Minutes
Housing, Urban Development & Zoning Committee Regular
Tuesday, August 26, 2025
11:00 AM
Kennedy Room

I. Call to Order

The Chair called the meeting to order at 11:36 A.M.

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark-Hubbard. **6 members were present. A quorum was established.**

III. Approval of Minutes

Minutes of the Tuesday, February 11, 2025, Tuesday, June 3, 2025, and Monday, July 7, 2025, committee meeting.

The Chair stated they would entertain a motion to approve the minutes of the Tuesday, February 11, 2025, Tuesday, June 3, 2025, and Monday, July 7, 2025, committee meetings.

Alisha Sonnier moved to approve the minutes of the Tuesday, February 11, 2025, Tuesday, June 3, 2025, and Monday, July 7, 2025, committee meetings.

Seconded by Ms. Keys.

The Chair directed the Associate Clerk to call the roll.

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

The following voted No: None

The Following abstained: None

The following were present but did not vote: None

A total of Aye 6, No 0, Abstained 0 were cast. The motion passed.

IV. Board Bills for Review.

<u>Board Bill Number 39</u>
Introduced by Alderman Rasheen Aldridge
Cosponsors: President Megan Green
An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study ("Plan") for the 200 South 4th St. Area ("Area") in the City of St. Louis ("City") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), and is blighted as defined in Section 353.020 RSMo., finding that there shall be available up to a twenty (20) year tax abatement at 90 percent of the assessed value of the incremental improvements; and pledging cooperation of the Board of Aldermen.

The Chair recognized Mr. Aldridge on Board Bill Number 39.

Mr. Aldridge provided an overview of Board Bill Number 39 and stated he had a committee substitute.

Mr. Aldridge stated he would like to make a motion to adopt the committee substitute to Board Bill Number 39.

BOARD BILL NUMBER 39 COMMITTEE SUBSTITUTE
INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
COSPONSORS: PRESIDENT MEGAN GREEN

An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study ("Plan") for the 200 South 4th St. Area ("Area") in the City of St. Louis ("City") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), and is blighted as defined in Section 353.020 RSMo.; and pledging cooperation of the Board of Aldermen.

WHEREAS, it has been found that, insanitary or unsafe conditions, deterioration of site improvements, conditions which endanger life or property by fire or other causes, or any combination of such factors, constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the Area in its present condition and use, said Area being more fully described in Attachment "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project (“Project”) under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 200 South 4th St.," dated June 9, 2025 and, and Exhibits A-G attached hereto and incorporated herein as Attachment "B" ("Plan"); and

WHEREAS, under the provisions of the Statute it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of the Project, including those relating to prohibitions against discrimination because of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) and is blighted as defined in Section 353.020 RSMo: and described in Attachment "A", attached hereto and incorporated herein, known as the 200 South 4th St. Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute and the Area is blighted as defined in Section 99.320 of the Statute and is blighted as defined in Section 353.20 RSMo.

SECTION FOUR. The Blighting Study and Plan for the Area, June 9, 2025 and, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the LCRA may acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently unoccupied and occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBE’s and WBE’s established by the City;

(d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project

(e) To comply with the requirements of Ordinance 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one (51) percent ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one (51) percent ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

SECTION FIFTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Ms. Schweitzer made a motion to adopt the committee substitute to Board Bill Number 39.

Seconded by Ms. Keys.

The Chair directed the Associate Clerk to call the roll on the motion to adopt the committee substitute to Board Bill Number 39.

The following voted Aye: Ms. Schweitzer, Ms. Keys, Ms. Sonniger, Mr. Browning, Mr. Aldridge, and Ms. Clak Hubbard.

The following voted None

The Following abstained: None

The following were present but did not vote: None

A total of Aye 6, No 0, Abstained 0 were cast. The motion passed.

Mr. Aldridge provided more information about the project and mentioned speakers from SLDC, Zack Wilson, Ryan McClur, Executive Director of Gateway Arch Foundation, and Zed Smith, Chief Operating Officer of Cordish Companies.

The speakers spoke and provided additional information related to the Board Bill.

The committee asked questions and made suggestions.

After no further comments from the committee, the Chair opened the meeting up to the public.

Public Speakers

1. Jameson Ramirez
2, Kate Thomas
3. Chris Rak

After no further comment from the public, the Chair recognized Mr. Aldridge to close.

Mr. Aldridge requested favorable consideration on Board Bill Number 39CS and a do pass recommendation.

The Chair stated that they would entertain a motion to pass Board Bill

Number 39CS out of Committee with a "Do Pass" Recommendation.

Ms. Schweitzer moved to pass Board Bill Number 39CS out of Committee with a Do Pass Recommendation.

Seconded by Ms. Keys.

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 39CS out of Committee with a Do Pass Recommendation.

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

The following voted No: None

The Following abstained: None

The following were present but did not vote: None

A total of Aye 6, No 0, Abstained 0 were cast. The motion passed

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

The Chair stated she would accept a motion to excuse Mr. Cohn for necessary absence.

Ms. Sonnier made a motion to excuse Mr. Cohn for necessary absence,

Seconded by Mr. Aldridge.

Ms. Schweitzer requested previous roll.

Hearing no objection to the request for previous roll, the Chair stated Mr. Cohn has been excused for necessary absence.

The Associate Clerk recorded the following votes from previous roll:

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

The following voted No: None

The Following abstained: None

The following were present but did not vote: None

A total of Aye 6, No 0, Abstained 0 were cast. The motion passed

X. Adjournment

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

Ms. Sonnier moved to adjourn.

Seconded by Mr. Aldridge

Ms. Schweitzer requested previous roll

Hearing no objection to the request for previous roll, the Chair stated the meeting was adjourned.

The Associate Clerk recorded the following votes from previous roll:

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

The following voted No: None

The Following abstained: None

The following were present but did not vote: None

A total of Aye 6, No 0, Abstained 0 were cast. The motion passed

The meeting adjourned at 12:30 pm

Minutes completed by: Associate Clerk, Rozlyn Smith

Minutes approved: September 9, 2025