



Agenda
Housing, Urban Development & Zoning Committee
Regular Meeting
St. Louis Board of Aldermen
Tuesday, October 7, 2025 - 11:00 AM
Kennedy Room

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

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes of the Tuesday, September 30, 2025, committee meeting.

IV. Board Bills for Review

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

Board Bill Number 68

Introduced by Alderman Michael Browning

An ordinance renewing the previous blight determinations made by Ordinance Number 66847 and Ordinance Number 66985, and as renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number 71214 for the Cortex West Redevelopment Area (defined below) such that CORTEX West Redevelopment Corporation ("CORTEX") can continue to exercise its right to use eminent domain granted by the city to complete the Redevelopment Plan.

V. Resolutions for Review

None

VI. Committee Discussions

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

Discussion Item Number 1

2025 City Code Chapter 3.160 Compliance Report

The committee will receive a report from Mr. Otis Williams, Interim President and Executive Director of St. Louis Development Corporation, about the 2025 City Code Chapter 3.160 Compliance Report.

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



**Minutes
Housing, Urban Development & Zoning Committee
Tuesday, September 30, 2025
11:00 AM**

Kennedy Room

Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 11:03 am

II. Roll Call

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

III. Approval of Minutes

The Chair stated they would entertain a motion to approve the minutes of the Tuesday, September 9, 2025, committee meeting.

Mr. Cohn moved to approve the minutes of the Tuesday, September 9, 2025, committee meeting.

Seconded by Ms. Schweitzer.

The Chair directed the Associate Clerk to call the roll on the motion to approve the minutes of the Tuesday, September 9, 2025, committee meeting.

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

The following voted No: None

The following abstained: None

The following was present but did not vote: none

A total of Ayes 4, No, Abstained 0 were cast. The Motion Passed

IV. Board Bills for Review

None

V. Resolutions for Review

None

VI. Committee Discussions

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

Discussion Item Number 1

Board of Adjustment Mayoral Appointees

The committee will discuss the Mayor's appointments to the Board of Adjustments.

The Chair recognized Mr. Aldridge to introduce the Mayoral Appointments to the Board of Adjustments.

Mr. Aldridge introduced Denean Vaughn. Ms. Vaughn provided information about her background and why she thought she would be a good addition to the Board of Adjustments.

After no further comments from the speaker, the Chair opened the discussion up to the committee.

The committee asked questions.

After no further questions from the committee, Mr. Aldridge introduced James Dallas.

Mr. Dallas provided information about his background and why he would be a good addition to the Board of Adjustments.

After no further comments from the speaker, the Chair opened the discussion up to the committee.

The committee asked questions.

The Chair took a voice vote to move the two appointments to the Full Board for approval.

Discussion Item Number 2

Topical Housing

The committee will review and discuss a presentation provided by Nahuel Fefer, Executive Director of Community Development Agency, on Topical Housing.

The Chair recognized Nahuel Fefer to speak on Topical Housing.

Mr. Fefer provided a presentation to update the Board of the Tornado Housing recovery.

After the presentation, the Chair opened the discussion up to the committee.

The Committee asked questions and made suggestions.

After no further comment, the Chair thanked Mr. Fefer for the presentation.

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 stated she would entertain a motion to adjourn.

Mr. Cohn moved to adjourn.

Seconded by Ms. Schweitzer.

The motion was passed by voice vote.

Minutes completed by: Associate Clerk Rozlyn Smith

Minutes Approved:

Summary
Board Bill Number 68
Introduced by Alderman Michael Browning
September 19, 2025

An ordinance renewing the previous blight determinations made by Ordinance Number 66847 and Ordinance Number 66985, and as renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number 71214 for the Cortex West Redevelopment Area (defined below) such that CORTEX West Redevelopment Corporation (“CORTEX”) can continue to exercise its right to use eminent domain granted by the city to complete the Redevelopment Plan.

BOARD BILL NUMBER 68 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 An ordinance renewing the previous blight determinations made by Ordinance Number
2 66847 and Ordinance Number 66985, and as renewed by Ordinance Number 68754 and
3 Ordinance Number 70119 and Ordinance Number 71214 for the Cortex West Redevelopment
4 Area (defined below) such that CORTEX West Redevelopment Corporation (“CORTEX”) can
5 continue to exercise its right to use eminent domain granted by the city to complete the
6 Redevelopment Plan.

7 **WHEREAS**, the “Redevelopment Area” is that certain tract of land in the City of St. Louis
8 described in **Exhibit A** attached hereto and incorporated herein by reference; and

9 **WHEREAS**, the Board of Aldermen, by Ordinance Number 66847, approved August 9,
10 2005, found and designated the Redevelopment Area to be blighted within the meaning of, and
11 as defined in, Mo. Rev. Stat. § 353.020 and Sections 11.06.010 and 11.06.020 of the Revised
12 Code of the City of St. Louis, Missouri; and

13 **WHEREAS**, the Board of Aldermen, by Ordinance Number 66985, approved February
14 16, 2006, approved the Chapter 353 Cortex West Redevelopment Plan (“the Redevelopment
15 Plan”) and authorized the Mayor to enter into an agreement (“the Development Agreement”)
16 with CORTEX to develop the Redevelopment Area and granted CORTEX a Certificate of
17 Public Convenience and Necessity authorizing and empowering it to acquire property
18 within the Redevelopment Area by the power of eminent domain for a period of 15 years; and

19 **WHEREAS**, the Mayor, on behalf of the City of St. Louis, signed the Development
20 Agreement with CORTEX on April 4, 2006, formally giving CORTEX the right to use eminent
21 domain within the Development Area for a term of 15 years; and

22 **WHEREAS**, the Board of Aldermen, by Ordinance Number 71214 renewed for an additional

ten years the right for CORTEX to use eminent domain to complete the Redevelopment Plan,
effective February 16, 2021; and

WHEREAS, subsequent to the City entering into the Development Agreement with
CORTEX, Mo. Rev. Stat. § 523.274.2 was amended such that in circumstances where eminent
domain authority is based upon a determination of blight, that determination must be renewed for
successive five-year periods by the legislative body; and

WHEREAS, pursuant to Mo. Rev. Stat. § 523.274.2, the City renewed the determination of
blight for the Redevelopment Area in 2010 through Ordinance 68754 and again in 2015
through Ordinance 70119, and again in 2020 through Ordinance 71214; and

WHEREAS, the Planning Commission has adopted a resolution recommending that the
legislative determination in Ordinance Number 66847 and Ordinance Number 66985, and as
renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number
71214, be renewed once more in order for CORTEX to complete the Development Plan
approved by Ordinance 66985, which resolution has been duly transmitted to the Board of
Aldermen.

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

SECTION ONE. The “Redevelopment Area” is that certain tract of land in the City of St. Louis
described in **Exhibit A** attached hereto and incorporated herein by reference.

SECTION TWO. The redevelopment of the Redevelopment Area, as provided by Mo. Rev.
Stat. Chapter 353, and Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, was
determined, found, and declared under said Chapter 353 and Chapter 11.06, to be in the
interest of the peace, public health, safety, morals, and general welfare of the people of the City
of St. Louis pursuant to the Ordinances referenced below.

1 **SECTION THREE.** As provided by Mo. Rev. Stat. § 523.274.2, this Ordinance renews the
2 legislative determination in Ordinance Number 66847 and Ordinance Number 66985, and as
3 renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number
4 71214 in order for CORTEX to complete the Development Plan approved by Ordinance 66985.

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

LEGAL DESCRIPTION

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 3904, 3917, 3918W, 3919W, 3953, 3959, 3960, 3961, 3962, 3963, 3966 (N and S), 3967(N and S), 3968(N and S), 3971(N and S), 4586, and 4589 and specifically described as follows:

Beginning at a point which is the intersection of centerline of Laclede Avenue with the eastern right-of-way of Vandeventer Avenue, thence south along said eastern right-of-way of Vandeventer Avenue to its intersection with the northern right-of-way of I-64/US 40, thence southwest along said northern right-of-way of I-64/US 40 to its intersection with the centerline of Taylor Avenue, thence north along said centerline of Taylor Avenue to its intersection with the northern right-of-way of Clayton Avenue, thence northeast along said northern right-of-way of Clayton Avenue to its intersection with the centerline of S. Newstead Avenue, thence north along said centerline of Newstead Avenue to its intersection with the southern right-of-way of Duncan Avenue, thence east along said southern right-of-way of Duncan Avenue to its intersection with the eastern right-of-way of Boyle Avenue, thence north along said eastern right-of-way of Boyle Avenue to its intersection with the eastern extension of the centerline of the alley in City Block 3904, thence west along said centerline of the alley in City Block 3904 to its intersection with the projection of a lot in Block 41 of the Lindell 2nd Addition whose western property line is 163' 4" east of the eastern right-of-way of Newstead Avenue, thence north along the western property line of the lot to its projected intersection with the centerline of Forest Park Avenue, thence east along said centerline of Forest Park Avenue to its intersection with the centerline of Sarah Avenue, thence north along said centerline of Sarah Avenue to its intersection with the centerline of Laclede Avenue, thence east along said centerline of Laclede Avenue to its intersection with the eastern right-of-way of Vandeventer Avenue, the point of beginning.