# Agenda
# Housing, Urban Development & Zoning Committee Meeting
# St. Louis Board of Aldermen
**Tuesday, June 17, 2025 - 11:00 AM**
**Kennedy Room**

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

## Order of Business

## I. Call to Order

## II. Roll Call

## III. Approval of Minutes

Minutes of the Thursday, June 5, 2025, Tuesday, June 10, 2025 and Thursday, June 12, 2025 committee meetings

## IV. Board Bills for Review

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

**Item Number 1**
**Board Bill Number 19**
**Introduced by Alderman Rasheen Aldridge**
An Ordinance Approving The Petition Of An Owner Of Certain Real Property To Establish A Community Improvement District, Establishing The Jefferson Arms Community Improvement District, Finding A Public Purpose For The Establishment Of The Jefferson Arms Community Improvement District, Authorizing the Execution of a Transportation Project Agreement Between The City And The Jefferson Arms Transportation Development District.

**Item Number 1**
**Board Bill Number 4**
**Introduced by Alderwoman Sharon Tyus**
An Ordinance recommended by the Planning Commission on April 9, 2025, to change the zoning of property as indicated on the District Map, from the “C” Multiple-Family

Dwelling District and the “F” Neighborhood Commercial District to the “G” Area Commercial and Office District, in City Blocks 3691 (4372-80 St. Louis Avenue) and 3708 (4401, 4413-15, 4417, 4417H, 4419 & 4421 Maffitt Avenue, 4414-38, 4444-46, 4452, 4454 & 4458-72 St. Louis Avenue and 2820 & 2822 N. Taylor Avenue), so as to include the described parcels of land in City Blocks 3691 and 3708; and containing an emergency clause.

## V. Resolutions for Review

None

## VI. Committee Discussions

**Discussion Item Number 1**

Jefferson Arms Community Improvement District (CID)

The committee will discuss the petition for the creation and establishment of the Jefferson Arms Community Improvement District (CID).

## VII. Acknowledgment of Any Written Testimony

## VIII. Announcements

## IX. Excused Members

## X. Adjournment

**Housing, Urban Development & Zoning Committee Special Meeting**
**Thursday, June 5, 2025**
**3:30 PM**
**Kennedy Room**

## I. Call to Order

The Chair called the meeting to order at 3:42 p.m.

## II. Roll Call

The Chair directed the Associate Clerk to call the roll and the following members answered to their names: Ms. Clark-Hubbard, Ms. Schweitzer, Ms. Sonnier, and Ms. Laura Keys. **4 members were present. A quorum was established.**

## III. Approval of Minutes

None

## IV. Board Bills for Review

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

**Discussion Item Number 1**
**Board Bill Number 28**
**Introduced by Alderwoman Shameem Clark-Hubbard**
**Cosponsors: Mayor Cara Spencer, President Megan Green, Alderman Rasheen Aldridge and Alderwoman Laura Keys**

An ordinance, recommended by the Board of Estimate and Apportionment, appropriating the sum of Four Million Nine Hundred Ninety-Nine Thousand Five Hundred Twenty-Six Dollars ($4,999,526) in Community Development Block Grant funds to the Community Development Administration; authorizing and directing the Director of the Community Development Administration ("CDA") to execute contracts as may be necessary to expend funds; authorizing and directing the Comptroller to issue warrants thereon upon the City Treasury; and containing emergency and severability clauses.

The Chair handed the meeting over to the Vice-Chair so she could bring forth Board Bill Number 28.

The Vice-Chair recognized Ms. Clark-Hubbard to speak on Board Bill Number 28.

Ms. Clark-Hubbard stated Mr. Nauhel Fefer, Executive Director of the Community Development Association, will provide a presentation on Board Bill Number 28.

Mr. Fefer provided a presentation explaining Board Bill Number 28, the Tornado Disaster Relief Fund.

Casey Millburg, Policy Director in Mayor Spencer's office, thanked everyone for working together to secure the necessary funds for the community.

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

The committee members asked questions and made suggestions.

Ms. Keys made a motion to En Banc Board Bill Number 28

Seconded by Ms. Sonnier

The Vice-Chair directed the Associate Clerk to call the roll on the motion to En Banc Board Bill Number 28.

The following voted Aye: Ms. Clark-Hubbard, Ms. Schweitzer, Ms. Sonnier, Mr. Aldridge, and Ms. Keys.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 5, No 0, Abstained 0 were cast. The motion passed.

After no further comment, the Vice-Chair recognized Ms. Clark-Hubbard to close on Board Bill Number 28.

Ms. Clark-Hubbard requested a Do Pass recommendation on Board Bill Number 28

The Chair stated they would entertain a motion to pass Board Bill Number 28 out of committee with a Do Pass Recommendation

Ms. Schweitzer moved to pass Board Bill Number 28 out of Committee with a Do Pass Recommendation.

Seconded by Ms. Keys.

Ms. Schweitzer requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated Board Bill Number 28 has passed out of committee with a Do Pass Recommendation.

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

The following voted No: None

The following abstained: None The following were present

but did not vote: None

A total of Yes 5, No 0, Abstained 0 were cast. The motion passed.

**Discussion Item Number 2**
**Board Bill Number 29**
**Introduced by Alderwoman Shameem Clark-Hubbard**
**Cosponsors: Mayor Cara Spencer, President Megan Green, Alderman Rasheen Aldridge, Alderwoman Daniela Velazquez and Alderwoman Laura Keys**

An ordinance, recommended by the Board of Estimate and Apportionment, authorizing the mayor to enter into and execute a grant agreement with the U. S. Department of Housing and Urban Development (HUD) for the receipt of Pathways to Removing Obstacles to Housing (PRO Housing) funding; appropriating the sum of Six Million Nine Hundred Ninety Nine Thousand One Hundred Ninety Eight Dollars ($6,999,198) in PRO Housing funds to the Community Development Administration; authorizing and directing the Director of the Community Development Administration ("CDA") to execute contracts as may be necessary to expend funds; authorizing and directing the Comptroller to issue warrants thereon upon the City Treasury; and containing emergency and severability clauses.

The Chair recognized Ms. Clark-Hubbard on Board Bill Number 29.

Ms. Clark-Hubbard recognized Nauhel Fefer to speak on Board Bill 29.

Mr. Fefer provided an overview of Board Bill Number 29, the Pathways to Reducing Obstacles to affordable housing.

Ms. Casey Millburg again thanked everyone for working together to get this bill out to help the impacted community.

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

The committee members asked questions and made suggestions.

Ms. Keys made a motion to En Banc Board Bill Number 29.

Seconded by Ms. Schweitzer.

Ms. Schweitzer requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated Board Bill Number 29 has been En Banc.

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

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 5, No 0, Abstained 0 were cast. The motion passed.

After no further discussion, the chair opened the committee hearing to the public.

**Not Determined/Undecided**
**1. Chris Wilcox**

After no further comments from the committee, the Vice-Chair recognized Ms. Clark-Hubbard to close on Board Bill Number 29.

Ms. Clark-Hubbard requested a Do Pass recommendation on Board Bill Number 29.

The Chair stated they would entertain a motion to pass Board Bill Number 29 out of committee with a Do Pass Recommendation.

Ms. Schweitzer moved to pass Board Bill Number 29 out of Committee with a Do Pass Recommendation.

Seconded by Ms. Keys.

Ms. Schweitzer requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated Board Bill Number 28 has passed out of committee with a Do Pass Recommendation.

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

The following voted No: None The following abstained: None
The following were present but did not vote: None

A total of Yes 5, No 0, Abstained 0 were cast. The motion passed

## V. Resolutions for Review

None

## VI. Committee Discussions

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

**Discussion Item Number 1**

Impacted Tenants Form Application

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

The Chair recognized Mr. Aldridge to speak on the Impacted Tenants Form Application.

Mr. Aldridge provided information on what the application process would entail.

Mr. Aldridge introduced Ms. Valeria Russell, the Deputy Director of the Department of Human Services.

Ms. Russell provided information on who would be eligible for the funds and how they would determine who qualifies.

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

The committee asked questions and made suggestions.

Ms. Schweitzer stated that if the residents receiving the money can use it for purposes other than housing, how will that be communicated?

Ms. Russell indicated that there will be guidelines for eligibility and the intended use of the funds. However, they currently lack a method to verify whether the money has been spent on different purposes.

Mr. Cohn inquired whether the application had been reviewed by the City Counselor's Office.

Ms. Russell stated that the application was not approved by the City Counselor's office. However, they were instrumental in the development of the contract for the distribution of the funds.

After no further discussion, the chair opened the committee hearing to the public.

I**n Support**
**1. Chris Wilcox**
**2. Alvonia Crayton**

**No further comment was taken on this matter.**

## VII Acknowledgment of Any Written Testimony

None

## VIII Announcements

None

## IX. Excused Members

The Chair excused Mr. Browning for necessary absence.

## X. Adjournment

Having no other business, the Chair adjourned the meeting by voice vote at 5:11 pm

**Minutes approved: Monday, June, 17, 2025**
**Minutes prepared by: Associate Clerk Rozlyn Smith**

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

## I. Call to Order

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

## II. Roll Call

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

## III. Approval of Minutes

None

## IV. Board Bills for Review

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

**Board Bill Number 31**
**Introduced by President Megan Green**
**Cosponsors: Mayor Cara Spencer, Alderman Rasheen Aldridge, Alderwoman Pamela Boyd, Alderman Michael Browning, Alderwoman Laura Keys, Alderwoman Shameem Clark-Hubbard, Alderman Shane Cohn, Alderman Bret Narayan, Alderman Matt Devoti, Alderwoman Daniela Velazquez, and Alderwoman Anne Schweitzer**
An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of Thirty Million and 0/100ths ($30,000,000.00) Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund, with amounts as described herein; and containing a severability clause and an emergency clause.

The Chair recognized President Green on Board Bill Number 31

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

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

**Amendment No. 1 To Board Bill No. 31**
**Amendment Sponsor: President Megan Green**

To amend said Board Bill, Page 6, Line 2, to Page 6, Line 2, as follows: Beginning on Page 6, Line 2, after: "Exhibit A." insert the following words and figures: "d. All contracts executed to expend Tornado Relief and Recovery Funds shall contain a provision explicitly stating that, in the event of a violation of this ordinance or a determination of fund misuse, the disbursed funds shall be subject to claw back."

President Green asked that there be a motion to adopt Amendment Number 1 to Board Bill Number 31.

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

Seconded by Mr. Cohn.

The Chair directed the Associate Clerk to call the roll on the motion to adopt the Amendment Number 1 to Board Bill Number 31.

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

The following voted No: None

The following abstained: None

The following were present but did not vote: None

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

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

| **In-Support** | **Not Determined** |
|---|---|
| 1. Josephine Perkins | 1. Justina Cramer |
| 2. Christopher Gladney | 2.Karen Greer |
| 3. Jay Ozier | |
| 4. Kenneth McLamb | |
| 5. Ruby Gittelsohn | |
| 6. Zaki Barrito | |
| 7. Eckenge Mayebe | |

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

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

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

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

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

Seconded by Ms. Keys.

Mr. Aldridge requested previous roll.

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

Bill Number 31AA has been En Banc.

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

The following voted No: None

The following abstained: None

The following were present but did not vote: None

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

The Chair recognized Ms. Cohn to introduce Amendment Number 2 to Board Bill Number 31AA.

Amendment No. 2 To Board Bill No. 31
Amendment Sponsor: Shane Cohn
To amend said Board Bill, Page 2, Line 19, to as follows:
Beginning on Page 2, Line 19, insert into the definition of: “Tornado.
“Tornado” shall mean the areas affected by the severe storms, straight-line winds, tornadoes and flooding on May 16, 2025

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

Seconded by Ms. Keys.

Mr. Aldridge requested previous roll.

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

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

The following voted No: None

The following abstained: None

The following were present but did not vote: None

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

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

Amendment No. 3 To Board Bill No. 31
Amendment Sponsor: Shane Cohn
To amend said Board Bill, Page 2, Line 19, to as follows:
Beginning on Page 5, Line 21, Monies from the Tornado Relief and Recovery Fund may only be used for persons, property, or public infrastructure impacted by the tornado. The City of St. Louis shall, to the best of their ability, fast-track verification of aid eligibility requirements for residents and property owners of the City of St. Louis, with prioritization given to Impacted Areas, as defined in **Exhibit A.**

Seconded by Ms. Cohn.

Mr. Aldridge requested previous roll.

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

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

The following voted No: None

The following abstained: None

The following were present but did not vote: None

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

The Chair recognized President Green to close this conversation.

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

No further discussion on this matter.

## V. Resolutions for Review

None

## VI. Committee Discussions

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

**Discussion Item Number 1**
**Impacted Tenants Form Application**

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

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

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

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

The committee members asked questions and made suggestions.

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

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

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

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

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

Ms. Sonnier moved to approve the Impacted Tenant Application.

Seconded by Ms. Keys.

Mr. Aldridge requested previous roll.

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

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

The following voted No: None

The following abstained: None

The following were present but did not vote: None

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

## VII. Acknowledgment of Any Written Testimony

None

## VIII. Announcements

None

## IX. Excused Members

All members were present.

## X. Adjournment

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

**Minutes approved: Monday, June 17, 2025**
**Minutes prepared by: Associate Clerk Rozlyn Smith**

**Minutes**
**Housing, Urban Development & Zoning Committee Special**
**Thursday, June 12, 2025**
**5:30 PM**
**4145 Kennerly Ave.**
**Saint Louis, MO 63113**

## I. Call to Order

The Chair called the meeting to order at 5:42 p.m.

## II. Roll Call

The Chair directed the Associate Clerk to call the roll and the following members answered to their names: Ms. Clark-Hubbard, Mr. Aldridge, Ms. Schweitzer, Ms. Sonnier, Ms. Keys, Mr. Browning, and President Green 7 **members were present. A quorum was established.**

## III. Approval of Minutes

None

## IV. Board Bills for Review

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

**Board Bill Number 31**
**Introduced by President Megan Green**
**Cosponsors: Mayor Cara Spencer, Alderman Rasheen Aldridge, Alderwoman Pamela Boyd, Alderman Michael Browning, Alderwoman Laura Keys, Alderwoman Shameem Clark-Hubbard, Alderman Shane Cohn, Alderman Bret Narayan, Alderman Matt Devoti, Alderwoman Daniela Velazquez, and Alderwoman Anne Schweitzer**
An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of Thirty Million and 0/100ths ($30,000,000.00) Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund, with amounts as described herein; and containing a severability clause and an emergency clause.

The Chair recognized President Green on Board Bill Number 31AAIC.

President Green provided an overview of Board Bill Number 31AAIC, stating that the Mayor, Controller, and the Board are working together to ensure the necessary funds are available as soon as possible.

After no further discussion, the Chair opened the meeting to the public for comments.

| | | |
|---|---|---|
| Linda Shelton | Anatasia Syes | Andrew Rucker |
| Justina Cramer | Carol Wade | Tony Stewart |
| Jay Ozier | Kristy Harvey | Jean Crumpton |
| Terry Rogles | Kamay X | Kevin Poe |
| Kelly McGowan | Julian Allen | Stephanie Midler |
| Christopher Gladney | Windsor McKnight | Westbrook |
| Melissa Rureaud | Herdosia Benturi | Ekenge Mayele |
| Jerry Hunt | Leslie Cannon | Walle Amusa |
| Arthur Dunlap | Jazzmine Nolan-Echols | Kasey Fowler-Flan |
| James Stringfellow | Rachel Hurtado | Bettie Taylor |
| Zaki Baruti | Micheal Burns | Fran Griffin |
| Jamacia Showers | Kayla Reed | Dana Harris -Gipson |
| Rhonda V. Jones | Sheila Steed | Lew Moye |
| Chris Ottolino | Tameka Stigers | Brother Todd- EL |
| Sarah Aukubaker | Pamela Calmese | Erion Johnson |
| Anthony B | Josephine Perkins | Shonna Cole |
| Jermel Milton | Soyale | Ned F |
| Leonetta Nolan | Karen Greer | Constance Su |
| Cammi Thomas | Rolanda Crews | Alicia Kulikowski |
| Amir Brandy | Reggie Chandler | |

After no further comments from the public, the Chair recognized the President to close.

The President expressed gratitude to the community for voicing their opinions on tornado disaster relief efforts and asked the committee for a Do Pass Recommendation on Board Bill Number 31AAIC.

The Chair stated they would entertain a motion to Pass Board Bill Number 31AAIC out of Committee with a Do Pass Recommendation.

Mr. Cohn moved to pass Board Bill Number 31AAIC out of Committee with a Do Pass Recommendation.

Seconded by Mr. Browning.

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 31AAIC out of Committee with a Do Pass Recommendation.
The following voted Aye: Ms. Clark-Hubbard, 14th Ward Alderman Aldridge, Ms. Schweitzer, Ms. Sonnier, Mr. Cohn, Ms. Keys, Mr. Browning, and President Green

The following voted No:
None

The following abstained:
None

The following were present but did not vote:
None

A total of Yes 8, No 0, Abstained 0 were cast. The motion passed

## V. Resolutions for Review

None

## VI. Committee Discussions

None

## VII. Acknowledgment of Any Written Testimony

A total of 15 written testimonies were submitted in support of Board Bill number 31AAIC.

## VIII. Announcements

None

## IX. Excused Members

All members were present.

## X. Adjournment

After having no additional business to discuss, the Chair entertained a motion to adjourn.

Ms. Sonnier moved to adjourn.

Seconded by Ms. Schweitzer.

The motion carried unanimously by voice vote.

Meeting adjourned at 9:07 p.m.

**Minutes Approved: Tuesday, June 17, 2025**
**Minutes prepared by: Associate Clerk Rozlyn Smith**

**Summary**
**Board Bill Number 19**
**Introduced by Alderman Rasheen Aldridge**
**May 16, 2025**

An ordinance approving the Petition of an owner of real property seeking the creation and establishment of the Jefferson Arms Community Improvement District (CID), find a public purpose for the establishment of the CID and Jefferson Arms Transportation Development District (TDD), and authorize the execution of a transportation Project Agreement between the TDD and the City, as required by the Jefferson Arms TIF and Redevelopment Agreement authorized by Ordinance Nos. 70500 and 70501, and as amended by Ordinance Number 71280.

**BOARD BILL NUMBER 19 INTRODUCED BY: ALDERMAN RASHEEN ALDRIDGE**

An Ordinance Approving The Petition Of An Owner Of Certain Real Property To Establish A Community Improvement District, Establishing The Jefferson Arms Community Improvement District, Finding A Public Purpose For The Establishment Of The Jefferson Arms Community Improvement District, Authorizing the Execution of a Transportation Project Agreement Between The City And The Jefferson Arms Transportation Development District, Prescribing The Form And Details Of Said Agreement, Making Certain Findings With Respect Thereto, Authorizing Other Related Actions In Connection With The TDD Project, And Containing An Emergency Clause And Containing A Severability Clause.

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

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

**WHEREAS**, a petition has been filed with the City, requesting formation and establishment of the Jefferson Arms Community Improvement District (the "CID"), signed by the authorized representatives of the owners of more than fifty percent by assessed value and per capita of the property located within the proposed boundaries of the CID (the "Petition"); and

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

**WHEREAS**, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at St. Louis City Hall, 1200 Market Street, St. Louis, Missouri 63103 at _____on _____, 2025, by the Board of Aldermen; and

**WHEREAS**, the Jefferson Arms Transportation Development District (the "TDD") intends to undertake that certain "TDD Project" as described and defined in that certain Transportation Project Agreement (the "Transportation Project Agreement"), the form of which is attached hereto as **Appendix B**; and

**WHEREAS**, the City constitutes the "local transportation authority" for the purposes of the TDD Project, and as no portion of the proposed project has been or is intended to be merged into the State highways and transportation system under the jurisdiction of the Missouri Highway Transportation Commission, approval of the TDD Project is vested exclusively with the City; and

**WHEREAS**, the TDD Act provides that prior to construction or funding of a proposed project, such project shall be submitted to the local transportation authority for its prior approval, subject to any required revisions of such project, and the district and local transportation authority in question entering into a mutually satisfactory agreement regarding the development and future maintenance of the TDD Project; and

**WHEREAS**, the City hereby desires and intends to approve the TDD Project, subject to the TDD and the City entering into a mutually satisfactory agreement regarding the development and future maintenance of the TDD Project; and

**WHEREAS**, the City intends to enter into the Transportation Project Agreement as a mutually satisfactory agreement regarding the development and future maintenance of the TDD Project; and

**WHEREAS**, the TDD Act provides that, within six months after development and initial maintenance costs of a project have been paid, the district shall transfer control and ownership of the project in question to the local transportation authority pursuant to contract; and

**WHEREAS**, the TDD intends to transfer and the City intends to accept such control and ownership pursuant to and on the terms set forth in the Transportation Project Agreement; and

**WHEREAS**, the Board of Aldermen hereby determines that the terms of the Transportation Project Agreement are acceptable, and that the execution, delivery and performance by the City and the TDD of their respective obligations are in the best interests of the City and the health, safety, morals and welfare of its residents; and

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

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

**SECTION ONE.**

(a) A community improvement district, to be known as the "Jefferson Arms Community Improvement District" (hereinafter referred to as the "CID"), is hereby established pursuant to the CID Act on certain real property described below to contract with a private

property owner to demolish, remove, renovate, reconstruct, rehabilitate, repair and/or equip the existing building within the CID, impose a sales and use tax and carry out other functions as set forth in the Petition, which is attached hereto as **Appendix A** and incorporated herein by this reference.

(b) The CID boundaries are set forth in the Petition and are generally described as follows: Generally bounded by the property line of 409-415 N. Tucker to the West, St. Charles St. to the North, Locust St. to the South and N. Tucker to the East.

**SECTION TWO.** The CID is authorized by the Petition, in accordance with the CID Act, to impose a tax upon retail sales within the CID to provide funds to accomplish any power, duty or purpose of the CID.

**SECTION THREE.** The CID is authorized by the CID Act, at any time, to issue obligations, or to enter into agreements with other entities with the authority to issue obligations, for the purpose of carrying out any of its powers, duties, or purposes, and to levy taxes and general and special assessments. Such obligations shall be payable out of all, part or any combination of the revenues of the CID and may be further secured by all or any part of any property or any interest in any property by mortgage or any other security interest granted. Such obligations shall be authorized by resolution of the CID, and if issued by the CID, shall bear such date or dates, and shall mature at such time or times, but not more than twenty (20) years from the date of issuance, as the resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate, be in such form, be payable in such place or places, be subject to redemption as such resolution may provide and be

sold at either public or private sale at such prices as the CID shall determine subject to the provisions of Section 108.170, RSMo. The CID is also authorized to issue such obligations to refund, in whole or part, obligations previously issued by the CID.

**SECTION FOUR.**

(a) Pursuant to the Petition, the CID shall be in the form of a political subdivision of the State of Missouri, known as the "Jefferson Arms Community Improvement District."

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

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

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

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

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

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

**SECTION EIGHT.** The District has been declared to be a "blighted" area as defined in Section 67.1401.2(3)(b) of the Act by the City's adoption of Ordinance No. 70500, effective March 17, 2017, which declared the District Property to be a "blighted area" under Chapter 99.805 of the Revised Statutes of Missouri and this designation of blight is hereby reaffirmed.

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

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

**SECTION ELEVEN.** Pursuant to the CID Act, the Board of Aldermen shall not decrease the level of publicly funded services in the CID existing prior to the creation of the CID or transfer the burden of providing the services to the CID unless the services at the same time

are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of the publicly funded services between areas included in the CID and areas not so included.

**SECTION TWELVE.** The Register shall report in writing the creation of the Jefferson Arms Community Improvement District to the Missouri Department of Economic Development.

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

| Name | Term |
|---|---|
| [_____] | 4 years |
| [_____] | 2 years |
| Emre Terazi | 2 years |
| Jose Quesada | 4 years |
| Mike Sarimsakci | 4 years |

**SECTION FOURTEEN.** The Board of Aldermen hereby approves the TDD Project as submitted to the City.

**SECTION FIFTEEN.** The Board of Aldermen further finds and determines that it is necessary and desirable to enter into the Transportation Project Agreement with the TDD in

order to implement the TDD Project.

**SECTION SIXTEEN**. The Board of Aldermen hereby approves, and the Mayor and Comptroller of the City are hereby authorized and directed to execute, on behalf of the City, the Transportation Project Agreement by and between the City and the TDD in similar form to that attached hereto as **Appendix B** and incorporated herein by this reference, and the City Register is hereby authorized and directed to attest to the Transportation Project Agreement and to affix the seal of the City thereto. The Transportation Project Agreement shall be in substantially the form attached, with such changes therein as shall be approved by said Mayor and Comptroller executing the same and as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized.

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

**SECTION EIGHTEEN**. The Mayor and Comptroller and his or her designated representatives, with the advice and concurrence of the City Counselor, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance

and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor or Comptroller or his or her designated representatives.

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

**SECTION TWENTY.** The Board of Aldermen hereby finds and determines that this ordinance constitutes an "emergency measure" pursuant to Article IV, Section 20 of the City Charter, because this Ordinance establishes the CID, which is a taxing district, and as such, this Ordinance shall take effect immediately upon its approval by the Mayor as provided in Article IV, Section 20 of the City Charter.

# APPENDIX A

Petition to Establish the Jefferson Arms Community Improvement District

**ON FILE WITH CITY REGISTER**

**APPENDIX B**

Form of Transportation Project Agreement

**SEE ATTACHED**

**BOARD BILL NUMBER 19**
**APPENDIX B**

**JEFFERSON ARMS TRANSPORTATION DEVELOPMENT DISTRICT**
**TRANSPORTATION PROJECT AGREEMENT**

THIS JEFFERSON ARMS TRANSPORTATION PROJECT AGREEMENT (this "Agreement") is made and entered into as of the _____day of _____, 2025, by and between the JEFFERSON ARMS TRANSPORTATION DEVELOPMENT DISTRICT, a political subdivision duly organized and existing under the laws of the State of Missouri (the "TDD"), and the CITY OF ST. LOUIS, MISSOURI, a city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Missouri (the "City").

Recitals:

A. The TDD is a political subdivision and transportation development district formed pursuant to the Missouri Transportation Development District Act, Sections 238.200 to 238.275 of the Revised Statutes of Missouri, as amended (the "TDD Act").

B. Alterra Jefferson Arms, LLC, a Missouri limited liability company, or an affiliate (the "Company"), is the owner of certain real property described on Exhibit A, attached hereto and incorporated herein by this reference, together with certain improvements thereon, located in the City (the "Property").

C. The TDD shall acquire from the Company a leasehold interest in a portion of the Property, upon which the Company may design, develop, and construct a TDD Project (as hereinafter defined), may cause the design, development, and construction of a TDD Project, or which may be acquired for a TDD Project.

D. The City and the TDD desire to enter into this Agreement in order to: (i) acknowledge the general economic benefit and value to the community created by the TDD Project and to provide for public access within the TDD Project on the terms set forth herein; (ii) memorialize the agreement of the City, acting in its capacity as local transportation authority (as defined in the TDD Act) regarding development and future maintenance of the TDD Project; and (iii) serve as the contract pursuant to which the TDD shall transfer control and ownership of the TDD Project to the City after the costs thereof have been paid in accordance with Section 238.275.1 of the TDD Act. The City acknowledges that it is entering into this Agreement for the overall benefit of the community and that the commitment to provide public access to the TDD Project does not constitute a specific economic benefit to the City or the TDD.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, receipt and sufficiency of which are acknowledged, the TDD and the City hereby agree as follows:

**Section 1. Definitions**. In addition to the capitalized terms defined elsewhere in this Agreement and in the Recitals, the following capitalized terms used in this Agreement shall have the meanings ascribed to them in this Section.

*Lease*. That certain lease agreement entered into between the Company, as landlord, and the TDD, as tenant, for the TDD Project, as may be amended from time to time by the parties thereto.

*Obligations*. Obligations issued by the TDD or any other political subdivision to finance the TDD Project.

*TDD Sublease.* That certain sublease agreement entered into between the TDD, as Landlord, and the Company, as subtenant, as may be amended from time to time by the parties thereto.

*TDD Project*. The Transportation Project described in the Petition for the Creation of a Transportation Development District, filed in the Circuit Court of the City of St. Louis.

*TDD Sales Tax*. The transportation development district sales tax that the TDD is authorized to impose pursuant to Section 238.235 of the TDD Act.

*Term*. The period commencing on the date of execution of the Lease and, unless otherwise terminated hereunder prior thereto, continuing until the end of the calendar month that includes that date that is the later of: (i) the end of the TDD Project's reasonably expected useful life, as determined by an engineer qualified to provide engineering services in the State of Missouri; or (ii) the satisfaction in full of all Obligations.

**Section 2. Access to TDD Project**. The TDD shall, and shall cause its agents and contractors to, comply with any and all applicable laws in connection with its operation of the TDD Project. Prior to the Transfer (as hereinafter defined), the TDD shall retain all operational control of the TDD Project. After the Transfer, the City shall have all operational control of the TDD Project for the duration of the Lease term, subject to any existing encumbrances.

**Section 3. Transfer of Ownership and Control**. The City and the TDD agree to execute an Assignment of Lease Agreement in form mutually agreeable to the parties immediately upon maturity or termination of the Obligations, by which the TDD transfers to the City its interest in the Lease for the remaining term of the Lease (the "Transfer"). The TDD and the City acknowledge that, upon execution, the transactions contemplated by the Assignment of Lease Agreement shall constitute the transfer of control and ownership of the Project as required pursuant to Section 238.275 of the TDD Act, provided that the TDD shall remain responsible for operation and maintenance of the Project even after such transfer, in accordance with Section 4 hereinafter.

**Section 4. TDD Project Operation and Maintenance**. Except as otherwise provided in the Lease, while the Obligations remain outstanding, the TDD shall perform, or cause to be performed, all obligations connected with or arising out of owning, occupying or using the TDD Project or any part thereof, including without limitation the payment of all expenses required for the operation of the TDD Project, including, without limitation, payment of any real or personal property taxes, general or special assessments, payments in lieu of taxes assessed, any expenses incurred, performance of any cleaning or maintenance services required to maintain the TDD Project in good condition, and provision of any repairs for any damage to the TDD Project (the "TDD Maintenance"). The TDD agrees to operate and maintain the TDD Project in accordance with all applicable laws and regulations. Following the satisfaction in full of all Obligations, and during the remaining Term of this Agreement, the City shall be responsible for the TDD Maintenance.

**Section 5. Indemnification and Release**. To the extent permitted by law, the TDD agrees to indemnify, defend, and hold the City, its employees, agents, and independent contractors and

consultants harmless from and against any and all suits, claims, costs of defense, damages, injuries, liabilities, and costs and/or expenses, including court costs and reasonable attorneys' fees and expenses, resulting from, arising out of, or in any way connected with: (i) the acquisition of the TDD Project, including liability under any Environmental Laws; and (ii) the negligence or willful misconduct of the TDD or its respective employees, agents or independent contractors in connection with the management, and acquisition of the TDD Project. To the extent permitted by law, the City agrees to indemnify, defend, and hold the TDD and its employees, agents, and independent contractors harmless from and against any and all suits, claims, damages, injuries, liabilities, and costs and/or expenses, including court costs and reasonable attorneys' fees and expenses, resulting from, arising out of, or in any way connected with the negligence or willful misconduct of the City, its employees, agents, and independent contractors and consultants, or arising from a default by the City of its obligations hereunder. The indemnifications set forth in this Section shall survive termination or expiration of this Agreement.

**Section 6. Miscellaneous**.

**6.1 Representations and Warranties of the TDD**. The TDD hereby represents and warrants to the City that: (i) the TDD is authorized to enter into and perform this Agreement and each agreement to be executed and performed by the TDD pursuant to this Agreement; (ii) this Agreement was duly authorized by the governing body of the TDD; and (iii) this Agreement is binding upon, and enforceable against the TDD, in accordance with its terms.

**6.2 Representations and Warranties of the City**. The City hereby represents and warrants to the TDD that: (i) the City is authorized to enter into and perform this Agreement and each agreement to be executed and performed by the City pursuant to this Agreement; (ii) this Agreement was duly authorized by the governing body of the City; and (iii) this Agreement is binding upon, and enforceable against the City, in accordance with its terms.

**6.3 Termination**. In the event that the Ordinance authorizing the execution of this Agreement shall become ineffective, then this Agreement shall terminate.

**6.4 Applicable Law**. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Missouri.

**6.5 Representatives Not Personally Liable**. No elected or appointed official, agent, employee or representative of the City or the TDD shall be personally liable to the Company in the event of any default or breach by any party under this Agreement, or for any amount which may become due to any party or on any obligations under the terms of this Agreement. No member, partner, agent, employee or representative of the Company shall be personally liable to the City or the TDD in the event of any default or breach by any party under this Agreement, or for any amount which may become due to any party or on any obligations under the terms of this Agreement.

**6.6 Entire Agreement; Amendment**. This Agreement constitutes the entire agreement between the TDD and the City with respect to the matters herein and no other agreements or representations other than those contained in this Agreement have been made by the parties. It supersedes all prior written or oral understandings with respect thereto. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the TDD and the City.

**6.7 Counterparts**. This Agreement is executed in multiple counterparts, each of which

shall constitute one and the same instrument.

**6.7 Severability**. In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision, unless the unenforceable or invalid term or provision is such that a court reasonably would find that the parties, or any of them, would not have entered this Agreement without such term or provision, or would not have intended the remainder of this Agreement to be enforced without such term or provision.

**6.8 Notices**. Any notice, demand, or other communication required by this Agreement to be given by any party hereto to the others shall be in writing and shall be sufficiently given or delivered if dispatched by certified mail, postage prepaid, or delivered personally as follows:

| | |
|---|---|
| In the case of the TDD: | Jefferson Arms Transportation Development District<br>211 North Ervay, 18th floor Dallas,<br>Texas 75201 |
| With a copy to: | Rosenblum Goldenhersh, P.C.<br>7733 Forsyth Blvd., Ste. 400<br>Clayton, Missouri 63105<br>Attn : Brian Beck |
| In the case of the City, to: | City of St. Louis<br>City Hall<br>1200 Market Street<br>St. Louis, Missouri 63103 Attention:<br>Mayor, Room 200 Attention:<br>Comptroller, Room 212 |
| With a copy to: | St. Louis Development Corporation<br>1015 Locust Street, Suite 1200<br>St. Louis, Missouri 63101<br>Attention: Executive Director<br><br>and<br><br>City Counselor<br>City of St. Louis<br>1200 Market Street, Room 314<br>St. Louis, Missouri 63103<br>Attention: _____ |

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

**[Signature Pages to Follow.]**

**IN WITNESS WHEREOF**, the parties have caused this Jefferson Arms Transportation Development District Transportation Project Agreement to be executed as of the date first written above.

**JEFFERSON ARMS TRANSPORTATION DEVELOPMENT DISTRICT**

By: _____
_____, Chairman

ATTEST:

By: _____
_____, Secretary

**IN WITNESS WHEREOF**, the parties have caused this Jefferson Arms Transportation Development District Transportation Project Agreement to be executed as of the date first written above.

**CITY OF ST. LOUIS, MISSOURI**

_____

By: Mayor

_____

By: Comptroller

Attest:

_____
Register

Approved as to form:

_____
City Counselor

## EXHIBIT A

The COMMERCIAL UNIT, the RESIDENTIAL UNIT, the HOTEL UNIT, and all Common Elements and Limited Common Elements within the Jefferson Arms Building Condominium, in City Block 824, according to and more particularly described in the Declaration of Condominium and By-Laws of Jefferson Arms Building Condominium recorded in Book 10132022 at Page 0174 of the real estate records of the City of St. Louis, Missouri, and the plat thereof recorded in Book 10132022 at Page 0173 of the real estate records of the City of St. Louis, Missouri, together with an undivided share of the common elements and appurtenances thereto belonging.

**BOARD BILL NUMBER 19**

**FISCAL NOTE**

Preparer's Name: Alexander H. Kuehling

Contact Information: Rosenblum Goldenhersh, P.C.
7733 Forsyth Blvd.
St. Louis, Missouri 63105
Attn: Alex Kuehling
(314) 854-0404
ahk@rgsz.com

Bill Sponsor: Alderman Rasheen Aldridge

| | |
|---|---|
| **Bill Synopsis:** | Board Bill Number 19 approves the creation of the Jefferson Arms Community Improvement District and the Jefferson Arms Transportation Development District as required by the Redevelopment Agreement authorized by Ordinance No. 70501 |
| **Type of Impact:** | The purpose for the creation of the CID and TDD (the "Districts") is to provide sources of revenue to be pledged to the repayment of the Jefferson Arms TIF authorized by Ordinance No. 70500. |
| **Agencies Affected:** | None |

**SECTION A**

**Does this bill authorize:**

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget?

____Yes __X__No.

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

____Yes __X__No.

- A commitment of city funding in the future under certain specified conditions?

____Yes __X__No.

- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget?

____Yes __X__No.

- An execution or initiation of an activity as a result of federal or state mandates or requirements?

____Yes __X__No.

- A capital improvement project that increases operating costs over the current adopted city budget?

____Yes __X__No.

- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years?

____Yes __X__No.

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

**SECTION B**

- Does the bill require the construction of any new physical facilities? ____Yes ____No

| | |
|---|---|
| | |

  - If yes, describe the facilities and provide the estimated cost:

_____
_____
_____
_____
_____

- Is the bill estimated to have a direct fiscal impact on any city department or office?

____Yes ____No

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

_____
_____
_____
_____
_____

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

- If yes, then is there a similar existing program or administrative subdivision?

  ____Yes ____No

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

_____
_____
_____
_____
_____

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

_____
_____
_____
_____
_____

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

| **Financial Estimate of Impact on General Fund** | | | |
|---|---|---|---|
| **Fiscal Impact** | **Year 1 (current)** | **Year 2** | **Year 3** |
| **Additional Expenditures** | NA | NA | NA |
| **Additional Revenue** | NA | NA | NA |
| **Net** | NA | NA | NA |
| **Financial Estimate of Impact on Special Funds** | | | |
| **Fiscal Impact** | **Year 1 (current)** | **Year 2** | **Year 3** |
| **Additional Expenditures** | NA | NA | NA |
| **Additional Revenue** | NA | NA | NA |
| **Net** | NA | NA | NA |

- Describe any assumptions used in preparing this fiscal note:

_____
_____
_____
_____
_____

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

_____
_____
_____

- Have the financial estimates of this bill been verified by the City Budget Division?
  ____Yes ____No

    - If yes, by whom? _____.

**Summary**
**Board Bill Number 4**
**Introduced by Alderman Sharon Tyus**
**April 25, 2025**

An Ordinance recommended by the Planning Commission on April 9, 2025, to change the zoning of property as indicated on the District Map, from the "C" Multiple-Family Dwelling District and the "F" Neighborhood Commercial District to the "G" Local Commercial and Office District, in City Blocks 3691 (4372-80 St. Louis Avenue) and 3708 (4401, 4413-15, 4417, 4417H, 4419 & 4421 Maffitt Avenue, 4414-38, 4444-46, 4452, 4454 & 4458-72 St. Louis Avenue and 2820 & 2822 N. Taylor Avenue), so as to include the described parcels of land in City Blocks 3691 and 3708; and containing an emergency clause.

**BOARD BILL NUMBER 4 INTRODUCED BY ALDERWOMAN SHARON TYUS**

An Ordinance recommended by the Planning Commission on April 9, 2025, to change the zoning of property as indicated on the District Map, from the "C" Multiple-Family Dwelling District and the "F" Neighborhood Commercial District to the "G" Local Commercial and Office District, in City Blocks 3691 (4372-80 St. Louis Avenue) and 3708 (4401, 4413-15, 4417, 4417H, 4419 & 4421 Maffitt Avenue, 4414-38, 4444-46, 4452, 4454 & 4458-72 St. Louis Avenue and 2820 & 2822 N. Taylor Avenue), so as to include the described parcels of land in City Blocks 3691 and 3708; and containing an emergency clause.

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

**SECTION ONE.** The zoning designation of certain real property located in City Blocks 3691 and 3708 is hereby changed to the "G" Local Commercial and Office District, real property being particularly described and shown in **Exhibit A** as follows:

A TRACT OF LAND IN CITY BLOCK 3708 BEING ALL OF LOTS 16-19 AND PART OF LOT 15 OF VINEGROVE PLACE, PLAT BOOK 6 PAGE 64, AS RECORDED IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF SAID LOT 19 AND MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF ST. LOUIS AVENUE (60' WIDE) AND THE EAST RIGHT-OF-WAY OF AN ALLEY (20' WIDE); THENCE DEPARTING SAID ALLEY (20' WIDE) AND CONTINUING ALONG SAID RIGHT-OF-WAY OF ST. LOUIS AVENUE SOUTH 60 DEGREES 59 MINUTES 37 SECONDS EAST A DISTANCE OF 427.67 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 29 DEGREES 16 MINUTES 36 SECONDS WEST A DISTANCE OF 160.68 FEET TO A POINT MARKING THE NORTH RIGHT-OF-WAY OF AN ALLEY (15' WIDE);

THENCE CONTINUING ALONG SAID ALLEY NORTH 61 DEGREES 00 MINUTES 09 SECONDS WEST A DISTANCE OF 426.39 FEET TO A POINT MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID ALLEY AND THE EAST RIGHT-OF-WAY OF AN ALLEY (20' WIDE).

A TRACT OF LAND IN CITY BLOCK 3708 BEING ALL OF LOTS 20, 21, 24-28 AND PART OF LOT 22 OF TAYLOR SUBDIVISION, PLAT BOOK 10 PAGE 148, AND LOT D OF HABITAT FOR HUMANITY MAFFITT ESTATES PLAT #5, PLAT BOOK 66 PAGE 5, AS RECORDED IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 28 AND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF MAFFITT AVENUE (80' WIDE) AND THE WEST RIGHT-OF-WAY OF NORTH NEWSTEAD AVENUE (60' WIDE);

THENCE DEPARTING SAID RIGHT-OF-WAY OF NORTH NEWSTEAD AVENUE AND CONTINUING ALONG SAID RIGHT-OF-WAY OF MAFFITT AVENUE NORTH 61 DEGREES 00 MINUTES 09 SECONDS WEST A DISTANCE OF 219.03 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 29 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 144.82 FEET TO A POINT BEING THE SOUTHERN RIGHT-OF-WAY OF AN ALLEY (15' WIDE);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 61 DEGREES 00 MINUTES 09 SECONDS EAST A DISTANCE OF 219.03 FEET TO A POINT BEING THE WEST RIGHT-OF-WAY OF NORTH NEWSTEAD AVENUE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 29 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 144.82 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 31,720 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

A TRACT OF LAND IN CITY BLOCK 3691 BEING PART OF LOT 12 OF VINEGROVE PLACE, A SUBDIVISION RECORDED IN PLAT BOOK 6 PAGE 64 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF SAID LOT 12 AND MARKING THE SOUTH RIGHT-OF-WAY OF ST. LOUIS AVENUE (60' WIDE);

THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 29 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 158.12 FEET TO A POINT;

THENCE NORTH 60 DEGREES 59 MINUTES 59 SECONDS WEST A DISTANCE OF 85.00 FEET TO A POINT;

THENCE NORTH 29 DEGREES 03 MINUTES 39 SECONDS EAST A DISTANCE OF 158.04 FEET TO A POINT MARKING THE SOUTH RIGHT-OF-WAY OF ST. LOUIS AVENUE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 61 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 85.00 FEET TO THE POINT OF

BEGINNING AND ALSO CONTAINING 13,437 SQUARE FEET OR 0.31 ACRES MORE OR LESS.

A TRACT OF LAND IN CITY BLOCK 3708 BEING PART OF LOTS 20 AND 21 OF VINEGROVE PLACE, PLAT BOOK 6 PAGE 64, AS RECORDED IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF ST. LOUIS AVENUE (60' WIDE) AND THE EAST RIGHT-OF-WAY OF NORTH TAYLOR STREET (60' WIDE);

THENCE DEPARTING SAID RIGHT-OF-WAY OF TAYLOR STREET AND CONTINUING ALONG SAID RIGHT-OF-WAY OF ST. LOUIS AVENUE SOUTH 60 DEGREES 59 MINUTES 37 SECONDS EAST A DISTANCE OF 139.04 FEET TO A POINT MARKING THE WEST RIGHT-OF-WAY OF AN ALLEY (20’ WIDE);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 28 DEGREES 49 MINUTES 10 SECONDS WEST A DISTANCE OF 110.00 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 60 DEGREES 59 MINUTES 37 SECONDS WEST A DISTANCE OF 139.40 FEET TO A POINT MARKING THE WEST RIGHT-OF-WAY OF NORTH TAYLOR AVENUE;

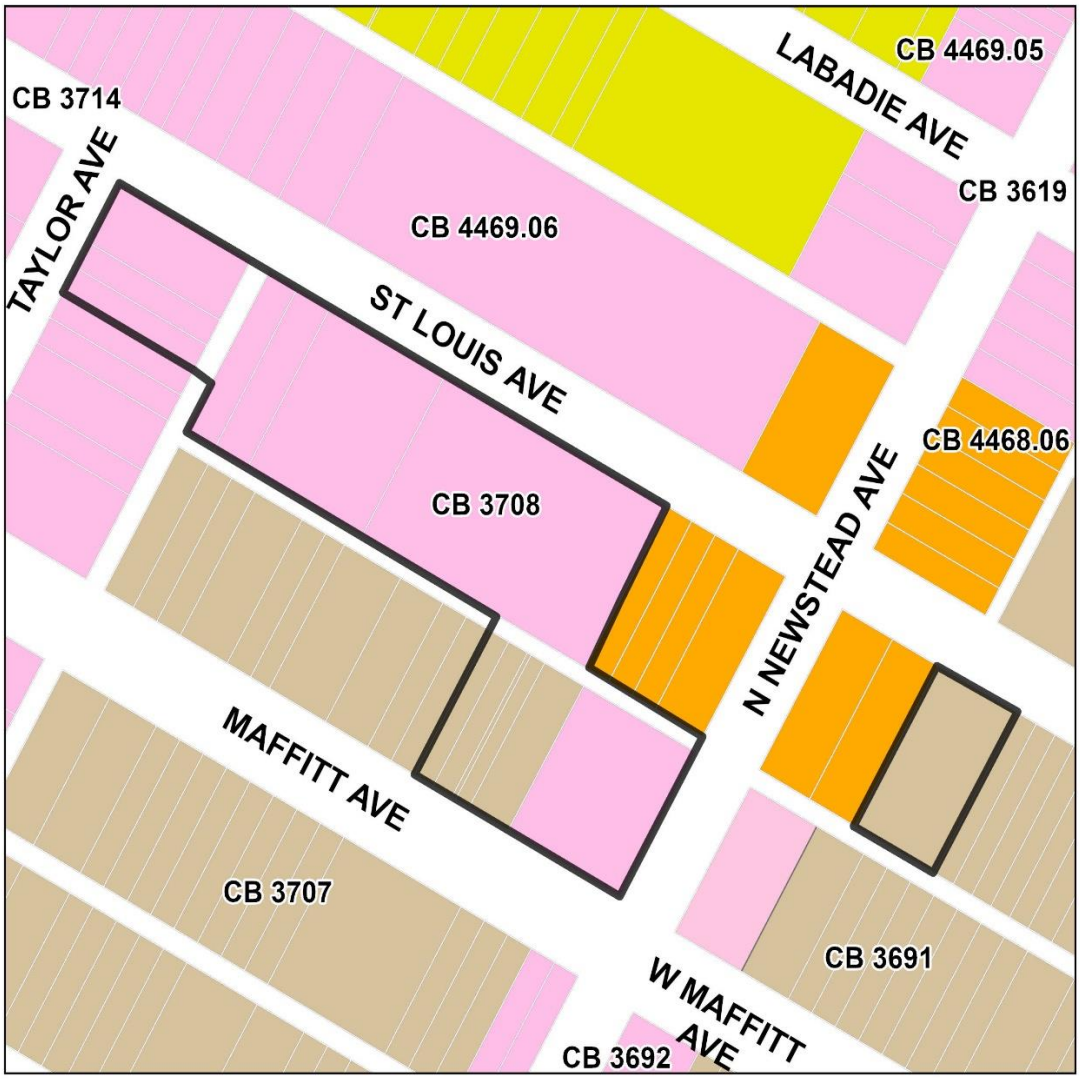
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 29 DEGREES 00 MINUTES 30 SECONDS EAST A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 15,314 SQUARE FEET OR 0.35 ACRES MORE OR LESS.

**SECTION TWO.** This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

**Board Bill Number 4**
**Exhibit A**

# EXHIBIT A

## DISTRICT MAP




**Current Zoning District**

- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multiple Family Dwelling District
- D Multiple Family Dwelling District
- E Multiple Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial & Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

Rezoning Area

Rezoning to "G" Local Commercial & Office District

14 parcels near St. Louis Ave and Newstead Ave

City Blocks 3708 and 3691

PDA-005-25-REZ

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY