life, recognizing that durable neighborhood change requires coordinated and community driven strategies; and

**WHEREAS**, the purpose of this ordinance is to define community development corporations for purposes of eligibility for priority consideration in City administered funding, to align City practice with state law, and to establish reasonable standards that ensure public funds advance equitable, accountable, and long term community development outcomes within the City of St. Louis; and

**WHEREAS**, it is the intent of the Board of Aldermen for the City to identify dedicated funding sources, and that such City administered funding streams designated for community development purposes be reserved for or prioritized towards Community Development Corporations under this Ordinance, in recognition of their place-based accountability, governance standards, and community connection.

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

**SECTION ONE. Community Development Corporations - Definition and Eligibility.**

**A. Definition.** For purposes of eligibility for City administered grants, loans, contracts, or other financial assistance, a “Community Development Corporation” or “CDC” shall mean an organization that:

1. Meets the definition of a community development corporation under Section 135.400, RSMo, as amended, and
2. Is a place-based nonprofit corporation organized under the laws of the State of Missouri and recognized as tax exempt under Section 501(c)(3) of the Internal Revenue Code, and



3. Has as its primary mission the promotion and support of community revitalization efforts, including but not limited to affordable housing development, economic development, community organizing, neighborhood stabilization, and improvement of quality of life, and
4. Operates within clearly defined geographic boundaries within the City of St. Louis, which may include a neighborhood, ward, or cluster of census tracts, designated as the organization's core service area.

**B. Core Service Area Requirements.**

1. A CDC shall designate a core service area and demonstrate ongoing, place based community development outcomes within that geography.
2. The core service area may evolve over time provided that the CDC continues to demonstrate a sustained and meaningful connection to the community served.
3. Activities conducted outside the designated core service area shall remain place based and shall be carried out in formal partnership with organizations, stakeholders, or residents rooted in the affected community.
4. A CDC may design and operate programs or services with broader citywide or regional reach when such activities advance the organization's mission and support community development outcomes, including but not limited to technical assistance, housing services, data tools, policy engagement, or capacity building initiatives.

**C. Governance and Staffing.**

1. A CDC shall be governed by a board of directors that includes residents of the core service area and individuals with a demonstrated connection to the community served.
2. At least twenty-five percent (25%) of a CDC's board of directors shall consist of residents of the core service area.
3. A CDC shall be staffed by at least one full-time, paid employee and may additionally be supported by paid professionals, volunteers, or a combination thereof.

**D. Community Revitalization Activities.** CDCs shall demonstrate active work in at least three of the four Community Revitalization categories set forth below, with Community Organizing required.

1. **Housing and Real Estate Development.** Activities may include affordable housing development, stewardship or preservation; homeownership programs; housing counseling or stabilization services; property acquisition, rehabilitation, or land banking; anti-displacement strategies including landlord-tenant support and rental assistance; and home repair programs.
2. **Economic Development.** Activities may include small business support or technical assistance; commercial corridor revitalization; workforce development or job readiness programs; entrepreneurship support; and financial capability programs.

1                   **3. Community Organizing, Planning, Engagement, and Advocacy.**

2                   Activities shall include collaboration with neighborhood associations or  
3                   block units and facilitating community meetings or forums, and one or more  
4                   of the following: neighborhood planning or visioning efforts; community-  
5                   driven development planning; policy advocacy related to housing,  
6                   development, or equity; data collection or community based research;  
7                   resident leadership development; organizing around neighborhood issues;  
8                   and civic engagement initiatives.

9                   **4. Neighborhood Stabilization and Quality of Life.** Activities may include  
10                  beautification, greening, or public space activation; public safety initiatives;  
11                  blight reduction efforts; disaster response or recovery; and youth, education,  
12                  or cultural programming.

13               **E. Good Standing.** A CDC shall be in good standing with the City of St. Louis and  
14               shall not have unresolved audit findings, contract defaults, or compliance violations  
15               related to prior City funding.

16               **F. Construction.** Nothing in this section shall be construed to limit the authority of  
17               the City to establish additional eligibility criteria, reporting requirements, or  
18               performance standards for specific funding programs.

19               **G. Funding Priority.** For funding programs specifically designated or appropriated  
20               for community development, neighborhood revitalization, or place-based  
21               community investment purposes, the City shall give ~~priority consideration~~  
22               preference to organizations certified as Community Development Corporations

**Commented [PJ1]:** Amendment 3 (Browning) Beginning on Page 5, line 21, after the words “the City shall give” strike out the words “priority consideration” and insert in lieu thereof “preference”.

1 under this Ordinance. The City may designate specific funding streams as  
2 exclusively available to certified CDCs.

3 **SECTION TWO. CDC Certification.**

4 **A. Administering Authority.** The Chief Executive Officer (CEO) of the St. Louis  
5 Development Corporation (SLDC), or the CEO's designee, shall serve as the  
6 Certifying Authority responsible for implementing and administering the CDC  
7 certification process established by this section.

8 **B. Certification Required.** An organization seeking to qualify as a Community  
9 Development Corporation for purposes of eligibility for priority consideration  
10 in City administered grants, loans, contracts, or other financial assistance under  
11 Section One of this Ordinance shall obtain certification from the Certifying  
12 Authority prior to applying for such funds. An organization may apply for  
13 program-specific funding concurrently with submitting a certification application,  
14 provided that no award shall be finalized until certification is granted.

15 **C. Application for Certification.** An organization seeking certification shall submit  
16 a completed application to the Certifying Authority on a form established by the  
17 Certifying Authority. The application shall include, at minimum, the following:

- 18 a. Articles of incorporation and current bylaws;
- 19 b. Evidence of tax-exempt status under Section 501(c)(3) of the Internal  
20 Revenue Code;
- 21 c. Evidence of registration and good standing as a nonprofit corporation  
22 under the laws of the State of Missouri;

- 1 d. Evidence of compliance with Section 135.400, RSMo, as amended;
- 2 e. A description, of the organization's designated
- 3 core service area within the City of St. Louis;
- 4 f. Documentation demonstrating active work in at least three of the four
- 5 Community Revitalization categories set forth in Section One, Subsection
- 6 D, including documentation specifically demonstrating active work in the
- 7 Community Organizing, Planning, Engagement, and Advocacy category;
- 8 g. A current list of board members, including identification of members
- 9 who are residents of and/or have a demonstrated connection to the core
- 10 service area;
- 11 h. Evidence of at least one full-time, paid employee;
- 12 i. The organization's two most recent fiscal year financial statements,
- 13 and most recent audited financial statement or account review; and
- 14 j. A certification by an authorized officer of the organization that the
- 15 information submitted is true and accurate, and that the organization is not
- 16 delinquent on any tax obligation to the City of St. Louis and has no
- 17 unresolved audit findings, contract defaults, or compliance violations
- 18 related to prior City funding. The Certifying Authority may require
- 19 additional documentation as necessary to evaluate compliance with the
- 20 criteria set forth in Section One.

21 **D. Determination.** The Certifying Authority shall issue a written determination

22 granting or denying certification within sixty (60) days of receipt of a complete

1 application. The Certifying Authority shall notify the applicant in writing if the  
2 application is incomplete and the sixty-day period shall not commence until a  
3 complete application is received. A certification shall be granted upon a finding  
4 that the applicant meets all criteria set forth in Section One of this Ordinance.  
5 A denial shall state with specificity the grounds for denial and identify which  
6 criteria the applicant has failed to satisfy.

7 **E. Term and Renewal.** A certification granted under this section shall be valid for a  
8 period of three (3) years from the date of issuance. A certified organization shall  
9 submit a renewal application to the Certifying Authority no later than ninety (90)  
10 days prior to the expiration of its current certification. The renewal application  
11 shall include updated versions of the documentation required under Subsection C  
12 and shall demonstrate continued compliance with all criteria set forth in Section  
13 One. A certified organization whose renewal application is pending at the time of  
14 expiration shall be deemed provisionally certified and shall remain eligible for  
15 priority consideration in City administered funding until the Certifying  
16 Authority issues a written determination on the renewal application, provided that  
17 the renewal application was timely submitted.

18 **F. Annual Good Standing Certification.** In each year of the certification  
19 term that does not require a full renewal application, a certified organization shall  
20 submit to the Certifying Authority an annual good standing certification, on a  
21 form established by the Certifying Authority, confirming that the organization  
22 remains in compliance with the criteria set forth in Section One, that no material

1 changes have occurred with respect to the organization's nonprofit status,  
2 service area, board composition, or staffing, and that the organization has no  
3 unresolved audit findings, contract defaults, or compliance violations related to  
4 City funding. The annual good standing certification shall be submitted no later  
5 than ninety (90) days after the close of the organization's fiscal year.

6 **G. Failure to Timely Renew; Decertification Upon Lapse.** A certified organization  
7 that fails to submit a renewal application within the time required under  
8 Subsection E shall be deemed decertified upon the expiration of its current  
9 certification. Upon lapse, the Certifying Authority shall provide written notice to  
10 the organization's last known address of record stating that its certification has  
11 lapsed, the effective date of decertification, and the steps required to seek  
12 reinstatement. A decertified organization shall be ineligible for priority  
13 consideration in City administered funding from the date of lapse until the  
14 Certifying Authority issues a written determination approving a renewal  
15 application. Submission of a renewal application following a lapse shall not  
16 restore provisional certification status under Subsection E, and the organization  
17 shall remain ineligible for priority consideration in City administered funding  
18 during the pendency of the Certifying Authority's review. Upon approval of a  
19 renewal application submitted after a lapse, the following shall apply:

- 20 (i) If the renewal application was submitted within sixty (60) days of the  
21 expiration of the lapsed certification, the reinstated certification shall

1 retain the original expiration date, and the remaining term of  
2 the original certification period shall be restored; or  
3 (ii) If the renewal application was submitted more than sixty (60) days  
4 after the expiration of the lapsed certification, a new three (3) year  
5 certification period shall commence as of the date of the Certifying  
6 Authority's written determination of approval.

7 In no event shall reinstatement under this Subsection render an organization  
8 eligible for priority consideration in City administered funding for any period  
9 during which its certification was lapsed.

10 **H. Revocation and Suspension.** The Certifying Authority may suspend or revoke a  
11 certification upon a finding that a certified organization no longer meets the  
12 criteria set forth in Section One, has submitted materially false or misleading  
13 information in its certification or renewal application or annual good standing  
14 certification, or has failed to timely submit a required annual good standing  
15 certification.

16 Prior to suspension or revocation, the Certifying Authority shall provide the  
17 certified organization with written notice of the proposed action and the grounds  
18 therefore, and shall afford the organization not less than thirty (30) days to  
19 respond in writing and to cure any identified deficiency.

20 A revocation or suspension shall be effective upon written notice to the  
21 organization following completion of the notice and response period. A  
22 suspended organization shall not be eligible for priority consideration in City



1 funding awards during the period of suspension. A revoked organization shall not  
2 be eligible for priority consideration in City funding awards until certification is  
3 restored.

4 **I. Appeals.** An organization that has been denied certification, denied renewal,  
5 suspended, or revoked may appeal the determination to the Certifying Authority,  
6 or to such other appellate bodies as the SLDC shall designate, within thirty (30)  
7 days of receiving written notice of the adverse determination.  
8 The Certifying Authority shall issue a written decision within sixty (60) days of  
9 receipt of a complete appeal. The decision of the appellate body shall be final for  
10 purposes of administrative review.  
11 Filing an appeal shall not stay the effect of a denial, suspension, or revocation  
12 pending the appellate body's decision unless the appellate body grants a stay upon  
13 a showing of good cause.

14 **J. Public Registry.** The Certifying Authority shall maintain a public registry of all  
15 organizations holding current CDC certification under this Ordinance. The  
16 registry shall be published on the City's official website and updated within fifteen  
17 (15) business days of any certification, renewal, suspension, revocation, or  
18 restoration.  
19 The registry shall include, at minimum, the certified organization's name,  
20 designated core service area, certification date, and certification expiration date.  
21 The registry shall also identify organizations whose certification has been  
22 suspended or revoked, including the effective date of such action.

1       **K. Transition.** Organizations that are receiving City administered funding as of the  
2       effective date of this Ordinance and that would qualify as Community  
3       Development Corporations under Section One shall have one hundred eighty  
4       (180) days from the effective date to submit an application for certification under  
5       this section. Such organizations shall remain eligible for priority consideration  
6       in City administered funding during the transition period, provided they submit a  
7       certification application within the time period specified herein.

8       **L. Relationship to Program-Specific Requirements.** Certification under this  
9       section establishes threshold eligibility only. Nothing in this section limits the  
10      authority of the City or any administering department or agency to establish  
11      additional eligibility criteria, reporting requirements, performance standards, or  
12      capacity thresholds for specific funding programs consistent with Section One,  
13      Subsection F of this Ordinance. Certification does not guarantee the award of any  
14      grant, loan, contract, or other financial assistance. Departments or agencies  
15      administering funding programs designated for community development  
16      purposes shall condition eligibility on CDC certification under this section unless  
17      otherwise authorized by ordinance.

18      **M. Annual Implementation Report.** The Certifying Authority shall prepare an  
19      annual report on the progress of implementing this Ordinance and shall present such  
20      report to the Housing, Urban Development, and Zoning Committee of the Board of  
21      Aldermen at a regular meeting of the Committee. The report shall be submitted in

**Commented [PJ2]:** Amendment 2 (Aldridge) To amend said Board Bill, Section 2, Page 12, as follows: Beginning on Page 12, line 17, after the words “otherwise authorized by ordinance.” insert new subsection, as to read follows: Annual Implementation Report

1 writing no later than ninety (90) days after the close of each fiscal year and shall  
2 include, at minimum:

- 3 1. A description of the status and progress of the certification process established under this  
4 Section, including the number of certification applications received, granted, denied,  
5 renewed, suspended, revoked, and pending during the reporting period;
- 6 2. A current list of organizations holding CDC certification and their designated core  
7 service areas;
- 8 3. A description of any administrative challenges, barriers, or delays encountered in  
9 implementing this Ordinance and the certification framework;
- 10 4. Any recommendations for legislative or administrative changes to improve the  
11 effectiveness, efficiency, or equity of the certification process or the broader  
12 implementation of this Ordinance; and
- 13 5. Such other information as the Committee may reasonably request.

14 The CEO of SLDC, or the CEO's designee, shall appear before the Committee annually to  
15 present the report and respond to questions regarding the implementation of this Ordinance.

16 **SECTION THREE. Severability Clause.** The sections of this Ordinance shall be severable. In  
17 the event that any section of this Ordinance is found by a court of competent jurisdiction to be  
18 invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections  
19 of the Ordinance are so essential and inseparably connected with and dependent upon the void  
20 section that it cannot be presumed that this Board would have enacted the valid sections without

1 the void ones, or unless the court finds that the valid sections standing alone are incomplete and  
2 are incapable of being executed in accordance with the legislative intent.

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

**Summary**  
**Board Bill Number 49**  
**As Amended on the Floor**  
**Alderwoman Anne Schweitzer**  
**June 18, 2026**

An Ordinance recommended by the Planning Commission amending the Zoning Code to add Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the Planning Commission on June 10, 2026; and containing a severability clause.

**BOARD BILL NUMBER 49 AS AMENDED ON THE FLOOR INTRODUCED BY  
ALDERWOMAN ANNE SCHWEITZER  
COSPONSORS: PRESIDENT MEGAN GREEN/ALDERWOMAN ALISHA  
SONNIER/ALDERWOMAN SHAMEEM CLARK HUBBARD/ALDERMAN SHANE  
COHN/ALDERMAN MICHAEL BROWNING/ALDERMAN BRET NARAYAN**

An Ordinance recommended by the Planning Commission amending the Zoning Code to add Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the Planning Commission on June 10, 2026; and containing a severability clause.

**WHEREAS**, data centers are a unique land use that requires specialized zoning regulation to protect the health, safety, and general welfare of the City of St. Louis; and

**WHEREAS**, data centers do not currently have a definition in the City’s Zoning Code, and had historically been regulated as “office” or “warehousing;” and

**WHEREAS**, a new zoning definition will allow for specific regulations to be applied to data centers; and

**WHEREAS**, data centers can have many impacts on surrounding properties and residents through emissions of noise, heat, and air pollution; and

**WHEREAS**, data centers can also strain local infrastructure if not appropriately designed or their impacts are not appropriately mitigated through investment in local infrastructure; and

**WHEREAS**, the immense power demands of data centers may conflict with adopted elements of the City’s Comprehensive Plan if not met sufficiently through renewable power sources and protections from local pollutants.

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

That by and through this ordinance this Board seeks to amend the Zoning Code to add Section 26.77 creating comprehensive zoning regulations for Data Centers.

**Page 1 of 33  
Board Bill Number 49  
As Amended on the Floor  
Schweitzer  
June 18, 2026**

**SECTION ONE.** The following Section 26.04.010 Title, of Chapter 26.04 is hereby amended to include 26.77 Data Centers.

**26.77.010 Title.**

Chapters 26.04 through 26.100 shall be known and cited as "the Zoning Code" and shall consist of the following chapters:

| <b>Chapter</b> | <b>Description</b>                                   |
|----------------|------------------------------------------------------|
| 26.04          | Citation and Purposes                                |
| 26.08          | Zoning Definitions                                   |
| 26.12          | Zoning Districts and Boundaries                      |
| 26.16          | General Zoning Regulations                           |
| 26.20          | "A" Single-Family Dwelling District                  |
| 26.24          | "B" Two-Family Dwelling District                     |
| 26.28          | "C" Multiple-Family Dwelling District"               |
| 26.32          | "D" Multiple-Family Dwelling District                |
| 26.36          | "E" Multiple-Family Dwelling District                |
| 26.40          | "F" Neighborhood Commercial District"                |
| 26.44          | "G" Local Commercial and Office District             |
| 26.48          | "H" Area Commercial District                         |
| 26.52          | "I" Central Business District                        |
| 26.56          | "J" Industrial District                              |
| 26.60          | "K" Unrestricted District                            |
| 26.64          | "L" Jefferson Memorial District                      |
| 26.66          | Bed and Breakfast Districts                          |
| 26.68          | Comprehensive Sign Control Regulations               |
| 26.70          | Marijuana Uses                                       |
| 26.72          | Regulated Uses                                       |
| 26.73          | Special Use Districts                                |
| 26.74          | Off-Street Parking and Loading in Dwelling Districts |
| 26.75          | Special Residential Uses                             |
| 26.76          | Short-Term Rentals                                   |
| <b>26.77</b>   | <b>Data Centers</b>                                  |
| 26.80          | Use, Height, and Area Exceptions                     |
| 26.82          | Form-Based Districts                                 |
| 26.84          | Board of Adjustment                                  |
| 26.88          | Zoning Administrator                                 |

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**Board Bill Number 49**

**As Amended on the Floor**

**Schweitzer**

**June 18, 2026**

|        |                                                   |
|--------|---------------------------------------------------|
| 26.92  | Changes and Amendments                            |
| 26.96  | Plats, Certificates of Occupancy, and Survey Fees |
| 26.98  | Fee Schedule                                      |
| 26.100 | Violations                                        |

**SECTION TWO.** The following definition(s) are hereby added to Chapter 26.08 of the Revised Code:

**26.08.109 - Data Center; Backup Generators; Baseline Noise Level; Cool Roof; Data Center, Major; Data Center, Micro; Data Center, Standard; District Energy System; Green Roof; Local Renewable Energy Credits (RECs); Bundled Renewable Energy Credits (RECs); Unbundled Renewable Energy Credits (RECs); Maximum Power Demand; Public Impact Agreement; Renewable Energy; Server Room; Transit Center. See Chapter 26.77 for definitions.**

**SECTION THREE.** The following new Chapter, pertaining to Data Centers, to be codified as Chapter 26.77 of the Revised Code, is hereby added to Title 26 of the Zoning Code:

**Chapter 26.77 Data Centers**

**26.77.010 Purpose.**

The purpose and intent of this Chapter 26.77, Data Centers, is to define and address the location, establishment, application requirements, and standard conditions for data centers in order to ensure the health, safety, and general welfare of the residents of the City of St. Louis. This chapter seeks to allow for responsible, predictable development of data centers and associated infrastructure, to encourage best practices, limit negative impacts, and establish a foundation for monitoring and accountability.

**26.77.020 Definitions.**



- 1       1. ***Backup Generators:*** Backup Generators means engines that are designed to be used for  
2       utility power outages to provide continuous electricity, preventing data loss, and service  
3       disruption.
- 4       2. ***Baseline Noise Level:*** Baseline noise level means a measure of noise, taken at the property  
5       line pre-application, that establishes dBA and dBC noise levels averaged over a 60-minute  
6       measurement period. Measurements shall include daytime levels (e.g., taken between 7:00  
7       a.m. and 1:00 p.m.,) and nighttime levels (i.e., taken between 10:00 p.m. and 7:00 a.m.).
- 8       3. ***Bundled Renewable Energy Credits (RECs):*** Means RECs that a customer received from  
9       a renewable generating facility where the attribute is provided with the actual renewable  
10      generation from a renewable facility located within the utility service territory, the State of  
11      Missouri, or MISO, and retired on behalf of the facility.
- 12     4. ***Cool Roof:*** Cool Roof means a roofing system designed to reflect more sunlight and emit  
13      absorbed heat with a minimum Solar Reflectance Index of 90.
- 14     5. ***Data Center:*** Data Center means a facility used primarily for the storage, management,  
15      processing, and transmission of digital data and that houses computer or network  
16      equipment, systems, servers, appliances, and other associated components related to digital  
17      data storage, processing, and related operations. Data center uses include data storage  
18      facilities, server farms, artificial intelligence training or processing, image processing,  
19      cloud computing, email servicing, and similar uses. A Data Center may be a primary or  
20      secondary use.

- 1        6. **Data Center, Major:** Major Data Center means a data center with square footage greater  
2        than 250,000 and less than 500,000, or with a Maximum Power Demand of 30 megawatts  
3        or more.
- 4        7. **Data Center, Micro:** Micro Data Center means a data center with square footage less than  
5        10,000 gross square feet and Maximum Power Demand less than 5 megawatts.
- 6        8. **Data Center, Standard:** Standard Data Center means a data center with square footage of  
7        more than 10,000 gross square feet and less than 250,000, and Maximum Power Demand  
8        of more than 5 megawatts but less than 30 megawatts.
- 9        9. **District Energy System:** District Energy System means the Downtown Steam Distribution  
10       System and/or the planned Chilled Water Loop.
- 11       10. **Green Roof:** Green Roof means a vegetated roofing system which is functionally  
12       integrated onto a roof area.
- 13       11. **Institutional Campus:** Institutional Campus means one or more adjoining parcels under  
14       common ownership, occupied by a use permitted or conditionally permitted as a medical  
15       institution for higher education or research purposes under this Zoning Code, along with  
16       directly related support uses.
- 17       12. **Maximum Power Demand:** Maximum Power Demand means the facility's highest level  
18       of connected electricity load, in megawattage, for critical IT and building systems and  
19       equipment, via a single point of interconnection with an electric service provider.
- 20       13. **Public Impact Agreement:** Public Impact Agreement means a binding contract for the  
21       purpose of protecting the health, safety, and welfare of the residents of the City.

1 14. **Renewable Energy:** Renewable Energy means energy derived from wind, solar,  
2 geothermal, or other non-depleting sources of renewable energy.

3 15. **Server Room:** Server room means an accessory facility with less than 1 megawatt in  
4 Maximum Power Demand that supports routine functions of the primary use. Server rooms  
5 are not subject to the requirements of this Chapter 26.77.

6 16. **Transit Center:** Transit Center means a location where Metro operates a major hub for  
7 MetroBus and/or MetroLink stops as identified by their System Maps. Individual bus stops  
8 are not Transit Centers.

9 17. **Unbundled Renewable Energy Credits (RECs):** Means RECs that a customer received  
10 from a renewable generating facility where the attribute is provided without the  
11 accompanying renewable energy generation; however, the attribute must be from a  
12 renewable energy generating facility located within the utility service territory, the State of  
13 Missouri, or MISO, and retired on behalf of the facility.

14 **26.77.030. Use Table.**

15 The following Use Table lists how Data Centers are regulated in the various existing zoning  
16 districts. Within the table, the user can identify the type of Data Center and how the facility  
17 is regulated under each zone, thus identifying whether the use is Permitted (P), whether it  
18 requires a Conditional Use Permit (C), or whether it is prohibited (NA).

| Use                  | A - E | F  | G  | H  | I  | J  | K | L  |
|----------------------|-------|----|----|----|----|----|---|----|
| Micro Data Center    | NA    | NA | NA | C  | C  | C  | C | C  |
| Standard Data Center | NA    | NA | NA | NA | C  | C  | C | NA |
| Major Data Center    | NA    | NA | NA | NA | NA | NA | C | NA |

19 **26.77.040 Application Requirements.**

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**Board Bill Number 49**

**As Amended on the Floor**

**Schweitzer**

**June 18, 2026**

1       A. An applicant seeking a permit for any new data center or expansion must include the  
2       following information as part of their application submission:

- 3           1. The classification of the proposed data center (i.e., Micro, Standard, or Major).
- 4           2. Elevations and interior floor plans indicating areas dedicated to data center  
5           functions and areas planned for other uses (e.g., office, retail, research, etc.), if  
6           relevant. Elevations shall include indications of exterior building materials, as well  
7           as images and descriptions of adjacent building materials.
- 8           3. Site plan clearly identifying the building and its square footage, the location of  
9           Backup Generators and cooling equipment, fuel storage and fuel type, parking,  
10          landscaping, overhead power (e.g., transmission, distribution lines), on-site battery  
11          storage and battery type, on-site substations, any on-site power generation (e.g.,  
12          solar, wind, etc.), other noise and light-emitting structure and equipment, and any  
13          additional critical infrastructure or equipment.
- 14          4. The applicant shall submit a fuel delivery and refueling plan demonstrating that all  
15          fuel deliveries and refueling activities will occur on the property and not take place  
16          in the public right of way.
- 17          5. Clear annotation, on the site plan or a separate drawing, denoting setbacks for Data  
18          Center buildings, Backup Generators, and other noise- and light-emitting  
19          infrastructure.
- 20          6. Megawattage of Maximum Power Demand.

1           7. The facility's proposed cooling system, sources of energy, and whether the facility  
2           plans to provide its own energy, or to meet its power demands through renewable  
3           sources.

4           8. A scope, schedule, and budget for implementation of the renewable energy  
5           threshold.

6           9. Whether the applicant has: an executed an Interconnection Study Agreement,  
7           Construction Agreement, and/or Electric Service Agreement with an electric  
8           service provider; has received a Will Serve letter from an electric service provider;  
9           and/or has proof of on-site, connected to the grid generation or behind the meter  
10          that demonstrates how the applicant will meet renewable energy thresholds. If so,  
11          the applicant shall provide copies in their application.

12          B. An applicant seeking a permit for any Standard Data Center or Major Data Center must  
13          also include the following information:

14           1. Anticipated end users of the data center, and purpose of the proposed facility, such  
15           as: data storage; cloud computing; general artificial intelligence; cryptocurrency  
16           mining; surveillance; large language model training; or other business applications.

17           2. Map indicating the location of any new substations or substation upgrades required  
18           for the data center, and the location of new power lines serving the proposed data  
19           center. (Any on-site power generation, outside of renewable and backup power  
20           sources, shall be prohibited.)

21           3. The number, size, fuel source, and anticipated testing schedule for Backup  
22           Generators.

4. An assessment of any flood risk to the proposed site, and planned mitigation efforts.
5. The expected timeline for commencing construction and operation of the facility.
6. Baseline noise levels, as measured by a third-party noise measurement professional approved by the city expected noise levels to be generated by the proposed facility's cooling systems, turbines, load banks, and Backup Generators, a proposed testing schedule designed to minimize air quality problems and noise impacts, and the proposed facility's planned sound attenuation and noise reduction measures to limit the emission of noise and prevent disturbances to nearby residents.
7. Fire detection and suppression systems that will be installed at the proposed facility.
8. Whether the user plans to participate in any renewable energy or virtual power plant program, have any onsite renewable energy generation and/or storage, or purchase any Renewable Energy Credits (RECs).
9. Anticipated annual water use and anticipated or committed Power Usage Effectiveness (PUE) and Water Usage Effectiveness (WUE) for both peak and average annual demand.
10. Intent to participate in the state's sales tax exemption program.
11. If new construction, whether and how the proposed facility building's facade, height, massing, and orientation will be designed to be compatible with adjacent properties and the surrounding area.

C. An applicant seeking a conditional use permit for any Major Data Center must also include the following information:

1. A detailed description of sources and uses of financing for the development.

2. Any community benefits offered by the proposed facility or its operators.
3. An environmental impact report prepared by a third-party credentialed professional environmental engineer selected by the City of St. Louis describing:
  - a. Anticipated emissions, and air and water quality impacts, and any plans to mitigate impacts;
  - b. Anticipated heat emissions and heat plumes generated by the proposed facility, and any plans to mitigate impacts; and
  - c. Anticipated stormwater impacts and mitigation.
4. An economic impact report prepared by a third-party credentialed professional entity describing:
  - a. The amount of tax revenue local taxing jurisdictions is anticipated to receive as a result of the proposed development; and
  - b. The number of construction jobs and permanent jobs associated with the data center.
5. Plans to remove infrastructure and equipment from the site should the data center cease operation.
6. A letter of attestation from the electricity provider describing any impacts to ratepayers or grid reliability of required new power generation or other infrastructure upgrades to serve the project.
7. Documentation of having advertised and held at least one meeting with community members during which project information is shared, feedback is invited, and questions are answered. All information and documents presented at such a meeting

1 shall be made publicly available and must be submitted during the application  
2 process.

3 a. Advertisement: Such a meeting is to be advertised no fewer than 15 days  
4 prior to the meeting's date, with notification provided by email to all  
5 Registered Neighborhood Organizations having a geographical boundary  
6 within a one mile radius of the proposed data center; by email to all  
7 Neighborhood Improvement Specialists; by email to relevant City  
8 departments and agencies (i.e., Planning & Urban Design Agency, Health  
9 Department, Zoning Section of the Building Division, St. Louis  
10 Development Corporation); by mail to all residents and property owners  
11 within a 1,000 foot radius of the subject property; and by email to all state  
12 and local elected officials representing residents of the surrounding 1 mile  
13 of the proposed location.

14 b. Meeting: The meeting shall include a presentation of project details required  
15 for application, commitments to mitigate impacts to residents and to the  
16 environment, and a question and answer period. All major areas of  
17 community concern, questions, and feedback shall be documented and  
18 provided to the City as part of the application.

19 c. Feedback Period: During a minimum of 30 days following the Meeting, the  
20 applicant shall invite and document community feedback. Applications  
21 shall not be submitted within a minimum of 30 day Feedback Period.



1 D. In the event that an applicant is unable to provide any of the above information, the  
2 applicant shall, in writing as part of their application, indicate that they are unable to  
3 provide the information and also describe the reason this information cannot be provided.  
4 It shall be acceptable to exclude required information if it is confidential according to state  
5 or federal law.

6 **26.77.050 Site Requirements, Design Requirements, and Standard Conditions.**

7 Data Centers shall comply with the following site requirements, design requirements and  
8 standard conditions:

9 a. Location Requirements

10 i. Data Center buildings, Backup Generators, and other associated noise- or  
11 light-emitting infrastructure shall have the following setbacks from the lot  
12 lines of parcels zoned A, B, C, D, E, F, and G, parcels containing a light  
13 rail station or transit center, and parcels containing a school or public park:

- 14 1. 150 feet for Micro Data Centers;
- 15 2. 300 feet for Standards Data Centers; and
- 16 3. 600 feet for Major Data Centers.

17 ii. Data Centers may only be permitted if their location substantially aligns  
18 with the Strategic Land Use Plan of the City's Comprehensive Plan.

19 iii. Institutional Data Center Provision. A Data Center that exclusively serves  
20 an Institutional Campus may be located on that same campus provided  
21 that:

- 22 1. The Data Center is not a colocation or commercial facility serving

1 outside users;

2 2. The Data Center is a Micro or Standard Data Center; and

3 3. The setbacks in subsection (a)(i) continue to fully apply to parcels  
4 containing a light rail station or transit center, and parcels  
5 containing a school or public park on all parcels outside of the  
6 Institutional Campus.

7 b. Area Standards

8 i. The facility shall comply with the Height and Setback limitations of the  
9 underlying zoning district.

10 ii. The facility shall provide 1 off-street parking space for every 5 permanent  
11 employees.

12 iii. In the H, I, and L Districts:

13 1. A new Data Center within a building within 300 feet of an existing  
14 Data Center may only be allowed if the data center use comprises  
15 less than 30 percent of the gross square footage of a structure. Data  
16 Center uses on the same parcel as the proposed new Data Center  
17 do not trigger this 30 percent cap. An applicant may exceed the  
18 foregoing 30 percent cap only if the applicant: (1) makes available  
19 for lease to active uses such as office, retail, or institutional uses,  
20 100 percent of the net leasable square footage of the ground floor  
21 of the data center building, exclusive of lobby, mechanical closets,  
22 loading docks, or building infrastructure space; and (2) enters into

an agreement with the City detailing the community benefits provided by the project as part of the conditional use permit.

2. At least 50 percent of the gross ground floor area of any building with street frontage shall be reserved for active uses such as office, retail, institutional uses, and residential amenities, and shall not be used for inside storage or vehicle parking. For the purposes of this section, a building with street frontage is any building located within 50 feet of a street right-of-way line.

c. Noise and Vibration Controls

- i. The facility shall have no unabated nuisance violations.
- ii. The facility shall be subject to provisions of Ordinance 68130 or its successor.
- iii. Noise levels shall not exceed 5 dBC above the Baseline Noise Levels, as measured from the property line, as reported prior in the application, during standard operation. If Baseline Noise Levels exceed what is permitted by the noise ordinance (Ordinance 68130), or if the noise ordinance does not establish a specific dBA level for the relevant zoning district, then noise levels shall not exceed 5 dBA or dBC above the Baseline Noise Levels.

d. Building Systems & Equipment Design & Screening

- i. The building shall be designed and operated with a Cool Roof, Green Roof, or rooftop photovoltaic solar panels to reduce urban heat impacts.

- 1                   ii. All exterior equipment and equipment areas shall be visually screened in  
2                   order to limit visibility from the right of way, adjoining parcels, and  
3                   nearby thoroughfares or highways.
- 4                   iii. Noise-emitting equipment, such as Backup Generators, shall be physically  
5                   enclosed within acoustically treated structures and placed away from  
6                   primary frontages.
- 7                   1. For the purposes of this provision enclosed shall include sound  
8                   attenuated or soundproof enclosures that are standard for the  
9                   original equipment manufacturer.
- 10                  iv. All exterior and rooftop cooling equipment, and any other infrastructure to  
11                  provide a visual and acoustic barrier from the property line and  
12                  surrounding area, shall be enclosed or screened. Enclosures and screens  
13                  shall be opaque to obstruct from view and reduce frequency and  
14                  vibrations.
- 15                  v. On-site stand-alone fuel storage shall be visually and physically screened  
16                  behind a masonry wall, and set back at least 30 feet from the property line,  
17                  and installed on an engineered concrete pad designed with spill  
18                  containment.
- 19                  e. Site & Urban Design Standards
- 20                    i. All principal and accessory structures and energy systems associated with  
21                    a Data Center shall be arranged, designed, and constructed to be  
22                    harmonious and compatible with the site and with the surrounding

properties. Data Centers that visually approximate commercial office buildings are encouraged. All Backup Generators and other external equipment shall be located to the side or rear of the Data Center building.

ii. Properties shall be well landscaped. A tree lawn not less than 3 feet in width along all public streets shall be required where setbacks, underground infrastructure, and available right of way make it practicable, and where this subsection does not conflict with streetscaping designs or plans of the Board of Public Service, a Community Improvement District, or other formal political subdivision or tax district in which the Data Center is located. Street trees shall be installed in the tree lawn, between the public sidewalk and public street, when the tree lawn has sufficient width, or street trees with grates shall be installed in public sidewalks where the sidewalk has sufficient width with a maximum of 25 feet between trees. All street trees shall be irrigated. In the K district, Data Centers may install a landscape berm as an alternative to a tree lawn. Additional landscaping requirements may be included in a Public Impact Agreement.

iii. Surface parking shall be placed at the rear or side of the building and shall not extend beyond the established building line.

iv. Primary structures shall include these design features:

1. Windows, doors, or similar fenestration shall be distributed both horizontally and vertically and comprise at least 30 percent of the

1                   façades.

2                   2. Glass transparency on windows shall be greater than 80 percent.

3                   Faux windows and covered windows are prohibited.

4                   3. Signs must meet the requirements of the underlying code.

5                   4. At least one main entrance that projects or is recessed from the  
6                   main building plane, and is differentiated from the remainder of  
7                   the building façade, is required.

8                   5. Exterior materials shall be compatible in type and texture with the  
9                   dominant materials of adjacent buildings. Artificial masonry, EIFS,  
10                  and cementitious fiberboard are not permitted.

11                  6. All loading and unloading areas, including overhead doors, shall  
12                  be oriented towards the side or rear property lines away from  
13                  public roadways. Loading docks are not permitted in the front or  
14                  street side yards and shall not be oriented towards the front  
15                  property line.

16                  7. Projects located in local historic or form-based districts are subject  
17                  to the design standards of that district.

18                  f. Water Responsibility

19                  i. The facility shall not operate with a cooling system that solely relies on  
20                  Evaporative Cooling. Evaporative Cooling means a highly water-intensive  
21                  process that uses water evaporation to cool air for the facility's  
22                  temperature regulation.

- ii. The facility shall achieve and maintain compliance with all wastewater discharge standards set by the Metropolitan St. Louis Sewer District.
- iii. Applicants for Standard and Major Data Centers shall enter into written agreement(s) with the St. Louis City Water Division to:
- iv. Fund any and all fees required for data centers or new large load users that could be identified out of a cost of service study prior to receiving a building permit.
- v. Fund any and all system impact fees required for data centers or new large load users that could be identified out of a cost of service study including the cost of a hydraulic model study and rectifying any detrimental impact on existing customers determined by the study prior to receiving a building permit. Prior to a cost of service study's completion, an agreement may also establish a short-term rate.

g. Backup Power Systems

- i. All Data Center applicants are encouraged to minimize the use of diesel, and maximize the use of batteries or natural gas as backup power sources.
- ii. Except for Backup Generator testing or commissioning activities, Backup Generator use is limited to backup/emergency use only. Backup Generators may never be used as a general operating power source for day-to-day operation of the facility. The facility may not commence operation until complete electric service is provided to the site, and Backup Generators may not be used as a power source in the event of a

1 delay in electric service.

2 iii. Backup Generators shall be fully enclosed within the primary structure or  
3 an exterior structure, except for penetrations necessary for the safe and  
4 lawful operation, maintenance, or testing of the generator and its  
5 supporting systems, including but not limited to intake air, exhaust,  
6 cooling, fuel, fluid and electrical connections.

7 iv. Backup Generators shall utilize the cleanest certified emissions tier.  
8 Certificates of Conformity demonstrating Tier 4 / NSPS Subpart IIII  
9 requirements (if diesel), or level of certification (if not diesel), of all  
10 equipment shall be provided prior to any such equipment's testing or use.

11 v. Backup Generators shall meet the performance requirements of the most  
12 recent National Fire Protection Association (NFPA) standards for  
13 Emergency and Standby Power Systems.

14 vi. Backup Generators shall be tested only between 10am and 5pm, Monday  
15 through Friday.

16 vii. Backup Generators shall not be tested on days when the St. Louis Air  
17 Quality Index (AQI) is above 50.

18 h. Environment, Energy & Infrastructure Standards

19 i. As practicable, facilities shall achieve and maintain LEED certification or  
20 certification through a similar green building program for the direction of  
21 the data center's operation.

22 ii. Facilities shall achieve and maintain a peak Power Usage Effectiveness



(PUE) of 1.35 or better.

iii. Facilities shall dispose of all electronic waste in an environmentally appropriate manner through the duration of the data center's operation, and maintain an active contract with an R2-certified (Responsible Recycling) or e-Steward certified contractor.

iv. Facilities shall not commence operation until a letter verifying adequate power capacity and infrastructure to serve the facility is provided by an electric service utility.

v. Facilities shall connect to District Energy Systems if located within 50 lineal feet of an existing District Energy System line existing at the time of submission for zoning approval.

vi. Facilities shall not commence operation until a District Energy Willing to Serve letter from a district energy provider is provided. Such a letter shall confirm the system is prepared to extend service to the site, or serve as a written waiver explaining why extension is not feasible.

vii. Facilities shall, when feasible, use battery storage for electrical load for ancillary, non- data processing uses such as lighting and outlets in an adjacent office space.

viii. All outdoor lighting shall meet the standards of the Dark Sky Initiative or other Bird City recommendations to reduce light pollution.

ix. Facilities shall ensure any heat plumes created by the facility are adequately dispersed at the property line to avoid adverse impacts on the

1 health or well-being of individuals outside of the property.

2 x. Standard and Major Data Centers:

- 3 1. Before an occupancy permit is issued, facilities shall seek commitments  
4 from the electric utility or renewable energy generated on-site and/or  
5 battery storage to supply, according to the below schedule, certain  
6 percentages of the data center's energy load. Facilities must present  
7 annual compliance progress reports documenting efforts to build, secure,  
8 contract, or otherwise purchase renewable energy and renewable energy  
9 credits to comply with this provision.
- 10 2. Before an occupancy permit is issued, the facility shall demonstrate its  
11 ability to begin operation with a minimum of 25 percent of its annual  
12 electricity consumption from renewable energy through any combination  
13 of Bundled and Unbundled RECs retired on behalf of the facility, and/or  
14 on-site renewable energy generation and storage. Bundled RECs shall be  
15 obtained through the electric utility's renewable energy programs, PSC  
16 approved renewable energy programs, clean energy riders, the electric  
17 utility's renewable generation portfolio **required under 393.1030 RSMo**,  
18 including participation in virtual power plant programs.
- 19 3. The facility shall achieve and maintain at least 50 percent of its annual  
20 electricity consumption from renewable energy by the end of its 5th year  
21 in operation through at least 25 percent Bundled RECs and/or on site  
22 renewable energy generation and storage, and up to 25 percent Unbundled

1 RECs retired on behalf of the facility. Bundled RECs shall be obtained  
2 through the electric utility's renewable energy programs, PSC approved  
3 renewable energy programs, clean energy riders, the electric utility's  
4 renewable generation portfolio **required under 393.1030 RSMo**,  
5 including participation in virtual power plant programs.

6 4. The facility shall achieve and maintain 100 percent of its annual electricity  
7 consumption from renewable energy by the end of its 10th year in  
8 operation through at least 75 percent Bundled RECs and/or on-site  
9 renewable energy generation and storage, and up to 25 percent Unbundled  
10 RECs retired on behalf of the facility. Bundled RECs shall be obtained  
11 through the electric utility's renewable energy programs, PSC-approved  
12 renewable energy programs, clean energy riders, utility's renewable  
13 generation portfolio **required under 393.1030 RSMo**, including  
14 participation in virtual power plant programs.

15 5. For each megawatt-hour of annual electricity consumption by which the  
16 facility fails to meet the applicable renewable energy requirement, a  
17 facility failing to meet the 5-year compliance deadline shall be subject to a  
18 noncompliance penalty of 125 percent of the average market rate for a  
19 bundled, retired REC from the MISO region until the shortfall is cured.  
20 For a facility failing to meet the 10-year compliance deadline, the  
21 noncompliance penalty shall be 300 percent of the average market rate for  
22 a bundled, retired REC from the MISO region until the shortfall is cured.

1                   **If the electric utility is verifiably unable to meet the requirements in**  
2                   **supplying any portion of the data center’s energy load from**  
3                   **renewable sources, a facility that petitions the Board of Public Service**  
4                   **and provides documentation of the amount of and reasons for the**  
5                   **shortfall will be held harmless from penalties if the facility abides by**  
6                   **the terms of the waiver, and may receive, with the Board’s discretion,**  
7                   **either an additional extension of time or an exemption to the**  
8                   **unbundled/bundled REC cap. Facilities utilizing the exemption to the**  
9                   **unbundled/bundled REC cap must reapply for this exemption every 5**  
10                  **years, to certify that the facility is still unable to receive enough**  
11                  **unbundled/bundled RECs through the electric utility to meet these**  
12                  **requirements. At any time, if additional unbundled/bundled RECs**  
13                  **become available to further reduce the facility’s compliance shortfalls,**  
14                  **the Board shall establish a modified compliance schedule for meeting**  
15                  **the renewable requirements.**

16                  i.   Reporting Requirements for Standard and Major Data Centers

- 17                   i.   Facilities shall comply with all applicable environmental, energy, water,  
18                   and other reporting requirements established by the City.
- 19                   ii.   The interim reporting requirements established under subsection (iii) shall  
20                   expire and be of no further force or effect upon the effective date of a City  
21                   ordinance governing Data Center Environmental Impact Monitoring.
- 22                   iii.   The following interim reporting requirements shall apply to Standard and

Major Data Centers:

1. Energy: Annually report the total energy consumption of the facility to the Office of Building Performance, with copy to the Zoning Administrator.
2. Noise: Annually provide a report to the Health Director/Commissioner (or his/her designee), with copy to the Zoning Administrator, a third-party report, created by an entity acceptable to the Health Director/Commissioner, of noise emissions to verify compliance with relevant standards and identify other issues and mitigation strategies. The first annual report shall occur within 30 days of the data center commencing operation. Subsequent annual reports shall reflect readings taken between the months of June and August, and submitted by September 30. Readings should be taken at the parcel line of all joining parcels or parcels directly across a street or alley from the parcel containing the data center, and shall compare noise levels to daytime and nighttime Baseline Noise Levels. The report shall include a measure of both dBA and dBC sound levels.
3. Heat Impacts: Annually report waste heat rejected to the outdoor environment to the Executive Director of the Planning and Urban Design Agency or his/her designee, with copy to the Zoning Administrator, the quantity of waste heat recovered or reused, and

1 the dispersion of heat plumes during summer design conditions or  
2 the hottest days of observation in order to assess urban heat  
3 impacts and mitigation strategies.

- 4 4. Renewable Energy: Provide an annual report verifying compliance  
5 with relevant requirements including progress reports documenting  
6 efforts to build, secure, contract, or otherwise purchase renewable  
7 energy and renewable energy credits to comply with this provision.

8 The report shall be submitted to the Executive Director of the  
9 Planning and Urban Design Agency or his/her designee, with copy  
10 to the Zoning Administrator, no later than July 30 of each year.

- 11 5. Air Quality: All reports to the Missouri Department of Natural  
12 Resources verifying compliance with Clean Air Act and Air Permit  
13 standards, including the actual testing schedule for Backup  
14 Generators during the reported period, shall be shared, via copy, to  
15 the Health Commissioner or his/her designee.

16 j. Public Impact Agreement – Major Data Center

- 17 i. When approving a conditional use permit for a Major Data Center, the  
18 Board of Public Service shall, as an additional condition necessary to  
19 ensure the use complies with the standards of Section 26.80.010,  
20 subsection E, require the applicant to enter into a Public Impact  
21 Agreement with the City. The Director of Public Utilities, or other  
22 departmental director serving on the Board of Public Service who is

1 designated by the Board of Public Service, is authorized to execute on  
2 behalf of the City the Public Impact Agreement in accordance with this  
3 Chapter. A copy of the executed Public Impact Agreement shall be  
4 provided to the Building Commissioner, with a copy to the Zoning  
5 Administrator, before a building permit is granted. If the Board of Public  
6 Service determines that an event constituting default of the Public Impact  
7 Agreement has occurred, it may revoke the conditional use permit in  
8 accordance with the procedure in Section 26.100.030.

9 ii. The contents of the Public Impact Agreement shall be determined based on  
10 the site-specific context of the Major Data Center and its anticipated  
11 impact on adjacent parcels, occupants and public infrastructure. For the  
12 purpose of protecting the health, safety, and welfare of the surrounding  
13 community and residents of the City, the contents of the Public Impact  
14 Agreement may address issues, including but not limited to:

15 1. Providing tangible benefits to the community by mitigating site-  
16 specific impacts on adjacent land use, public infrastructure and the  
17 general welfare, such as: noise; air quality; energy usage, including  
18 the percentage of energy derived from clean energy sources; water  
19 usage; and wastewater treatment and disposal. Benefits to the  
20 community:

21 2. May be in the form of the dedication of lands for public use or  
22 impact fees; and

3. Must be related to the Data Center development activities that are the subject of the application; and
4. Must be supported by an individualized determination that the benefit to the community is roughly proportional in scale to the impact being addressed. The individualized determination shall be made by the Board of Public Service, or a departmental director serving on the Board of Public Service designated by the Board of Public Service.
5. Additional provisions related to site design, as determined by the Board of Public Service to satisfy the standards of Section 26.80.010, subsection E, and which address site design aspects of the Data Center such as: Landscaping; Buffer, screening and fencing; Exterior lighting; Thermal heat mitigation; Cooling systems; and Backup Generators.
6. Long-term operational commitments, such as: Noise testing; Electronic waste disposal; Decommissioning; Community feedback and engagement commitments before and during operations; and Emergency management.
7. Enforcement, including that the agreement may be enforced by revocation of the applicant's conditional use permit and other remedies available at law.

iii. The requirements contained in this Chapter applicable to Major Data



Centers shall be considered minimum standards which may be modified upon mutual agreement of the City and the applicant.

iv. No provision in a Public Impact Agreement shall be construed as a binding promise by the City to refrain from independent exercise and enforcement of the Zoning Code.

v. The Public Impact Agreement shall be approved by both a simple majority, meaning more than one-half (1/2) of the votes of the Board of Public Service; and shall also be approved as a Resolution by at least two-thirds (2/3) of the votes of the Board of Aldermen, prior to the granting of a building permit.

vi. Public comment on the Public Impact Agreement must be accepted during the conditional use hearing process prior to the approval by the Board of Public Service and by the Board of Aldermen.

#### **26.77.060 Applicability.**

Unless expressly stated otherwise, Data Centers shall demonstrate compliance with the standards in this Chapter prior to the issuance of a building permit for development, modification, or expansion as set forth below:

a. **New Facility.** Full compliance is required for new Data Centers. New data center occupants within existing Data Center buildings are addressed by Section 26.77.060.d.

b. **Expansions.** For Data Centers approved by conditional use permit under the provisions of this Chapter, full compliance is required for any enlargements, structural alterations, or increase in data center size classification (i.e., Micro,

Standard, or Major).

c. **Expansions of Existing Nonconforming Structures.** Full compliance is required for any physical expansion or enlargement of a structure lawfully existing and occupied by or used as a Data Center on the Effective Date of this Chapter. However, structural alterations which do not enlarge the physical exterior footprint of the existing structure or height shall not trigger full compliance with the provisions of this Chapter. Instead, such alterations shall trigger compliance solely with the following standards:

i. Section 26.77.050.c: Noise and Vibration Controls;

ii. Section 26.77.050.d: Building Systems & Equipment Design

& Screening, solely applicable in relation to new equipment or new

Backup Generators associated with the structural alteration; the

enclosure structures for Backup Generators can include sound

attenuated enclosures supplied by the generator manufacturer or an

equivalent product; the Cool Roof, Green Roof, or rooftop

photovoltaic solar panel requirement shall only be applicable when

structural alterations are made to the roof; and (v) shall not apply to

existing fuel tanks or replacement fuel tanks as long as the replacement

tanks are comparable in terms of capacity, size, and character to the

existing fuel tanks and no structural alteration is made for the fuel tank

replacement;

iii. Section 26.77.050.g Backup Power Systems, solely for any new

Backup Generators associated with structural alterations; with the

exception that new Backup Generators shall utilize at least Tier 2

1                    /NPS Subpart IIII (if diesel), or level of certification (if not diesel), of  
2                    all equipment shall be provided prior to any such equipment's testing or  
3                    use; the enclosure structures for Backup Generators can be satisfied with  
4                    sound attenuated enclosures supplied by the generator manufacturer or an  
5                    equivalent product;

6                    iv.      Section 26.77.050.h.ii-iii: Electronic waste disposal requirements

7                    and except that legal non-conforming facilities shall target a goal of PUE  
8                    of 1.35 or better and submit reports of the facility's peak PUE for the  
9                    preceding year and annualized PUE by May 1st each year, if possible;

10                  v.      Section 26.77.050.h.x: Applicants shall only be required to submit a scope,  
11                  schedule, and budget for implementation of voluntary renewable energy use  
12                  within the facility; there shall be no minimum renewable energy  
13                  requirement; and

14                  vi.     Section 26.77.050.i: Reporting Requirements for Standard and Major Data  
15                  Centers, shall be applicable solely in relation to new lease(s), licenses, or  
16                  tenant(s) associated with the structural alteration. Reports on renewable  
17                  energy use may be substituted for reports on the Renewable Energy  
18                  Requirements required for new facilities.

19                  If a new structure outside the footprint of the Data Center building is  
20                  constructed for vibration, heat, and noise abatement of new Backup  
21                  Generators or screening of fuel tanks, it shall be deemed a structural  
22                  alteration and shall not be considered a physical expansion or enlargement

1 of an existing Nonconforming Structure. However, when built at grade  
2 along the primary street frontage, such a new structure shall not exceed 30  
3 feet in width along the primary frontage, and shall be designed with exterior  
4 materials that are compatible in type and texture with the dominant materials  
5 of adjacent buildings. Artificial masonry, EIFS, and cementitious fiberboard  
6 are not permitted.

7 **vii. Existing Nonconforming Uses and/or Nonconforming Structures, and**  
8 **Previously Approved Facilities.**

9 a. Subject to the provisions of subsection (c);

10 i. Any Data Center building lawfully in use or approved by  
11 conditional use permit, or any Data Center building tenant,  
12 licensee, or operator in use or operating, as of the Effective Date  
13 of this Chapter shall be considered an existing Nonconforming  
14 Use and/or Nonconforming Structure as defined in Sections  
15 26.08.330 and 26.08.331, respectively, and may be continued  
16 without regard to the provisions of this Chapter, except that  
17 discontinuation or abandonment of a lawfully existing or  
18 approved Data Center shall be subject to the provisions in  
19 Section 26.16.060 (Discontinuing nonconforming use). Legal  
20 nonconforming status shall extend to existing and future lessees  
21 and licensees of a Data Center building.

22 ii. The addition, modification, replacement, removal or increased  
23 capacity of Backup Generators and associated infrastructure  
24 including rooftop dunnage shall not be considered a building  
25 enlargement or structural alteration to an existing Data Center  
26 building.

27 iii. Nonconforming Use and/or Nonconforming Structure status

1 shall attach to the Data Center building or structure as a whole  
2 and includes all space within such building or structure, whether  
3 leased or licensed (now or in the future) or vacant, together with  
4 all power, cooling, fiber, generator, fuel, screening, enclosure,  
5 and related infrastructure for Data Center uses within such  
6 building or structure.

- 7 iv. Conditional use permits approved prior to the Effective Date of  
8 this Chapter shall remain valid in accordance with their  
9 approved conditions, subject to the time limitation on such  
10 validity as outlined in Section 26.80.010.D.5.

11 **26.77.070 Application Review Process.**

12 The Zoning Administrator shall provide application materials for any Standard or Major  
13 Data Center to the Executive Director of the Planning & Urban Design Agency, the  
14 Commissioner of Health, the Fire Marshall, the Department of Public Utilities, including  
15 its Water Division, the St. Louis Metropolitan Sewer District, relevant district energy  
16 service providers, and the Office of Building Performance. Upon receipt of materials, these  
17 entities shall then have no less than 30 days to review and provide findings and  
18 recommendations to the Zoning Administrator before a recommendation is submitted to  
19 the Board of Public Service. Review by relevant parties may occur in parallel.

20 **26.77.080 Deadline for Review.**

21 The Planning Commission of the City of St. Louis shall take up review of this Chapter no  
22 later than 2 years from the Effective Date of this Chapter 26.77 in order to determine  
23 necessary changes that respond to evolutions in technology or increased understanding of  
24 impacts and opportunities. This review will include an assessment of renewable energy

1 supply and compliance pathways, and an assessment of megawattage thresholds between  
2 data center classifications. This requirement for review is directory and not mandatory. The  
3 failure of the Planning Commission to conduct the review within the timeframe prescribed  
4 herein shall not invalidate, impair, or otherwise affect the legal enforceability, validity, or  
5 operation of this Chapter.

6 **SECTION FOUR. Severability Clause.**

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

17 **SECTION FIVE. Effective Date.**

18 This Ordinance shall take effect and be in full force thirty (30) days after its approval by  
19 the Mayor, or thirty (30) days after its adoption over the Mayor's veto.