



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

1

- 1. Call to Order**
- 2. Roll Call**
- 3. Opening Reflection or Prayer**
- 4. Announcement of any Special Order of the Day**
- 5. Introduction of Honored Guests**
- 6. Approval of Minutes of Previous Meeting**
Friday, October 24, 2025
- 7. Report of City Officials**
 - a) Report of the Clerk of the Board of Aldermen**

The following Board Bills from the 2025-2026 Legislative Session were signed by the Mayor and issued an Ordinance Number by the City Register pursuant to law. The list below shows the Bill Number, Name of Sponsor, Effective Date, and Ordinance Number:

B.B. #52	Boyd	10-21-2025	72038
B.B. #61	Schweitzer	11-21-2025	72039

- b) Office of the Mayor**

I have the pleasure to submit the following individual for appointment to the Clean Energy Development Board



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

2

(PACE): Otis Williams.

I have the pleasure to submit the following individuals for appointment to the Syndicate Trust Community Improvement District: John Sinclair, Thomas Smallwood, Benjamin Gamble, Mary Ashley Mendik, and Nicholas Luisetti.

**c) Office of the Comptroller
None**

**d) Office of the President
None**

**8. Petitions and Communications
None**

9. Board Bills for Perfection – Informal Calendar

B.B. #34AAIC - Keys - - An ordinance directing the Director of Streets to install speed humps pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394 to calm the flow of traffic on the 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, and 4600 blocks of Lee Avenue.

B.B. #51 – Schweitzer – Pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the first ward.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

3

B.B. #25CSAAIC – Cohn/Pres. Green – An ordinance (the “Ordinance”) amending Title 18 - Airports and Aviation Code, of the Revised Code of the City of St. Louis, to add a new chapter pertaining to rental car operations at St. Louis Lambert International Airport and containing a severability clause.

10. Board Bills for Third Reading – Informal Calendar

B.B. #43 - Alderman Bret Narayan - An Ordinance recommended by the Board Estimate and Apportionment authorizing the City Emergency Management Agency to accept Hazard Mitigation Grant Program funding in an amount of \$697,678.87 from the State of Missouri Emergency Management Agency (SEMA); appropriating said funds and a required City match for such funds; authorizing the expenditure of such funds, to the extent received, and authorizing contracts and other documents to expend such funds, to the extent received; and containing an emergency clause.

B.B. #74 - Alderman Bret Narayan - An Ordinance establishing a policy to govern the purchase and demolition of seven flood-prone properties in the Ellendale neighborhood in accordance with the requirements of the Hazard Mitigation Grant Program (HMGP) funding awarded by the State of Missouri Emergency Management Agency; containing a severability clause.

11. Resolutions – Informal Calendar
None

12. First Reading of Board Bills

B.B. #90 - Alderwoman Alisha Sonnier - An ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia Avenue in the Benton Park West and Gravois Park



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

4

neighborhoods in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

B.B. #91 - Alderman Thomas Oldenburg - An ordinance making Tobacco Shops, as defined therein, a conditional use in zoning districts A, B, C, D, E, F, G, H, I, and L.

13. Reference to Committee of Board Bills

PIFU B.B. #90

HUDZ B.B. #91

14. Second Reading and Report of Standing Committees

a) Do Pass Recommendation

HUDZ B.B. #84 - Alderwoman Shameem Clark-Hubbard, Alderwoman Alisha Sonnier, Alderman Michael Browning, Alderman Rasheen Aldridge - An ordinance, recommended by the Board of Estimate & Apportionment, authorizing the Mayor to submit the 2026 Annual Action Plan to the United States Department of Housing and Urban Development (“HUD”); authorizing the Mayor and Comptroller to enter into and execute agreements with HUD for the receipt of 2026 Community Development Block Grant, Community Development Block Grant Disaster Recovery HOME Investment Partnership, Emergency Solutions Grant (“ESG”), and Housing Opportunities for Persons with AIDS funds; authorizing the Directors of the Community Development Administration, Department of Human Services and Department of Health to execute contracts as may be necessary to expend funds; and containing severability and emergency clauses.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

5

- PIFU B.B. #13 - Alderwoman Alisha Sonnier** - An Ordinance repealing Ordinance Number 58239, approved February 19, 1981, which previously vacated the east/west alley located between St. Vincent and Park Avenue on the 2700 block (City Block 2150). This Ordinance restores all public surface rights for vehicle, equestrian, and pedestrian travel to the City of St. Louis pertaining to this tract.
- PIFU B.B. #75 - Alderwoman Alisha Sonnier** - An Ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia Avenue in the Benton Park West and Gravois Park neighborhoods in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.
- PIFU B.B. #85 - Alderwoman Alisha Sonnier** - Pursuant to Ordinance Number 70333, as amended by Ordinance Number 71394, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks throughout the Seventh Ward.
- PIFU B.B. #89 - Alderman Michael Browning, Alderwoman Anne Schweitzer, Alderwoman Shameem Clark-Hubbard, Alderman Bret Narayan, Alderman Rasheen Aldridge** - An Ordinance recommended by the Board of Public Service of the City of St. Louis, establishing multiple public works and improvement projects for the Cass Avenue Multimodal Corridor Transformation Phase 1, Traffic Management Enhancements Phase 9 on Skinker/McCausland, and the Christy Greenway Phase 2 within the City of St. Louis (the “Projects”); and containing an emergency clause.

**b) Do Not Pass Recommendation
None**



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

6

- c) Without Recommendation**
None

15. Report of Special Committees
None

- a) Do Pass Recommendation**
- b) Do Not Pass Recommendation**
- c) Without Recommendation**

16. Board Bills for Perfection – Consent
None

17. Board Bills for Perfection
None

18. Report of Engrossment
B.B. #53AAFL, #63, #80, #67, #62AAFL, #78CS, #82AAIC

19. Third Reading and Final Passage of Board Bills – Consent

B.B. #53AAFL - Alderwoman Laura Keys, Alderwoman Sharon Tyus - An ordinance directing the Director of Streets to install speed humps pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394 to calm the flow of traffic on the 4100, 4200, 4300, and 4400 blocks of Carter Avenue.

B.B. #63 - Alderwoman Cox Antwi - An Ordinance recommended by the Planning Commission on June 17, 2025, to change the zoning of property as indicated on the District Map, from the “F” Neighborhood Commercial District to the “C” Multiple-Family Dwelling District, in City Block 1418 (2861-69 McNair Avenue), so



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

7

as to include the described parcel of land in City Block 1418; and containing an emergency clause.

B.B. #80 - Alderwoman Shameem Clark-Hubbard - An ordinance to repeal Ordinance Number 69056 concerning the City's participation in the Property Assessment Clean Energy Act, and enacting a new ordinance regarding the same to enable the City to join the Missouri Clean Energy District in order to provide an additional authorized entity through which owners of property within the City may obtain financing for energy efficiency or renewable energy improvements to their property pursuant to Missouri's Property Assessment Clean Energy Act and stating the steps to be taken by the City in connection therewith, and the activities such District may conduct in the City as a member of such District.

B.B. #67 - Alderman Michael Browning - Pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the 9th ward.

20. Third Reading and Final Passage of Board Bills

B.B. #62AAFL - Alderman Matthew Devoti - An ordinance regulating the operation of golf carts upon the streets, alleys, and public right-of-way within the City of St. Louis.

B.B. #78CS - Alderwoman Anne Schweitzer, President Green, Alderman Michael Browning, Alderwoman Pamela Boyd, Alderwoman Alisha Sonnier, Alderwoman Cox Antwi, Alderwoman Shameem Clark-Hubbard - An ordinance updating the Forestry Division's regulations relating to weeds, native plants, and other vegetation in the City of St. Louis; containing definitions, reporting, abatement, enforcement, and severability provisions.



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

8

B.B. #82AAIC - Alderman Rasheen Aldridge - An Ordinance authorizing the Comptroller and the City of St. Louis to execute a Contract for Sale of Real Estate and authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of the sum of \$275,000.00, and other good and valuable consideration, a Quit Claim Deed to remise, release, and forever quit-claim unto 900 N Tucker Building, LLC, a Missouri limited liability company, its successors and assigns, certain City-owned property located in City Block 534, which property is commonly known as 1134 and 1138 Dr. Martin Luther King Drive in the City of St. Louis, Missouri.

21. Report of the Finally Passed and Signing by President

B.B. #53AAFL, #63, #80, #67, #62AAFL, #78CS, #82AAIC

22. First Reading of Resolutions and Reference to Committees

Res. #136 - Alderman Rasheen Aldridge - Ensuring Ethical Investment of City Retirement Funds.

Res. #137 - Alderman Thomas Oldenburg - Requesting Legislators and Governor of Missouri to establish a system for appointment and removal of the Sheriff by the Judges of the 22nd Judicial Circuit.

23. Second Reading Resolutions, Committee Reports & Adoptions

Report from the Health and Human Development Committee:
Mayoral Appointee to the Senior Citizens' Service Fund Board:
William Siedhoff. Mayoral Appointee to the Developmental
Disabilities Resource Commission: Catrina Adams.

24. Courtesy Resolutions

None



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

9

25. Miscellaneous and Unfinished Business
None

26. Announcements

Monday, November 3, 2025

None

Tuesday, November 4, 2025

HUDZ Meeting — Kennedy Room - 11am

Wednesday, November 5, 2025

Budget and Public Employees — Kennedy Room - 10am

Thursday, November 6, 2025

None

Friday, November 7, 2025

Full Board Meeting – Chambers – 10am

27. Excused Aldermen

28. Adjournment

29. Calendar

**SCHEDULE OF ALL FULL BOA MEETINGS AND
HOLIDAYS FOR THE
2025 - 2026 LEGISLATIVE SESSION**

**(These meeting dates may change and/or additional ones
added throughout the
session)**



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.
10**

**Thursday, November 7, 2025 Full Board Meeting
Tuesday, November 11, 2025 Office Closed- Veterans Day
Holiday
Friday, November 14, 2025 Full Board Meeting
Thursday, November 21, 2025 Full Board Meeting
Thursday, November 27, 2025 Office Closed -Thanksgiving
Holiday
Friday, November 28, 2025 Office Closed -Thanksgiving
Holiday
Friday, December 5, 2025 Full Board Meeting
Friday, December 12, 2025 Full Board Meeting – Winter
Holiday Break Begins
Thursday, December 25, 2025 Office Closed – Christmas
Holiday
Friday, December 26, 2025 Office Closed – Christmas
Holiday
Thursday, January 1, 2026 Office Closed – New Year’s
Holiday
Friday, January 2, 2026 Office Closed – New Year’s Holiday
Friday, January 9, 2026 Full Board Meeting – Winter Break
Ends
Friday, January 16, 2026 Full Board Meeting
Monday, January 19, 2026 - Office Closed Dr. King
Holiday
Friday, January 23, 2026 Full Board Meeting
Friday, January 30, 2026 Full Board Meeting
Friday, February 6, 2026 Full Board Meeting
Friday, February 13, 2026 Full Board Meeting (Last Day to
Introduce Board Bills)
Monday, February 16, 2026 Office Closed – President’s Day**



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, OCTOBER 31, 2025 AT 10:00 AM
AGENDA NO.**

11

**Friday, February 20, 2026 Full Board Meeting
Friday, February 27, 2026 Full Board Meeting
Friday, March 6, 2026 Full Board Meeting
Friday, March 13, 2026 Full Board Meeting
Friday, March 20, 2026 Full Board Meeting (Spring Break
Begins after this meeting)
Monday, April 20, 2026 Full Board Meeting – (Sine Die
Meeting -End of the 2025 – 2026 Legislative Session)
Tuesday, April 21, 2026 Full Board Meeting – (Annual
Meeting, Beginning of the
2026 -2027 Legislative Session)
Friday, May 1, 2026 Full Board Meeting (First Day to
Introduce Board Bills 2026-2027 Legislative Session)**

Summary**Board Bill Number 90****Introduced by Alderwoman Alisha Sonnier****October 31, 2025**

An Ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia Avenue in the Benton Park West and Gravois Park neighborhoods in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

BOARD BILL NUMBER 90 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An Ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia
2 Avenue in the Benton Park West and Gravois Park neighborhoods in the Seventh Ward to regulate
3 traffic traveling in all directions; and containing an emergency clause.

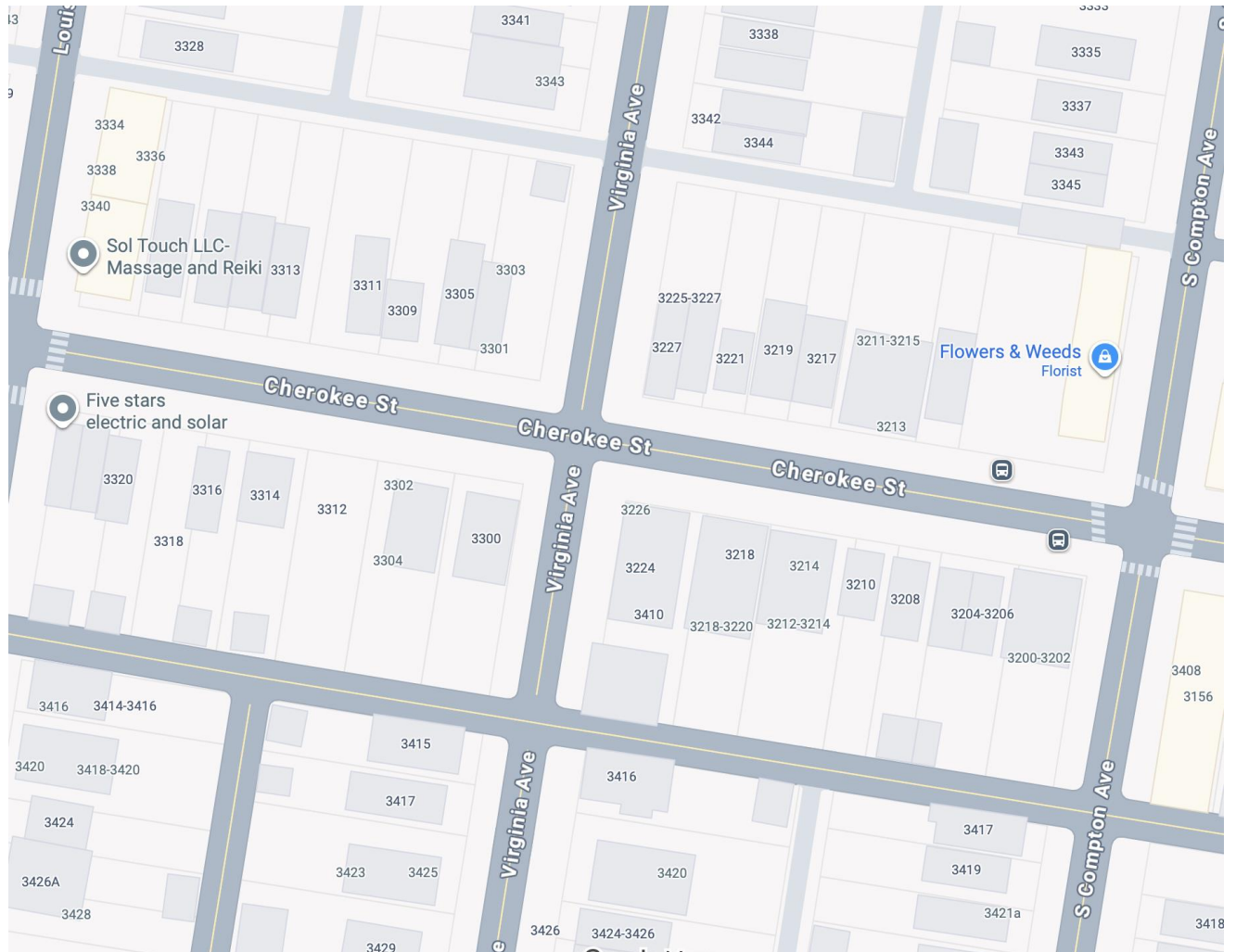
4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

5 **SECTION ONE.** There is hereby established a four-way stop site at the intersection of Cherokee
6 Street and Virginia Avenue regulating all traffic traveling in all directions at the intersection of
7 Cherokee Street and Virginia Avenue. The Director of Streets is hereby authorized and directed to
8 install stop signs at said location to regulate traffic approaching this intersection.

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

Board Bill Number 90

Map: Intersection of Cherokee Street and Virginia Avenue



Summary
Board Bill Number 91
Introduced by Alderman Thomas Oldenburg
October 31, 2025

The bill will make Tobacco Shops, as defined therein, a conditional use in zoning districts A, B, C, D, E, F, G, H, I and L.

BOARD BILL NUMBER 91 INTRODUCED BY ALDERMAN THOMAS OLDENBURG

1 An ordinance making Tobacco Shops, as defined therein, a conditional use in zoning districts
2 A, B, C, D, E, F, G, H, I and L.

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

4 **SECTION ONE.** Chapter 26.08 of the Revised Code of the City of St. Louis is hereby
5 amended by the addition of a new section, Section 26.08.432.1, to be and read as follows:

6 **26.08.432.1 – Tobacco shop.**

7 **A retail establishment primarily engaged in the sale of tobacco products and related**
8 **accessory products, and / or nicotine vape devices and related accessory products, and**
9 **substances that when used in a vape device produce a vapor or aerosol containing nicotine**
10 **for consumption off the establishment's premises. The definition of tobacco shop does not**
11 **include marijuana dispensary facilities and medical marijuana dispensary facilities, and**
12 **sales of marijuana or marijuana-infused products.**

13 **SECTION TWO.** Section 26.20.025 of Chapter 26.20 of the Revised Code of the City of St.
14 Louis is hereby amended to be and read as follows:

15 26.20.025 Conditional uses.

16 The following conditional uses may be allowed in the "A" Single-Family Dwelling
17 District, subject to the provisions of Chapter 26.80:

- 18 A. Bed and breakfast guesthouse, subject to the additional provisions of Chapter 8.25;
- 19 B. Bed and breakfast homestay, subject to the additional provisions of Chapter 8.25;
- 20 C. Cemeteries;

- 1 D. Reserved;
- 2 E. Farming and truck gardening;
- 3 F. Governmental buildings;
- 4 G. Greenhouses, providing no product is sold on the premises;
- 5 H. Hospitals;
- 6 I. Off-street automobile parking facilities;
- 7 J. Parking facilities and open lots located between the front yard and the structure;
- 8 K. Publicly owned museums and art galleries;
- 9 L. Schools;
- 10 M. Utility stations and utility towers;

11 **N. Tobacco Shops.**

12 **SECTION THREE.** Section 26.52.025 of Chapter 26.52 of the Revised Code of the City of
13 St. Louis is hereby amended to be and read as follows:

14 26.52.025 Conditional uses.

15 The following conditional uses may be allowed in the "I" Central Business District subject
16 to the provisions of Section 26.80.010:

- 17 A. Bathhouses, including massage establishment(s), as defined and subject to the
18 additional provisions of Chapter 8.24;

- 1 B. Billiards and pool rooms, as defined and subject to the additional provisions of
- 2 Chapter 8.26;
- 3 C. Day care centers;
- 4 D. Hotels;
- 5 E. Pawnbrokers, as defined and subject to the additional provisions of Chapter 8.72;
- 6 F. Penal institutions;
- 7 G. Telephone, outdoor pay, if the proposed telephone is located on a lot that is located
- 8 contiguous with or directly across a street, alley, public or private easement from a
- 9 dwelling district;

10 **H. Tobacco shops.**

11 **SECTION FOUR.** Section 26.64.025 of Chapter 26.64 of the Revised Code of the City of St.
12 Louis is hereby amended to be and read as follows:

13 26.64.025 Conditional uses.

14 The following conditional uses may be allowed in the "L" Jefferson Memorial District,
15 subject to the provisions of Section 26.80.010:

- 16 A. Bathhouses, including massage establishment(s), as defined and subject to the
- 17 additional provisions of Chapter 8.24;
- 18 B. Billiards and pool rooms, as defined and subject to the additional provisions of
- 19 Chapter 8.26;
- 20 C. Day care centers;

- 1 D. Hotels;
- 2 E. Pawnbrokers, as defined and subject to the additional provisions of Chapter 8.72;
- 3 F. Penal institutions,;
- 4 **G. Tobacco Shops.**

Chapter 26.08 - ZONING DEFINITIONS

26.08.010 - Application of definitions.

For the purpose of this Zoning Code certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular shall include the plural and the singular; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot"; and the word "shall" is mandatory and not directory. Any term not herein defined shall be construed as defined in the "Building Code of the City of St. Louis."

(1994 C., § 26.08.010; Ord. No. 62588, § 2(part), 1992.)

26.08.020 - Accessory building.

A subordinate building, the use of which is incidental to that of the main building.

(1994 C., § 26.08.020; Ord. No. 62588, § 2(part), 1992.)

26.08.025 - Accessory use.

The term applied to a use that is subordinate in physical character to the principal use, that is clearly incidental to the principal use and that is located on the same lot with the principal use.

(1994 C., § 26.08.025; Ord. No. 62588, § 2(part), 1992.)

26.08.030 - Alley.

A public thoroughfare which affords only a secondary means of access to abutting property.

(1994 C., § 26.08.030; Ord. No. 62588, § 2(part), 1992.)

26.08.035 - Animal clinic.

An establishment that is used for the practice of veterinary medicine.

(1994 C., § 26.08.035; Ord. No. 62588, § 2(part), 1992.)

26.08.040 - Apartment house.

A dwelling, multiple-family.

(1994 C., § 26.08.040; Ord. No. 62588, § 2(part), 1992.)

26.08.050 - Basement.

A story having part but not more than one half its height below grade. A basement shall not be included in computing the number of stories of buildings referred to in any part of the Zoning Code unless it is subdivided, rented, sold or leased for dwelling purposes.

(1994 C., § 26.08.050; Ord. No. 62588, § 2(part), 1992.)

26.08.053 - Bed and breakfast guesthouse.

A dwelling having not more than seven guest-rooms where travelers for compensation are lodged for sleeping purposes with at least a morning meal provided. It is owner-occupied, and no more than three (3) guestrooms shall be served by one bathroom and a separate bathroom must be maintained for the owner occupants.

(1994 C., § 26.08.053; Ord. No. 62588, § 2(part), 1992.)

26.08.056 - Bed and breakfast homestay.

A dwelling having not more than two guestrooms where travelers for compensation are lodged for sleeping purposes with at least a morning meal provided. It is owner-occupied, having no employees, and lodging travelers.

(1994 C., § 26.08.056; Ord. No. 62588, § 2(part), 1992.)

26.08.058 - Bed and breakfast inn.

A building having not more than nineteen guestrooms where travelers for compensation are lodged for sleeping purposes with at least a morning meal provided. No more than three guestrooms shall be served by one bathroom and if owner or manager occupied, a separate bathroom must be maintained for said owner or manager.

(1994 C., § 26.08.058; Ord. No. 62588, § 2(part), 1992.)

26.08.059 - Bicycle parking space.

A four (4) feet by six (6) feet space provided for locking two (2) bicycles to a City approved bicycle rack.

(1994 C., § 26.08.059; Ord. No. 69148, § 1, 4-4-2012)

26.08.060 - Bicycle rack.

A stationary device anchored to the ground providing a stable frame to which two (2) bicycles may be conveniently secured. Common examples of preferred bicycle racks include "inverted-U," "post and loop," or "A" racks, and a creative design rack as defined and regulated herein.

(1994 C., § 26.08.060; Ord. No. 69148, § 1, 4-4-2012)

26.08.065 - Reserved.

26.08.070 - Building.

Any structure for the shelter, support or enclosure of persons, animals, chattels or property of any kind. When separated by division walls without openings, each portion of such building so separated shall be deemed a separate building.

(1994 C., § 26.08.070; Ord. No. 62588, § 2(part), 1992.)

26.08.080 - Building, height of.

The vertical distance measured from the curb grade or its equivalent established grade at a point midway between the two side lot lines to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof excluding church spires, except that, where buildings are set back from the street line, the height on the building may be measured from the average elevation of the finished lot grade at the base of the front of the building.

(1994 C., § 26.08.080; Ord. No. 62588, § 2(part), 1992.)

26.08.090 - Buildable width.

The width of that part of the lot not included within the open spaces herein required in the Zoning Code.

(1994 C., § 26.08.090; Ord. No. 62588, § 2(part), 1992.)

26.08.100 - Cellar.

A story having more than one-half its height below grade. A cellar shall not be included in computing the number of stories of buildings referred to in any part of the Zoning Code unless it is subdivided, rented, sold or leased for dwelling purposes.

(1994 C., § 26.08.100; Ord. No. 62588, § 2(part), 1992.)

26.08.101 - Check-cashing establishment.

A business engaged in cashing checks for the general public as an element of its operation, which exceeds 50% of its gross revenues, and which is not licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union.

Check-cashing establishments are not permitted in zoning districts "A," "B," "C," "D," "E," "F," and "L" and may be permitted as conditional uses in zoning districts "G," "H," "I," "J," and "K." No permit shall be issued for any check-cashing establishment that is located within 5,280 feet of any other check-cashing establishment and/or short-term loan establishment, or within five hundred (500) feet of any premises used as a dwelling including, but not limited to, a single-family dwelling, a two-family dwelling, a multifamily dwelling, a town home, or a semi-attached two-family, or within five hundred (500) feet of any structure used as elementary or secondary schools.

(1994 C., § 26.08.101; Ord. No. 68185, § 2, 12-1-2008; Ord. No. 64836, §§ 1, 2, 1999.)

26.08.103 - Clinic.

An establishment that is used for the provision of medical treatment for sick or injured people, treatment of alcohol and drug abuse, and treatment of the mentally or physically handicapped on an outpatient basis.

(1994 C., § 26.08.103; Ord. No. 62588, § 2(part), 1992.)

26.08.104 - Conditional use.

A use not authorized as a matter of right by the regulations of the district in which the use is proposed to be located but subject to being authorized for such district by action of the Zoning Administrator. The appropriateness of a particular use is to be determined based on the requirements and standards specified in Chapter 26.80.

(1994 C., § 26.08.104; Ord. No. 62588, § 2(part), 1992.)

26.08.104.1 - Convenience store.

Any grocery or retail establishment, not exceeding three thousand five hundred (3,500) square feet, offering for sale a limited line of groceries and household items and prepared foods usually for off-site consumption.

(1994 C., § 26.08.104.1; Ord. No. 69395, § 1, 2-14-2013.)

26.08.105 - Conversion town house.

A town house as defined in Section 26.08.435; except that such town house is the product of a reconstruction or rehabilitation of a previously constructed dwelling, that the total number of town houses resulting from the reconstruction or rehabilitation is equal to or less than the total number of dwelling units previously existing in the dwelling, that the total floor area of the previously constructed dwelling shall not be increased resulting from the reconstruction or rehabilitation of a previously constructed dwelling, and that the aggregate area of all the town house lots resulting from the reconstruction or rehabilitation is no less than the area of the lot of the previously existing dwelling. Reference to a town house in this Zoning Code includes reference to a conversion town house unless a conversion town house is specifically distinguished.

(1994 C., § 26.08.105; Ord. No. 64868, § 2, 2000; Ord. No. 62588, § 2(part), 1992.)

26.08.107 - Creative design rack.

Any rack other than the standard "inverted-U," "post and loop," or "A" rack.

(1994 C., § 26.08.107; Ord. No. 69148, § 1, 4-4-2012.)

26.08.110 - Dwelling.

Any building, or portion thereof, which is designed for or used for residential purposes.

(1994 C., § 26.08.110; Ord. No. 62588, § 2(part), 1992.)

26.08.115 - Dwelling unit.

A room or group of rooms with cooking and sanitary facilities, occupied or arranged for occupancy by a single family.

(1994 C., § 26.08.115; Ord. No. 62588, § 2(part), 1992.)

26.08.120 - Dwelling, single-family.

A building containing one dwelling unit.

(1994 C., § 26.08.120; Ord. No. 62588, § 2(part), 1992.)

26.08.130 - Dwelling, two-family

A building containing two dwelling units.

(1994 C., § 26.08.130; Ord. No. 62588, § 2(part), 1992.)

26.08.140 - Dwelling, semi-detached two-family.

Two 2-family dwellings separated by a division wall.

(1994 C., § 26.08.140; Ord. No. 62588, § 2(part), 1992.)

26.08.150 - Dwelling, multiple-family.

A building containing three or more dwelling units, other than a townhouse a semi-detached two-family dwelling.

(1994 C., § 26.08.150; Ord. No. 71928, § 2, 11-19-2024; Ord. No. 62588, § 2(part), 1992.)

26.08.160 - Family.

A person, or group of persons immediately related by blood, marriage or adoption, living as a single housekeeping unit; also a group of not more than three (3) persons not necessarily related by blood, marriage or adoption, living as a single housekeeping unit.

(1994 C., § 26.08.160; Ord. No. 62588, § 2(part), 1992.)

26.08.162 - Financial institution.

An establishment that is engaged in the business of a bank, savings and loan association, or credit union that is regulated by state or federal authority. Such establishment includes, without limitation, an office building or portion thereof devoted to such use, a drive-up facility, and a facility containing one or more automated teller machines.

(1994 C., § 26.08.162; Ord. No. 64837, § 3, 1999; Ord. No. 62588, § 2(part), 1992.)

26.08.165 - Floor area.

The total interior area of all floors of a building or structure measured to the inside face of the exterior walls but excluding stairwells, lobbies, common corridors and other nonleasable circulation areas, elevator shafts and space occupied by mechanical equipment or space related to the operation and maintenance of the building as well as that floor surface covered by walls or partitions enclosing these common areas or elements of a building.

(1994 C., § 26.08.165; Ord. No. 62588, § 2(part), 1992.)

26.08.166 - Floor area ratio.

The total floor area of a building or structure on any lot divided by the total area of that lot.

(1994 C., § 26.08.166; Ord. No. 62588, § 2(part), 1992.)

26.08.170 - Frontage.

All the land abutting on one side of a street or place between two intersecting streets or places (crossing or terminating) measured along the line dividing the street or place from the individual lots, or if the street or place be a dead end, then all the property abutting on one side between an intersecting street or place and the dead-end of the street or place, or if neither of the above apply, then all the land abutting on one side of particular block as designated by house numbers.

(1994 C., § 26.08.170; Ord. No. 62588, § 2(part), 1992.)

26.08.180 - Garage, private.

A building or portion of a building designed or used for the housing of motor driven vehicles.

(1994 C., § 26.08.180; Ord. No. 62588, § 2(part), 1992.)

26.08.190 - Garage, public.

A building or portion of a building other than a private garage, a storage garage, or a warehouse garage, used for storage, equipping, repairing, hiring or selling of motor driven vehicles.

(1994 C., § 26.08.190; Ord. No. 62588, § 2(part), 1992.)

26.08.200 - Garage, storage.

A building or portion of a building, other than a private garage, used exclusively for storage of motor driven vehicles.

(1994 C., § 26.08.200; Ord. No. 62588, § 2(part), 1992.)

26.08.210 - Garage, warehouse.

A building or portion of a building used exclusively for the storage of motor driven vehicles awaiting sale.

(1994 C., § 26.08.210; Ord. No. 62588, § 2(part), 1992.)

26.08.230 - Guestroom.

A room for lodging by no more than four (4) persons in a bed and breakfast establishment.

(1994 C., § 26.08.230; Ord. No. 62588, § 2(part), 1992.)

26.08.240 - Home occupation.

An accessory use of a dwelling unit that constitutes either entirely or partly the livelihood of a person living in the dwelling unit. See Section 26.80.060—Home Occupations.

(1994 C., § 26.08.240; Ord. No. 62588, § 2(part), 1992.)

26.08.245 - Home for senior citizens.

A residential building containing eight or more bedrooms limited to the use and occupancy of any persons, married or single, 62 years of age or over; such building shall not be used for such purposes as a convalescent or nursing home.

(1994 C., § 26.08.245; Ord. No. 62588, § 2(part), 1992.)

26.08.250 - Hospital.

An institution providing medical treatment and overnight bed care for the sick or injured.

(1994 C., § 26.08.250; Ord. No. 62588, § 2(part), 1992.)

26.08.260 - Hotel.

A building, other than a bed and breakfast inn, used as the abiding place of more than 20 persons who are for compensation lodged with or without meals.

(1994 C., § 26.08.260; Ord. No. 62588, § 2(part), 1992.)

26.08.270 - Lot.

A parcel of land occupied or proposed for improvement with one main building together with the accessory structures and uses customarily incidental to it and including such open space as is required under the Zoning Code, which parcel of land is either referred to in Section 26.80.050 or has its principal frontage either on a public street or place on a private residence street of record. Land that was formerly part of another lot and that was required for compliance with area regulations for an existing building on such other lot shall not be considered in determining whether a building to be erected, enlarged, structurally altered or moved complies with applicable area regulations.

(1994 C., § 26.08.270; Ord. No. 62588, § 2(part), 1992.)

26.08.280 - Lot, corner.

A lot abutting on two streets at their intersection.

(1994 C., § 26.08.280; Ord. No. 62588, § 2(part), 1992.)

26.08.290 - Lot, depth of.

The minimum horizontal distance between the front and rear lot lines.

(1994 C., § 26.08.290; Ord. No. 62588, § 2(part), 1992.)

26.08.300 - Lot, interior.

A lot other than a corner lot.

(1994 C., § 26.08.300; Ord. No. 62588, § 2(part), 1992.)

26.08.310 - Lot, lines.

Lines bounding a lot, as defined herein.

(1994 C., § 26.08.310; Ord. No. 62588, § 2(part), 1992.)

26.08.320 - Lot, through.

An interior lot having a frontage on each of two streets parallel or approximately parallel to each other.

(1994 C., § 26.08.320; Ord. No. 62588, § 2(part), 1992.)

26.08.321 - Marijuana, Marijuana-Infused Products, Medical Marijuana Cultivation Facility, Medical Marijuana Dispensary Facility, Medical Marijuana Facility, Medical Marijuana-Infused Products Manufacturing Facility, Medical Marijuana Testing Facility, Medical Marijuana Use, Comprehensive Facility, Comprehensive Marijuana Cultivation Facility, Comprehensive Marijuana Dispensary Facility, Comprehensive Marijuana-Infused Products Manufacturing Facility, Consumer, Marijuana Accessories, Marijuana Facility, Marijuana Microbusiness Facility, Microbusiness Wholesale Facility, Marijuana Testing Facility, and Preroll.

See Chapter 26.70 for definitions.

(Ord. No. 71633, § 1, 2-16-2023.)

26.08.322 - Micro wireless facility.

A small wireless facility that is not larger in dimension than twenty-four inches in length, fifteen inches in width, and twelve inches in height; and any exterior antenna no longer than eleven inches.

(Ord. No. 70942, § 1, 5-2-2019.)

26.08.325 - Motor fuel pumping station.

An establishment having one or more pumps wherein a principal activity is the sale of motor fuel that is directly dispensed to the consumer's vehicle.

(1994 C., § 26.08.325; Ord. No. 62588, § 2(part), 1992.)

26.08.330 - Nonconforming use.

Any building or land lawfully occupied by a use on May 25, 1950, or on the effective date of any amendment to Ordinance 45309, and which is in conflict with one or more of the regulations of the district in which it is situated.

(1994 C., § 26.08.330; Ord. No. 62588, § 2(part), 1992.)

26.08.331 - Nonconforming structure.

A structure which existed lawfully prior to May 25, 1950, or on the effective date of any amendment to Ordinance 45309, and which is in conflict with one or more of the regulations of the district in which it is situated.

(1994 C., § 26.08.331; Ord. No. 62588, § 2(part), 1992.)

26.08.337 - Package liquor store.

An establishment at which primarily liquor products are sold at retail and not for consumption on the premises.

(1994 C., § 26.08.337; Ord. No. 62588, § 2(part), 1992.)

26.08.340 - Parking lot, commercial.

A lot on which space for parking is offered to the general public in return for a consideration or compensation.

(1994 C., § 26.08.340; Ord. No. 62588, § 2(part), 1992.)

26.08.350 - Parking space.

A surfaced area, exclusive of driveways, permanently reserved for the temporary storage of one automobile and connected directly with a street or alley or connected thereto by a driveway. The layout, arrangement and dimensions of drives and parking spaces shall be in accordance with Section 26.16.080.

(1994 C., § 26.08.350; Ord. No. 62588, § 2(part), 1992.)

26.08.360 - Place.

An open unoccupied space other than a street or alley permanently reserved and approved by the Board of Public Service as the principal means of access to abutting property.

(1994 C., § 26.08.360; Ord. No. 62588, § 2(part), 1992.)

26.08.370 - Premises.

A continuous area of land and any structures thereon all under a single ownership or operation under a single direction, which premises may include one or more adjacent lots, or fractions of lots.

(1994 C., § 26.08.370; Ord. No. 62588, § 2(part), 1992.)

26.08.375 - Restaurant.

An establishment where meals or refreshments are sold to the public.

(1994 C., § 26.08.375; Ord. No. 62588, § 2(part), 1992.)

26.08.377 - Restaurant, carry-out.

A restaurant where food, frozen dessert, or beverages are primarily sold in a packaged, ready-to-consume state, intended for ready consumption by the customer on or off the premises.

(1994 C., § 26.08.377; Ord. No. 62588, § 2(part), 1992.)

26.08.380 - Reserved.

26.08.384 - Short-term loan establishment.

A business engaged in providing short-term loans to members of the general public as an element of its operation and which is not licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Short-term loan establishments shall include businesses offering title loans, payday loans, signature loans, small loans, pawnshops, and other similar businesses.

Short-term loan establishments are not permitted in zoning districts "A," "B," "C," "D," "E," "F," and "L" and may be permitted as conditional uses in zoning districts "G," "H," "I," "J," and "K."

No permit shall be issued for any short-term loan establishment that is located within 5,280 feet of any other short-term loan establishment and/or check-cashing establishment, or within five hundred (500) feet of any premises used as a dwelling including, but not limited to, a single-family dwelling, a two-family dwelling, a multifamily dwelling, a town home, or a semi-attached two-family, or within five hundred (500) feet of any structure used as elementary or secondary schools.

(1994 C., § 26.08.384; Ord. No. 68185, § 3, 12-1-2008; Ord. No. 64837, §§ 1, 2, 1999.)

26.08.384.1 - Short-term rental; short-term rental agent; short-term rental, non-occupied; short-term rental, occupied; short-term rental owner; short-term rental permit; short-term rental unit; and dwelling unit.

See Chapter 26.76 for definitions.

(Ord. No. 71940, § 2, 12-10-2024; Ord. No. 71730, § 1, 11-6-2023.)

26.08.385 - Sign.

Any structure or part thereof, or any device attached to, painted on, or represented on a building or other structure, upon which is displayed or included any letter, word, model, banner, flag, insignia, decoration, device, or representation used as, or in the nature of, an announcement, direction, advertisement, or attention directing device.

(1994 C., § 26.08.385; Ord. No. 71940, § 2, 12-10-2024; Ord. No. 71730, § 1, 11-6-2023; Ord. No. 62588, § 2, 1992.)

26.08.387 - Sleeping room.

A room or group of rooms, without cooking facilities, that provides sleeping accommodations for one or more individuals.

(1994 C., § 26.08.387; Ord. No. 71928, § 2, 11-19-2024; Ord. No. 62588, § 2(part), 1992.)

26.08.389 - Small wireless facility.

A wireless facility that meets both of the following qualifications: (a) each wireless provider's antenna could fit within an enclosure of no more than six cubic feet in volume; and (b) All other equipment associated with the wireless facility, whether ground or pole mounted, is cumulatively no more than twenty-eight cubic feet in volume, provided that no single piece of equipment on the utility pole shall exceed nine cubic feet in volume; and no single piece of ground mounted equipment shall exceed fifteen cubic feet in volume, exclusive of equipment required by an electric utility or municipal electric utility to power the small wireless facility. The following types of associated ancillary equipment shall not be included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs and related conduit for the connection of power and other services.

(Ord. No. 70942, § 1, 5-2-2019.)

26.08.389.1 - Special residential uses.

Boarding house; dormitory; group home; halfway house; rooming house; shelter, congregate; shelter, single-room occupancy; substance use treatment center; support services; and transitional housing.

(Ord. No. 71928, § 2, 11-19-2024.)

26.08.390 - Story.

That part of a structure contained between the level of one finished floor, or, if the top story, that part of a structure contained between the level of the highest finished floor and the ceiling above it.

(1994 C., § 26.08.390; Ord. No. 62588, § 2(part), 1992.)

26.08.400 - Story, half.

A space under a sloping roof which has the line of intersection of roof decking and wall face not more than 3 feet above the top floor level and in which space not more than two-thirds of the floor area is furnished for use.

(1994 C., § 26.08.400; Ord. No. 62588, § 2(part), 1992.)

26.08.410 - Street.

A public thoroughfare which affords principal means of access to abutting property.

(1994 C., § 26.08.410; Ord. No. 62588, § 2(part), 1992.)

26.08.420 - Structural alteration.

Any change in the supporting members of a building such as bearing walls, columns, lintels, beams or girders.

(1994 C., § 26.08.420; Ord. No. 62588, § 2(part), 1992.)

26.08.430 - Structure.

A combination of material assembled, constructed or erected at a fixed location, including a building, the use of which requires location on the ground or attachment to something located on the ground.

(1994 C., § 26.08.430; Ord. No. 62588, § 2(part), 1992.)

26.08.432 - Telephone, outdoor pay.

"Outdoor pay telephone" means a telephone for hire located on private property which is not located within a building used for additional purposes with controlled access by means of a door or doors that may be locked.

(1994 C., § 26.08.432; Ord. No. 64167, § 2, 1997.)

26.08.433 - Tourist home.

A bed and breakfast establishment.

(1994 C., § 26.08.433; Ord. No. 62588, § 2(part), 1992.)

26.08.435 - Town house.

A series of attached single-family dwellings separated by exterior quality walls or a common wall between units as required by the St. Louis Building Code, except that the maximum number of abutting dwelling units in any town house series shall not exceed eight, that each dwelling unit shall front wholly and directly upon a public street, or private place or upon a courtyard or way through which the owner of the town house dwelling unit has legally guaranteed ingress and egress to a public street or private place, and that each such dwelling unit shall have a dimension of not less than 14 feet along the width of the dwelling unit. Any contiguous grouping of five or more town house dwelling units to be developed as herein defined shall be subject to the provisions and requirements of Section 26.16.100.

(1994 C., § 26.08.435; Ord. No. 62588, § 2(part), 1992.)

26.08.436 - Utility stations and utility towers.

Infrastructure and/or facilities that need to be located in the area where the service is to be provided, such as water and sewer pump stations; electrical transforming substations; wind energy and sewer pump stations; electrical transforming substations; wind energy conversion systems; water conveyance systems; gas regulating stations; stormwater facilities and conveyance systems; telephone switching equipment; emergency communication warning/broadcast facilities; and other similar uses, but not including those uses defined as wireless facilities per Section 26.08.437 and wireless support structures per Section 26.08.438.

(Ord. No. 70942, § 1, 5-2-2019.)

26.08.437 - Wireless facility.

Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including equipment associated with wireless communications and radio transceivers, antennas coaxial or fiber-optic cable, regular and backup power supplies, and comparable

equipment, regardless of technological configuration. The term includes small wireless facilities. The term does not include: (a) the structure or improvements on, under, or within which the equipment is collocated; (b) coaxial or fiber-optic cable between wireless support structures or utility poles; (c) coaxial or fiber-optic cable not directly associated with a particular small wireless facility; or (d) a wireline backhaul facility, as defined by Missouri statutes.

(Ord. No. 70942, § 1, 5-2-2019.)

26.08.438 - Wireless support structure.

A structure, such as a monopole, tower, or building capable of supporting wireless facilities. This definition does not include utility poles.

(Ord. No. 70942, § 1, 5-2-2019.)

26.08.440 - Yard.

Open space between buildings and the adjoining lot line which is open to the sky unobstructed by a structure other than (1) sills, belt courses and ornamental features not to exceed 4 inches; (2) that portion of cornices or roof overhang and fixed awnings that is 3 feet or less (except that, when a yard is required, cornices, roof overhang and fixed awnings shall not be any closer to any lot line than 2 feet); (3) that portion of open fire escapes, unenclosed porches or balconies that 3 feet or less (except that, when a yard is required, open fire escapes, unenclosed porches or balconies shall not be any closer to any lot line than 3 feet); and (4) ordinary projection of chimneys and pilasters when placed so as not to obstruct light and ventilation.

(1994 C., § 26.08.440; Ord. No. 62588, § 2(part), 1992.)

26.08.450 - Yard, front.

A yard measured across the width of the entire lot and situated between the front lot line and the nearest portion of the main building other than steps, unenclosed balconies or unenclosed porches.

(1994 C., § 26.08.450; Ord. No. 62588, § 2(part), 1992.)

26.08.460 - Yard, rear.

A yard measured between the side lot lines, the rear lot line and the nearest portion of the main building other than steps, unenclosed balconies or unenclosed porches.

(1994 C., § 26.08.460; Ord. No. 62588, § 2(part), 1992.)

26.08.470 - Yard, side.

A yard measured between the side line of the lot and the main building or any projection thereof and extending from the front yard to rear yard.

(1994 C., § 26.08.470; Ord. No. 62588, § 2(part), 1992.)

26.08.480 - Zoning Administrator.

A position created within the Department of Public Safety and appointed by the Building Commissioner. The position is responsible for administering and enforcing the Zoning Code, in accordance with Chapter 26.88.

(1994 C., § 26.08.480; Ord. No. 62588, § 2(part), 1992.)

26.20.025 - Conditional uses.

The following conditional uses may be allowed in the "A" Single-Family Dwelling District, subject to the provisions of Chapter 26.80:

- A. Bed and breakfast guesthouse, subject to the additional provisions of Chapter 8.25;
- B. Bed and breakfast homestay, subject to the additional provisions of Chapter 8.25;
- C. Cemeteries;
- D. Reserved;
- E. Farming and truck gardening;
- F. Governmental buildings;
- G. Greenhouses, providing no product is sold on the premises;
- H. Hospitals;
- I. Off-street automobile parking facilities;
- J. Parking facilities and open lots located between the front yard and the structure;
- K. Publicly owned museums and art galleries;
- L. Schools;
- M. Utility stations and utility towers.

(1994 C., § 26.20.025; Ord. No. 70942, § 5, 5-2-2019; Ord. No. 70555, § 1(26.20.025), 6-17-2017; Ord. No. 62588, § 3(part), 1992.)

26.80.010 - Conditional uses.

- A. *Purposes.* There are a number of uses that present unique problems with respect to their location and relationship with potential surrounding land uses. These uses are not allowed in a particular zoning district by right. However, they may be made compatible or appropriate by attaching certain conditions to their development.
- B. *Authority.* The authority to issue conditional use permits is hereby delegated to the Board of Public Service.
- C. *Application and Submission Contents and Procedure.*
1. An application for a conditional use permit may be filed by the owner, tenant or their representative, or any prospective owner, tenant, or their representative, of the property in question.
 2. Applications for conditional use permits shall be filed with the Zoning Administrator and shall be accompanied by data, plans, and information as prescribed by the Board of Public Service to assure the fullest understanding of the application. One copy of the application shall be filed at the same time with the Board of Public Service. The Zoning Administrator shall provide written notification of an application for a conditional use permit to the Aldermen in whose ward the conditional use is proposed. A fee, set forth in Chapter 26.98, shall be due at the time the Applicant requests a conditional use hearing.
- D. *Review Procedures.*
1. The Community Development Commission shall then have forty-five (45) days to submit findings of fact and recommendations to the Board of Public Service. The Commission may delegate the review to the Director of the Community Development Agency. If no report is received within the forty-five (45) days, it will be assumed that the Community Development Commission approves the issuance of a conditional use permit.
 2. Upon the receiving of the application for filing, the Board of Public Service shall set a date for, and shall conduct, a public hearing on the application within forty-five (45) days. The Zoning Administrator shall publish and post a notice of the public hearing at least fifteen (15) days prior to the hearing date. The notice shall be published in a newspaper of general circulation in the City. The notice shall also be posted prominently on the site and on the block of the property in question.
 3. The Board of Public Service shall have made a ruling within seven (7) days after the forty-fifth (45th) day referred to in Subsection A of this section. A written report shall be filed, which shall include the conditions and restrictions applicable to the use in question.
 4. The conditional use permit shall apply to the use in question as long as no changes are made to the site or the structure.

5. A conditional use permit may be valid for a period of one (1) year. Within that time, a building permit shall be obtained and construction started or, in the case where no building permit is required, an occupancy permit shall be obtained or the conditional use permit shall become null and void provided that the one (1) year time limitation shall be tolled by a force majeure.
- E. *Standards.* The Board of Public Service shall not approve a conditional use unless the Board finds that the use conforms to the following standards:
1. The use will not be detrimental to the public health, safety, morals or general welfare;
 2. The use will not cause serious injury to the neighboring property by hindering use or reducing or impairing property values;
 3. The use will contribute to, enhance, and promote the general welfare and convenience of the specific location;
 4. The use will complement or be compatible with the surrounding uses and will not have a negative impact on adjacent uses or community facilities; and
 5. The use shall, in all other respects, conform to the applicable zoning regulations and standards, including, without limitation, the particular regulations and standards stated for particular conditional uses in the various zoning districts.
- F. *Conditions and Restrictions.* The regulations applicable to conditional uses stated in this Zoning Code are minimum standards. When approving a conditional use permit, the Board of Public Service may stipulate additional conditions and restrictions as necessary to ensure that the use complies with the standards of Subsection D of this section.

(1994 C., § 26.80.010; Ord. No. 69084, § 2, 2-13-2012; Ord. No. 59979, § 21(part), 1986.)

Chapter 8.25 - BED AND BREAKFAST ESTABLISHMENTS

8.25.010 - License—Required.

No person shall own, operate or maintain a bed and breakfast homestay, a bed and breakfast guesthouse, or a bed and breakfast inn as defined in the Zoning Code without obtaining a permit from the Board of Public Service and a graduated business license from the License Collector.

(1994 C., § 8.25.010; Ord. No. 70813, § 3(8.25.010), 7-16-2018; Ord. No. 62566, § 1, 1992.)

8.25.020 - Application Contents.

No person shall own, operate or maintain a bed and breakfast homestay, a bed and breakfast guesthouse or a bed and breakfast inn in an area not within a bed and breakfast district without first submitting the following application to the Board of Public Service, which application shall contain:

- A. Name and address of owner of premises and if a bed and breakfast inn the name and address of the manager also. All changes shall be reported within thirty days after the change.
- B. A diagram of the premises clearly showing all rooms in the premises and their proposed uses. All changes must be reported within thirty days after the change.
- C. Location and number of any off-street parking spaces.
- D. Address and manager of any other bed and breakfast establishments in the City-owned or -operated by the applicant.
- E. Any additional information as may be required under the rules and regulations of the Board of Public Service and/or as determined by the President of the Board of Public Service.

(1994 C., § 8.25.020; Ord. No. 70813, § 3(8.25.020), 7-16-2018; Ord. No. 62566, § 2, 1992.)

8.25.030 - Rules, regulations and requirements.

The following rules, regulations and requirements shall apply to the designated establishments, and no person shall own, operate, manage, or maintain an establishment that violates said rules, regulations and requirements.

A. *Bed and Breakfast Homestay.*

- 1. No health, building or occupancy inspection or permits or certificate of inspection for change of guests required.
- 2. No employees permitted except for periodic guestroom cleaning service.
- 3.

No exterior signage permitted, except if the homestay is within a bed and breakfast district, the provisions of Subsection B.2 of this section shall apply.

4. Owner must occupy and manage bed and breakfast homestay and must be present while it is in operation.
5. No guestrooms may contain cooking facilities.
6. Maximum stay for each guest shall be 14 consecutive days.
7. Guestbook must be maintained and open to inspection by the City, which gives guests' names, home addresses, dates and rooms occupied.
8. No other business may be operated from premises, including, but not limited to, catering, wedding receptions or private parties.
9. Interior residential features must be retained in a manner that will allow reconversion to a residential use.
10. The use shall not be detrimental to the neighborhood.

B. *Bed and Breakfast Guesthouse.*

1. One off-street parking space for every two guest rooms is required, unless waived by the Board of Public Service for good cause shown.
2. One attached non-illuminated or indirectly illuminated exterior sign no larger than four square feet may be permitted.
3. Occupancy permit required.
4. Commercial kitchen not required, but inspection of kitchen required.
5. No guestrooms may contain cooking facilities.
6. Owner must occupy and manage bed and breakfast and must be present while it is in operation.
7. Maximum stay for each guest shall be 14 consecutive days.
8. Guestbook must be maintained, and open to inspection by City, which gives guests' names, home address, dates and rooms acquired.
9. No other business may be operated from premises, including, but not limited to, catering, wedding receptions or private parties.
10. All building and health code requirements must be met.
11. The use shall not be detrimental to the neighborhood.
12. Interior residential features must be retained in a manner that will allow reconversion to a residential use.

C. *Bed and Breakfast Inn.*

1. Must meet requirements of Subsections B.1 through 3, 7, 8, 10 and 11 of this section.

2. Commercial kitchen, unless waived by the Board of Building Appeals for good cause shown, must conform to the requirements of the St. Louis Building and Fire Prevention Codes.

(1994 C., § 8.25.030; Ord. No. 70813, § 3(8.25.030), 7-16-2018; Ord. No. 62566, § 3, 1992.)

8.25.040 - Applications—Notices—Hearings.

- A. Applications to operate a bed and breakfast establishment may be obtained from the Secretary of the Board of Public Service.
- B. After the filing of the completed application, the Board of Public Service shall fix a date for a hearing on the application.
- C. The Board shall, at least fifteen (15) days before the date for which such hearing is scheduled, cause to be mailed or delivered to the applicant and to the Alderman of the ward in which the licensed premises would be located and to the Police Department, the notice of the time, place and date of said hearing. If the proposed use also requires the issuance of a conditional use permit, the procedures required by Section 26.80.10 of the Zoning Code shall be conducted concurrently with the procedures required by this chapter, so that in no case shall two (2) separate Board of Public Service hearings be required. In addition, the Zoning Administrator shall cause a placard containing the words "HEARING ON BED AND BREAKFAST ESTABLISHMENT," printed in bold black letters at least 1½ inches in height, to be placed at each end of the block on the side of the street where the applicant proposes to locate the establishment, unless such placement is not possible. If it is not possible to place said placards in the manner specified in the preceding sentence, the person posting the placards shall place the placards in such manner as to give the greatest notice to passersby of the hearing on the application. Said placards shall specify in clear and legible lettering the time, place and date of the hearing, the name of the applicant, the address of the premises proposed to be licensed, and the type of license applied for. Applicants shall deposit cash or its equivalent with the Board in sufficient amount, as set by said Board to pay the costs of placarding and mailing required by this subsection. Money deposited with the Board for this purpose shall be deposited by the Board in a special account established by the Board for such purpose. Such account shall be held in the name of the Board who shall use the funds held therein only for the purposes specified in this section. Any resulting deficit shall be charged back, and any overage shall be refunded, to the applicant.
- D. At such hearing, the applicant shall be entitled to produce testimony under oath and to be represented by counsel, and the Board shall have the power to subpoena witnesses and to take testimony under oath pertaining to all matters connected with the application. Any interested person in the matter shall have the right to testify at the hearing. The Board may continue all or part of an application hearing if necessary to conclude the investigation of an application.

(1994 C., § 8.25.040; Ord. No. 70813, § 3(8.25.040), 7-16-2018; Ord. No. 62566, § 4, 1992.)

8.25.050 - License approval—Generally.

If, after holding a hearing on the application the Board shall find that the applicant meets all requirements of the Ordinances of the City, the Board shall approve the issuance of a license to the applicant, permitting him to conduct such business for a period of one year from the date of issuance of the license, unless the license is revoked or canceled for cause before the expiration of such time.

(1994 C., § 8.25.050; Ord. No. 70813, § 3(8.25.050), 7-16-2018; Ord. No. 62566, § 5, 1992.)

8.25.060 - Protests against licenses or applications—When and how initiated.

- A. A protest against issuance, the renewal or continuation of a bed and breakfast establishment license issued pursuant to this chapter shall be initiated by submission to the Board of Public Service of a written letter of protest signed by either ten (10) or more registered voters residing or conducting business, or ten (10) or more persons owning property, within the petition circle of the establishment which is the subject of the protest. If there are less than twenty (20) property owners within the petition circle of a licensed premises or proposed licensed premises, a protest may be initiated against the license for such premises by a protest letter signed by a majority of property owners residing within the petition circle. If there are less than twenty (20) persons who are registered voters residing or conducting business within the petition circle of a licensed premises or proposed licensed premises, a protest may be initiated against the license for such premises by a protest letter signed by a majority of the persons who are registered voters residing or conducting business within the petition circle. Such letter shall contain the name and address of the licensed premises or proposed licensed premises which is the subject of the protest, the type of license being protested, and the name of the person who shall serve as the protest representative. Upon verifying that there are sufficient signatures on the protest letter to initiate a protest, the Secretary of the Board of Public Service shall issue protest petitions to the protest representative. He shall also notify the licensee or applicant whose license or application is the subject of the protest, the Alderman for the ward in which the licensed premises is or would be located and the Police Department that a protest has been initiated against the license or application. Such notice shall contain an explanation of the protest procedures as established by this chapter and title, and by the rules and regulations of the Board of Public Service. If the protest is against renewal or continuation of a license notice shall be served at the licensed premises upon either the licensee or any employee, agent or servant of the licensee found upon the licensed premises. If the protest is against an application for a license, service of the notice shall be made by sending the notice by registered United States mail, return receipt requested, to the address given by the applicant on the license application submitted to the Board of Public Service.
- B. A protest shall not be initiated against renewal more than 45 days, nor less than 14 days, prior to the date on which the existing license for the premises which is the subject of the protest is scheduled to expire. A protest may be initiated against continuation of a license at any time during the term of the license, however, any protest letter submitted to the Board of Public Service less than 45 days prior to the date on which the existing license for the premises which is the subject of the protest is scheduled to expire shall be treated as a protest against renewal of the license. A protest may be initiated against an application for issuance of a license at any time up to the time set for the hearing on such application. The application hearing shall not be postponed because of the filing of a protest against such application; however, the Board of Public Service shall make no decision concerning whether to issue the license applied for until

after the conclusion of the protest bearing provided for by the provisions of this chapter. No protest may be initiated against the continuation of a license for a period of six months after the Board has denied, after a hearing, a previous protest against such license.

(1994 C., § 8.25.060; Ord. No. 70813, § 3(8.25.060), 7-16-2018; Ord. No. 62566, § 6, 1992.)

8.25.070 - Protest petitions—Contents—Time for collection of signatures.

- A. The Board of Public Service shall promulgate a protest petition form. There shall be a heading on each page of the petition which shall: (1) identify by trade name and address the licensed premises or proposed licensed premises which is the subject of the protest; (2) give the name of the licensee or applicant; (3) state that persons signing the petition are supporting the protest filed against the license or application of the licensee or applicant for the premises named on the petition; and (4) contain such additional information as may be required under the rules and regulations of the Board. No signature appearing on a protest petition shall be considered valid unless the name and address of the person who signed the petition is printed on the face of the petition next to his signature.
- B. The Board of Public Service shall not, except for good cause shown, accept any protest petition submitted more than thirty days from the date on which the protest petitions were issued to the protest representatives; except that where the thirtieth day after the date on which the protest petitions were issued falls on a Saturday, Sunday or holiday, the Board shall accept protest petitions filed on the next working day thereafter.

(1994 C., § 8.25.070; Ord. No. 70813, § 3(8.25.070), 7-16-2018; Ord. No. 62566, § 7, 1992.)

8.25.080 - Hearing on protest—Notice—Procedure.

- A. After the last date on which protest petitions may be submitted, the Board shall fix a date for a hearing on the protest. Such hearing shall be held not less than twenty, nor more than thirty, days following the last date on which protest petitions may be submitted. The Board shall have power to continue the hearing for good cause. The Board shall not schedule a hearing for a protest against continuation of a license, and shall summarily dismiss such protest, where no protest petitions are submitted to him prior to the closure date for submission of protest petitions.
- B. The Board shall, at least ten days prior to the date on which the protest hearing is scheduled, cause notice of the time, place and date of the hearing to be served on the licensee or applicant whose license or application is the subject of the protest. If the protest is against renewal or continuation of a license, notice of the protest hearing shall be served at the licensed premises upon either the licensee or any employee, agent or servant of the licensee found upon the licensed premises. If the protest is against an application for a license, service of the notice shall

be made by sending the notice by registered United States mail, return receipt requested, to the address given by the applicant on the license application submitted to the Board of Public Service. The Board shall also, at least ten days prior to the date on which a protest hearing is scheduled, cause notice of the time, place and date of such hearing to be served upon the protest representative, the Alderman of the ward in which the licensed premises is or would be located, and the Police Department. Service of the notice upon the protest representative shall be made by sending the notice by registered United States mail, return receipt requested, to the address given by the protest representative on the written letter of protest. In addition, the Board shall cause a placard containing the words "HEARING ON PROTEST AGAINST BED AND BREAKFAST ESTABLISHMENT LICENSE IN THIS BLOCK," printed in bold black letters at least 1½ inches in height, to be placed at each end of the block on the side of the street where the licensed premises or the proposed licensed premises which are the subject of the protest hearing is or would be located, unless such placement is not possible. If it is not possible to place said placards in the manner specified in the previous sentence, the person posting the placards shall place the placards in such manner as to give the greatest notice to passersby of the protest hearing. Said placards shall specify in clear and legible lettering the time, place and date of the hearing, the trade name and address of the licensed premises or premises proposed to be licensed, the name of the licensee or applicant whose license or application is the subject of the protest, and the type of license which is the subject of the protest. Neither the protest representative nor anyone else signing a protest letter or petition shall be liable for the costs of said placarding.

- C. At the protest hearing, both the protest representative and the licensee or applicant whose license or application is the subject of the protest shall be entitled to produce testimony under oath and to be represented by counsel, and the Board shall have the power, on his own motion, to subpoena witnesses and to testimony under oath pertaining to all matters connected with the protest. The Alderman for the Ward in which the premises which is the subject of the protest is located, together with the Police Department, shall have the right to be heard at the hearing.
- D. The protest hearing shall be a bifurcated proceeding. During the first phase of the hearing, the Board shall consider evidence concerning whether the protest petitions submitted to him contain the signatures of a valid majority of either: (1) persons who are registered voters who reside or conduct business within the petition circle of the licensed premises or proposed licensed premises which is the subject of the protest; or (2) persons owning property within said petition circle. The Board shall also consider during the first phase of the hearing any testimony offered concerning the sufficiency of the written protest letter which initiated the protest, including, but not limited to, evidence concerning whether the letter contained sufficient signatures to initiate the protest. After conclusion of the first phase of the hearing the Board shall make a decision as to whether the protest petitions submitted to him contain a valid majority of either persons who are registered voters who reside or conduct business, or persons owning property, within the petition circle. He need not, prior to initiation of the second phase of the hearing, make any

determination as to the sufficiency of the written protest letter. During the second phase of the hearing, he shall consider evidence concerning whether issuance, renewal or continuation of the license which is the subject of the protest would be detrimental to the neighborhood in which the licensed premises is or would be located.

(1994 C., § 8.25.080; Ord. No. 70813, § 3(8.25.080), 7-16-2018; Ord. No. 62566, § 8, 1992.)

8.25.090 - Protests—Necessity of majority of signatures on petition protesting continuation of license—Effect.

- A. A protest against continuation of a license may only be sustained by the Board if the protest petitions submitted to it to protest such continuation contain the signatures of either a majority of the persons who are registered voters residing or conducting business within the petition circle of the licensed premises which is the subject of the protest or a majority of the persons owning property within such petition circle. If, after the first phase of the hearing is completed, the Board determines that the protest petitions submitted to it in protest of the continuation of a license contain the signatures of neither a majority of the persons who are registered voters residing or conducting business within the petition circle of the licensed premises which is the subject of the protest nor a majority of the persons owning property within such petition circle then it shall deny the protest and shall not consider evidence of whether continuation of the license would be detrimental to the neighborhood in which the licensed premises is located.
- B. If the Board determines, after the first phase of the hearing is completed, that protest petitions submitted to it to protest an application for a license contain the signatures of either a majority of the persons residing or conducting business within the petition circle of the proposed licensed premises which is the subject of the protest or a majority of the persons owning property within such petition circle, then the Board shall sustain the protest and refuse to grant the license applied for, regardless of any evidence concerning detriment to the neighborhood.

(1994 C., § 8.25.090; Ord. No. 70813, § 3(8.25.090), 7-16-2018; Ord. No. 62566, § 9, 1992.)

8.25.100 - Protests—Allocation of burden of proof—Grounds for sustaining protests—Effect of sustaining protest.

- A. If the Board determines after the first phase of the protest hearing that the protest petitions submitted to it contain the signatures of either: (1) a majority of the persons who are registered voters residing or conducting business within the petition circle of the licensed premises which is the subject of the protest; or (2) a majority of the persons owning property within such petition circle, it shall sustain the protest unless the licensee shows by a preponderance of the evidence submitted at the hearing that renewal or continuation of the license would not be detrimental to the neighborhood in which the licensed premises is located. If the Board determines after the first phase of the protest hearing that the protest petitions submitted to it do not contain the signatures of either a majority of the persons who are registered voters residing or conducting business within the petition circle of the licensed premises which is the subject of the protest or a

majority of the persons owning property within such petition circle, the Board shall deny the protest, unless the protesters show by a preponderance of the relevant evidence submitted at the hearing that issuance or renewal of the license would be detrimental to the neighborhood in which the licensed premises is or would be located.

- B. If the Board sustains a protest against issuance of a license it shall refuse to grant such license to the person applying therefor. If it sustains a protest against renewal of a license such license shall not be revoked, but the Board shall refuse to renew such license after it expires. If the Board sustains a protest against continuation of a license it shall cancel such license effective one month after any decision is filed upholding such protest. If the license expires by operation of law before it can be canceled it shall not be renewed.

(1994 C., § 8.25.100; Ord. No. 70813, § 3(8.25.100), 7-16-2018; Ord. No. 62566, § 10, 1992.)

8.25.110 - Extension of protested license.

Where a protest has been filed against continuation or renewal of a license and the license expires prior to a decision by the Board on the protest, the Board shall grant an extension of the license. If the Board sustains a protest, the extension shall expire on the date on which the decision on the protest is issued.

(1994 C., § 8.25.110; Ord. No. 70813, § 3(8.25.110), 7-16-2018; Ord. No. 62566, § 11, 1992.)

8.25.120 - Withdrawal of signatures from consent or protest petitions.

Any person who has signed a neighborhood protest petition may withdraw his signature from the petition by submitting a letter to the Board requesting withdrawal prior to the date set for the hearing on the protest or by requesting withdrawal in person at the hearing. The Board may also allow a person to withdraw his signature from a protest petition if it finds, based upon a preponderance of evidence, that the circulator of the petition threatened or coerced such person or that the circulator made a material misrepresentation of fact concerning the licensed premises or proposed licensed premises to such person.

(1994 C., § 8.25.120; Ord. No. 70813, § 3(8.25.120), 7-16-2018; Ord. No. 62566, § 12, 1992.)

26.52.025 - Conditional uses.

The following conditional uses may be allowed in the "I" Central Business District subject to the provisions of Section 26.80.010:

- A. Bathhouses, including massage establishment(s), as defined and subject to the additional provisions of Chapter 8.24;
- B. Billiards and pool rooms, as defined and subject to the additional provisions of Chapter 8.26;
- C. Day care centers;
- D. Hotels;
- E. Pawnbrokers, as defined and subject to the additional provisions of Chapter 8.72;
- F. Penal institutions;
- G. Telephone, outdoor pay, if the proposed telephone is located on a lot that is located contiguous with or directly across a street, alley, public or private easement from a dwelling district.

(1994 C., § 26.52.025; Ord. No. 71928, § 3, 11-19-2024; Ord. No. 71004, § 1, 7-25-2019; Ord. No. 70942, § 5, 5-2-2019; Ord. No. 70812, § 3, 7-16-2018; Ord. No. 64167, § 7, 1997.)

Chapter 8.24 - BATHHOUSES

8.24.010 - Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

- A. "Massage" means any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external soft parts of the body with the hands or with the aid of any mechanical or electrical apparatus or appliance with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations commonly used in this practice.
- B. "Massage establishment" means any establishment having a fixed place of business where any person, firm, association or corporation engages in or carries on or permits to be engaged in or carried on any of the activities mentioned in Subsection A.
- C. "Masseur or masseuse" means any person who, for any consideration whatsoever, engages in the practice of massage as defined in this section.
- D. "Employee" means any and all persons, other than the masseurs and masseuses, who render any service to the licensee, who receive compensation directly from the licensee, and who have no physical contact with customers and clients.
- E. "Persons" means any individual, copartnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.
- F. "Public bath establishment" means any place that provides baths, showers or public washing facilities or massages, as defined by Subsection A and which may be equipped with appliances pertaining to physiotherapy treatments.
- G. "Recognized school" means any school or institution of learning which has for its purpose the teaching of the theory, method, profession, or work of massage, which school requires a resident course of study not less than seventy hours to be given in not more than three calendar months before the student shall be furnished with a diploma or certificate of graduation from such school or institution of learning following the successful completion of such course of study or learning and which school has been recognized and approved by an association of professional masseurs of the state.

(1960 C., § 649.010; 1994 C., § 8.24.010; Ord. No. 70813, § 2(8.24.010), 7-16-2018; Ord. No. 56859, § 2(649.010), 1974.)

8.24.020 - Establishment license—Required.

It shall be unlawful for any person to engage in, conduct or carry on or to permit to be engaged in, conducted or carried on, in or upon any premises in the City, the operation of a massage or public bath establishment as defined in Section 8.24.010, without first having obtained a license from the License Collector of the City after approval of the Board of Public Service.

(1960 C., § 649.020; 1994 C., § 8.24.020; Ord. No. 70813, § 2(8.24.020), 7-16-2018; Ord. No. 56859, § 2(649.020), 1974.)

8.24.030 - Establishment license—Application—Filing fee.

Every applicant for a license to maintain, operate or conduct a massage or public bath establishment shall file an application with the Board of Public Service and pay a filing fee of ten dollars which shall not be refundable.

(1960 C., § 649.030; 1994 C., § 8.24.030; Ord. No. 70813, § 2(8.24.030), 7-16-2018; Ord. No. 56859, § 2(649.030), 1974.)

8.24.040 - Establishment license—Application—Contents.

The application for a license to operate a massage establishment or public bath establishment shall set forth the exact nature of the massage or services to be administered, the proposed place of business and facilities therefor, and the name and address of each applicant.

In addition to the foregoing, any applicant for a license shall furnish the following information:

- A. Written proof that the applicant is at least eighteen years of age;
- B. Two portrait photographs at least two inches by two inches, and fingerprints;
- C. Business, occupation, or employment of the applicant for the three years immediately preceding the date of application;
- D. The massage, public bathhouse or similar business license history of the applicant; whether such person, in previously operating in this or any other City or state under license, has had such license revoked or suspended, the reason therefor, and the business activity or occupation subsequent to the action of suspension or revocation;
- E. Any criminal convictions, except minor traffic violations;
- G. The applicant shall pay an application fee for all administrative costs.

(1960 C., § 649.040; 1994 C., § 8.24.040; Ord. No. 70813, § 2(8.24.040), 7-16-2018; Ord. No. 68570, § 1, 2-23-2010; Ord. No. 57071, § 1, 1975; Ord. No. 57002, § 1, 1975; Ord. No. 56859, § 2(649.040), 1974.)

8.24.050 - Masseur or masseuse license—Filing fee.

Any person, including an applicant for a massage or public bath establishment license who engages in the practice of massage as defined in Section 8.24.010 shall file an application for a masseur or masseuse license with the Board of Public Service upon a form provided by the Board and shall pay a filing fee of ten dollars which shall not be refundable.

(1960 C., § 649.050; 1994 C., § 8.24.050; Ord. No. 70813, § 2(8.24.050), 7-16-2018; Ord. No. 56859, § 2(649.050), 1974.)

8.24.060 - Masseur or masseuse license—Application.

The application for a masseur or masseuse license shall contain the following:

- A. Name and residence address;
- B. Applicant's weight, height, color of hair and eyes, and fingerprints;
- C. Written evidence that the applicant is at least eighteen years of age;
- D. Business, occupation, or employment of the applicant for the three years immediately preceding the date of application;
- E. Whether the person has ever been convicted of any crime except minor traffic violations. If any person mentioned in this subsection has been so convicted, a statement must be made giving the place and court in which the conviction was obtained and the sentence imposed as a result of the conviction;
- F. The name and address of the recognized school in the art of massage attended, the date attended and a copy of the diploma or certificate of graduation awarded the applicant showing the applicant has successfully completed not less than seventy hours of instruction in the art of massage;
- G. Two portrait photographs of at least two inches by two inches and fingerprints of applicant.

(1960 C., § 649.060; 1994 C., § 8.24.060; Ord. No. 70813, § 2(8.24.060), 7-16-2018; Ord. No. 56859, § 2(649.060), 1974.)

8.24.070 - Notice of hearing.

When an application is filed for a massage or public bath establishment license under this chapter, the Board of Public Service shall fix a time and a place for a public hearing where applicant may present evidence upon the question of his application. Not less than ten days before the date of such hearing, the Board of Public Service shall cause to be posted a notice of the hearing in a conspicuous place on the property in which or on which the proposed massage or public bath establishment is to be operated. The applicant shall maintain the notice as posted for the required number of days.

(1960 C., § 649.070; 1994 C., § 8.24.070; Ord. No. 70813, § 2(8.24.070), 7-16-2018; Ord. No. 56859, § 2(649.070), 1974.)

8.24.080 - Conditions for issuance—Establishment license.

The Board of Public Service may approve issuance of a license within fourteen days following a hearing if all requirements for a massage or public bath establishment described in this chapter are met and may authorize the License Collector to issue a license to all persons who apply to perform massage services unless they find:

- A. The operation as proposed by the applicant if permitted would not have complied with all applicable laws, including, but not limited to, the Building, Health, City Planning, Housing, Zoning, and Fire Codes of the City. In making the investigation, the Health Commissioner is authorized to require satisfactory proof that the applicant and the employees thereof are free from communicable diseases, and may, from time to time, require the applicant and attendants to submit to physical examinations and satisfactory laboratory examinations by the Health Commissioner during the period of the license;
- B. That the applicant and any other person who will be directly engaged in the management and operation of a massage or public bath establishment has been convicted of:
 1. A felony not involving sexual misconduct with children, obscenity, keeping or residing in a house of ill fame, solicitation of a lewd or unlawful act, prostitution or pandering;
 2. An offense involving sexual misconduct with children;
 3. Obscenity, keeping or residing in a house of ill fame, solicitation of a lewd or unlawful act, prostitution, or pandering.

The Board of Public Service in its discretion may authorize issuance of a license to any person convicted of any of the crimes in Subsection B.1., if it finds that the conviction occurred at least three years prior to the date of the application and the applicant has had no subsequent convictions.

(1960 C., § 649.080; 1994 C., § 8.24.080; Ord. No. 70813, § 2(8.24.080), 7-16-2018; Ord. No. 56859, § 2(649.080), 1974.)

8.24.090 - Conditions for issuance—Masseur or masseuse license.

The Board of Public Service may authorize issuance of a masseur or masseuse license within twenty-one days following application, unless he finds that the applicant for the masseur or masseuse license has been convicted of:

- A. A felony not involving sexual misconduct with children, obscenity, keeping or residing in a house of ill fame, solicitation of a lewd or unlawful act, prostitution or pandering;
- B. An offense involving sexual misconduct with children;

- C. Obscenity, keeping or residing in a house of ill fame, solicitation of a lewd or unlawful act, prostitution, or pandering.

The Board of Public Service in its discretion may authorize issuance of a license to any person convicted of any of the crimes in this section if it finds that such conviction occurred at least three years prior to the date of the application and the applicant has had no subsequent convictions.

(1960 C., § 649.090; 1994 C., § 8.24.090; Ord. No. 70813, § 2(8.24.090), 7-16-2018; Ord. No. 56859, § 2(649.080), 1974.)

8.24.110 - Licenses—Revocation.

Any license issued for a massage or public bath establishment or a masseur or masseuse may be revoked or suspended by the Board of Public Service, after a public hearing before the Board of Public Service, where it is found that any of the provisions of this chapter are violated or where the licensee or any employee of the licensee, including a masseur or masseuse, has been convicted of any offense found in Section 8.24.090, or where the establishment is proven to be in violation of any statute of the state or of any provision of this Code, relating to the Health Department or health regulations.

The Board of Public Service, before revoking or suspending any masseur or masseuse license, shall give the masseur or masseuse at least ten days' written notice of the examination into his conviction record and the opportunity for a public hearing before the Board of Public Service, at which hearing the Board of Public Service shall determine the relevant facts regarding the occurrence of the conviction.

(1960 C., § 649.110; 1994 C., § 8.24.110; Ord. No. 70813, § 2(8.24.110), 7-16-2018; Ord. No. 56859, § 2(649.110), 1974.)

8.24.120 - Facilities.

No license to conduct a massage or public bath establishment shall be issued unless an inspection by the Health Commissioner of the City or his authorized representative reveals that the establishment complies with each of the following minimum requirements:

- A. Construction of rooms used for toilets, tubs, steam baths, and showers shall be waterproof with approved waterproof materials.
- B. Toilet facilities shall be provided in convenient locations. When five or more employees and patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for each twenty or more employees or patrons of that sex on the premises at any one time. Urinals may be substituted for water closets after one water closet has been provided. Toilets shall be designated as to the sex accommodated therein.

C.

Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or a vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

The Health Commissioner shall certify that the proposed massage or public bath establishment complies with all the requirements of this section and shall give or send the certification to the License Collector.

(1960 C., § 649.120; 1994 C., § 8.24.120; Ord. No. 70813, § 2(8.24.120), 7-16-2018; Ord. No. 56859, § 2(649.120), 1974.)

8.24.130 - Operating regulations.

Every portion of a massage or public bath establishment, including appliances, apparatus, and personnel shall be kept clean and operated in a sanitary condition.

The private parts of patrons must be covered by towels, cloths, or undergarments when in the presence of an employee, masseur, or masseuse. Any contact with a patron's genital area is strictly prohibited.

It shall be unlawful for any masseur or masseuse to massage any individual customer in a manner which is reasonably calculated to sexually stimulate or arouse the person being massaged. Intentional touching of the genitals of a person being massaged by a masseur or masseuse constitutes prima facie evidence of an attempt to sexually arouse or stimulate the person.

All massage or public bath establishments shall be provided with clean, laundered sheets and towels in sufficient quantity and shall be laundered after each use thereof and stored in an approved, sanitary manner.

Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each day the business is in operation. Bathtubs shall be thoroughly cleaned after each use.

No proprietor, lessee or manager of any massage or public bath establishment obtaining a license under this chapter shall permit any disorderly or indecent conduct, or permit any indecent act, or permit such house to become a place for thieves, prostitutes, male or female procurers, vagrants, or any other disorderly person's resort. No male or female procurers, vagrants, thieves or persons of known bad character shall be attendants or employees of massage or public bath establishments.

No massage or public bath establishment granted a permit under provisions of this chapter shall place, publish, or distribute or cause to be placed, published, or distributed any advertising matter that depicts any portion of the human body that would reasonably suggest to prospective patrons that any service is available other than those services as described in Section 8.24.010.

(1960 C. 649.130; 1994 C., § 8.24.130; Ord. No. 70813, § 2(8.24.130), 7-16-2018; Ord. No. 56859, § 2(649.130), 1974.)

8.24.140 - Inspection.

The Police Department and the Health Department shall from time to time and at least twice a year, make an inspection of each massage or public bath establishment in the City for the purposes of determining that the provisions of this chapter are complied with. The inspections shall be made at reasonable times and in a reasonable manner. It shall be unlawful for any licensee to fail to allow the inspection officer access to the premises or to hinder the officer in any manner.

(1960 C., § 649.140; 1994 C., § 8.24.140; Ord. No. 70813, § 2(8.24.140), 7-16-2018; Ord. No. 56859, § 2(649.140), 1974.)

8.24.150 - Transfer of licenses.

No license shall be transferable except with the written consent of the Board of Public Service; provided, however, that upon the death or incapacity of the licensee the massage or public bath establishment may continue in business for a reasonable period of time to allow for an orderly transfer of license.

(1960 C., § 649.150; 1994 C., § 8.24.150; Ord. No. 70813, § 2(8.24.150), 7-16-2018; Ord. No. 56859, § 2(649.150), 1974.)

8.24.160 - Existing businesses—Substitution for schooling.

Applicants for a masseur or masseuse license may substitute one year's continuous experience as a masseur or masseuse in lieu of the requirement of a diploma or certificate of graduation from a recognized school or other institution of learning wherein the method and work of massage is taught. The masseur or masseuse must obtain an affidavit attesting to such experience from the owner of the establishment where the continuous year of experience occurred.

(1960 C., § 649.160; 1994 C., § 8.24.160; Ord. No. 70813, § 2(8.24.160), 7-16-2018; Ord. No. 56859, § 2(649.160), 1974.)

8.24.180 - Applicability of chapter.

This shall not apply to hospitals, nursing homes, sanitarium, or persons holding an unrevoked certificate to practice the healing arts under the laws of the state or to persons working under the direction of any such persons or in any such establishments.

(1960 C., § 649.180; 1994 C., § 8.24.180; Ord. No. 70813, § 2(8.24.180), 7-16-2018; Ord. No. 56859, § 2(649.180), 1974.)

8.24.190 - Penalty for violation.

Every person, except those persons who are specifically exempted by this chapter, whether acting as an individual, owner, employee of the owner, operator or employee of the operator, or whether acting as a mere helper for the owner, employee or operator, or acting as a participant or worker in any way, who gives massages or conducts a massage establishment without first obtaining a permit and paying a license fee to do so from the City or shall violate any of the provisions of this chapter shall, upon conviction, be punished by a fine not to exceed five hundred dollars or by imprisonment for a period not to exceed ninety days or by both fine and imprisonment.

(1960 C., § 649.190; 1994 C., § 8.24.190; Ord. No. 70813, § 2(8.24.190), 7-16-2018; Ord. No. 56859, § 2(649.190), 1974.)

Chapter 8.72 - PAWNBROKERS

8.72.010 - Defined.

Any person who loans money on deposit of personal property, or who deals in the purchase of personal property on condition of selling the same back again at a stipulated price, or who makes a public display at his place of business of the sign generally used by pawnbrokers to denote their business: Three gilt or yellow balls, or who publicly exhibits a sign of "money to loan on personal property or deposit," is hereby declared to be a pawnbroker.

(1948 C., Ch. 49, § 1; 1960 C., § 700.010; 1994 C., § 8.72.010; Ord. No. 70813, § 6(8.72.010), 7-16-2018.)

8.72.020 - License—Required—Affidavit.

No person shall do business as a pawnbroker in the City without having first obtained a license therefor. The license shall conform to those now in use as provided by this chapter, with a form of affidavit attached thereto, which the applicant shall subscribe and make oath that he will faithfully carry out the provisions of this chapter.

(1948 C., Ch. 49, § 2; 1960 C., § 700.020; 1994 C., § 8.72.020; Ord. No. 70813, § 6(8.72.020), 7-16-2018.)

8.72.030 - License—Application.

Every application for a license hereunder shall be made in writing to the License Collector and shall state where the business is to be carried on. Before any license shall be issued, the License Collector shall procure from a police officer designated by the Chief of Police to review such application, an endorsement on the back of the application therefor:

- A. That in their opinion the applicant has a good moral character;
- B. That the applicant has installed a proper camera and agreed to use the equipment to photograph every person and receipt or pawn ticket given to such person in connection with all loans and purchases of all articles effected or made by him, and to make the photographs available to any law enforcement officer upon request;
- C. That the applicant has agreed not to accept as collateral security or to purchase any camera, radio, television set, lawn mower, typewriter, adding machine, calculating machine, copying machine, duplicating machine, tape recorder, tape player, cash register, still or moving picture projector or offset projector, dictating machine, record player, electric buffer, electric polisher, electric floor waxer, unless the item shall have plainly visible thereon the manufacturer's serial number or other identifying insignia;

(1948 C., Ch. 49, § 3; 1960 C., § 700.031; 1994 C., § 8.72.030; Ord. No. 70813, § 6(8.72.030), 7-16-2018; Ord. No. 69096, § 3, 2-23-2012; Ord. No. 57502, § 1, 1978; Ord. No. 55784, § 2(part), 1971.)

8.72.050 - License—Separate for each place of business.

No pawnbroker shall be allowed to have more than one place for transacting the business of a pawnbroker without having first obtained a license for each place of business.

(1948 C., Ch. 49, § 11; 1960 C., § 700.110; 1994 C., § 8.72.050; Ord. No. 70813, § 6(8.72.050), 7-16-2018.)

8.72.060 - License—Revocation.

The License Collector of the City shall have power and authority to revoke any license issued under this chapter for any willful violation by a licensed pawnbroker of any of the provisions or conditions contained in this chapter. The license shall be revoked only after the licensee shall have been notified in writing at his place of business of the violations complained of and shall have been afforded a reasonable opportunity to have a hearing thereon before the License Collector.

(1960 C., § 700.150; 1994 C., § 8.72.060; Ord. No. 70813, § 6(8.72.060), 7-16-2018; Ord. No. 55784, § 2(part), 1971.)

8.72.070 - Bond.

Every person to whom a license shall be granted to carry on the business of a pawnbroker shall annually enter into bond to the City, with good and sufficient security, to be approved by the License Collector, in the penal sum of one thousand dollars, conditioned that he will duly observe all ordinances as may be passed or in force respecting pawnbrokers.

(1948 C., Ch. 49, § 5; 1960 C., § 700.050; 1994 C., § 8.72.070; Ord. No. 70813, § 6(8.72.070), 7-16-2018.)

8.72.080 - Register—Required.

Every pawnbroker shall keep a handwritten and/or electronic register of all loans and purchases of all articles effected or made by him which register shall show the date of all loans or purchases, and the names of all persons who have left any description of property on deposit as a collateral security or as a delivery on sale thereof. Opposite the name and date shall be the person's age and motor vehicle operator's or chauffeur's license number, or other identification of public record designated in a list of such items established by the License Collector; a full description of all property purchased or received on deposit as collateral security, the manufacturer's identifying insignia or serial number if applicable, the time when the loan falls due, the amount of purchase money or the amount loaned and the interest charged and the picture number. In addition to this, he shall give the party negotiating or selling, a plain written or printed

ticket for the loan, and a plain written or printed receipt of the articles purchased having on each a copy of the entries required by this chapter to be kept in his register. For the ticket or receipt he shall not be entitled to make any charge. The ticket or receipt shall contain the following information:

- A. A description of the tangible personal property subjected to the security interest to secure payment of the loan;
- B. The name and address of the pledgor, the pledgor's description, and the driver's license number, military identification number, identification certificate number, or other official number capable of identifying the pledgor;
- C. The date of the transaction;
- D. The amount of cash advanced or credit extended to the pledgor;
- E. The amount of the pawn service charge;
- F. The total amount which must be paid to redeem the pledged goods on the maturity date;
- G. The maturity date of the pawn transaction; and
- H. A statement to the effect that the pledgor is not obligated to redeem the pledged goods, and that the pledged goods may be forfeited to the pawnbroker sixty days after the specified maturity date.

(1948 C., Ch. 49, § 6; 1960 C., § 700.061; 1994 C., § 8.72.080; Ord. No. 70813, § 6(8.72.080), 7-16-2018; Ord. No. 55784, § 2(part), 1971.)

8.72.090 - Register—Inspection.

The register required by Section 8.72.080, including any register kept in an electronic database, shall at all times be open to the inspection of appropriate law enforcement officials. With respect to any Register maintained on paper, the pawnbroker shall provide the St. Louis Metropolitan Police Department, on a monthly basis, a copy of such register and a list of all tangible personal property accepted during the preceding month. The Chief of Police shall set the date on which such documents shall be due and shall establish such rules and regulations as may be required.

(1948 C., Ch. 49, § 7; 1960 C., § 700.070; 1994 C., § 8.72.090; Ord. No. 70813, § 6(8.72.090), 7-16-2018; Ord. No. 64878, § 2, 2000.)

8.72.100 - Dealing with minors.

No pawnbroker shall receive by way of pledge or pawn any goods, articles or things whatever from a minor at any time.

(1948 C., Ch. 49, § 8; 1960 C., § 700.080; 1994 C., § 8.72.100; Ord. No. 70813, § 6(8.72.100), 7-16-2018.)

8.72.110 - Hours.

No pawnbroker shall receive by way of pledge or pawn any goods, articles or things whatever from any person between the hours of eight p.m. and seven a.m.

(1948 C., Ch. 49, § 9; 1960 C., § 700.090; 1994 C., § 8.72.110; Ord. No. 70813, § 6(8.72.110), 7-16-2018.)

8.72.120 - Loans on parts of article.

No pawnbroker shall make any loan on the separate or divided part of any article.

(1948 C., Ch. 49, § 10; 1960 C., § 700.100; 1994 C., § 8.72.120; Ord. No. 70813, § 6(8.72.120), 7-16-2018.)

8.72.130 - Agents.

It shall be unlawful for any person to act as agent for a pawnbroker at any other place than the place of business stated in the application for a license.

(1948 C., Ch. 49, § 12; 1960 C., § 700.120; 1994 C., § 8.72.130; Ord. No. 70813, § 6(8.72.130), 7-16-2018.)

8.72.140 - Photographs of customers.

No pawnbroker shall accept any article or property as collateral security, or purchase any article or property unless he shall make a photograph of the person from whom the article or property is being received along with the receipt or pawn ticket given to the person; nor shall any pawnbroker refuse to deliver the photograph to any law enforcement officer upon request in connection with a specific item of stolen property, within one year following the date the photograph is taken. Every pawnbroker shall display a notice to his customers in a prominent place to the effect that he is required to photograph every person pawning or selling an item to him, by City ordinance.

(1960 C., § 700.130; 1994 C., § 8.72.140; Ord. No. 70813, § 6(8.72.140), 7-16-2018; Ord. No. 55784, § 2(part), 1971.)

8.72.150 - Serial or identifying numbers.

No pawnbroker shall accept as collateral security or purchase any camera, radio, television set, lawn mower, typewriter, adding machine, calculating machine, copying machine, duplicating machine, tape recorder, tape player, cash register, still or moving picture projector or offset projector, record player, dictating machine, electric buffer, electric polisher, or electric floor waxer, unless said item shall have plainly visible thereon the manufacturer's serial number or other identifying insignia.

(1960 C., § 700.140; 1994 C., § 8.72.150; Ord. No. 70813, § 6(8.72.150), 7-16-2018; Ord. No. 55784, § 2(part), 1971.)

8.72.160 - Limits on number of licenses issued.

No new license for operating the business of pawnbroker shall be issued when the issuance thereof would increase the number of such licenses outstanding and in force at that time to more than one per each 30,000 inhabitants residing within the City according to the last Decennial Census of the United States. Neither the sale, reissuance, transfer or conveyance of an existing license to a qualified person, made pursuant to this chapter, nor the renewal of an existing license, shall be considered a new license for purposes of this section.

(1994 C., § 8.72.160; Ord. No. 70813, § 6(8.72.160), 7-16-2018; Ord. No. 63461, § 1, 1995; Ord. No. 59222, § 1, 1984.)

26.64.025 - Conditional uses.

The following conditional uses may be allowed in the "L" Jefferson Memorial District, subject to the provisions of Section 26.80.010:

- A. Bathhouses, including massage establishment(s), as defined and subject to the additional provisions of Chapter 8.24;
- B. Billiards and pool rooms, as defined and subject to the additional provisions of Chapter 8.26;
- C. Day care centers;
- D. Hotels;
- E. Pawnbrokers, as defined and subject to the additional provisions of Chapter 8.72;
- F. Penal institutions.

(Ord. No. 71928, § 3, 11-19-2024; Ord. No. 70812, § 7(26.64.025), 7-16-2018.)

Chapter 8.26 - BILLIARD AND POOL ROOMS

8.26.010 - Billiard table keeper defined.

"Keeper of a billiard table" is one who possesses, keeps or has the control or management of a billiard table, whereon others are permitted to play, and for the use of which or privilege of playing thereon, or for the hire thereof, any money or its equivalent, or any check or counter in lieu of money, shall be paid or received.

All billiard tables within the City shall be held and taken to be so kept, and to come within the meaning and province of this chapter, except such as may be kept within dwelling houses for the owner's recreation and not for the purpose of letting the same to others to play thereon for money, or anything representing or in lieu of money, or for wagers or bets.

(1948 C., Ch. 13, § 100; 1960 C., § 724.010; 1994 C., § 8.26.010; Ord. No. 70813, § 4(8.26.010), 7-16-2018.)

8.26.030 - Premises license—Required—Definitions.

In addition to the license fee required for each billiard or pool table, and in order to regulate billiard or pool table premises and to protect the safety and welfare of the residents of the City, the keeper of the billiard or pool tables shall also obtain a license to operate or maintain a billiard or pool table premises. The license required for the premises may be issued after an application with all other necessary items has been approved by a majority of the Board of Public Service. The license shall be on a yearly basis from the date of issuance and shall be nontransferable. A separate license is required for each premises, and a licensee shall not be issued more than three licenses.

"Premises" as used in this chapter means a single room within a structure or building, equipped with one or more billiard or pool tables which may be used by the public for a fee.

"Keeper of a billiard or pool table" means any person, firm or corporation whose primary business is offering to the public the use of a billiard or pool table for a charge or fee.

(1960 C., § 724.030; 1994 C., § 8.26.030; Ord. No. 70813, § 4(8.26.030), 7-16-2018; Ord. No. 55051, § 1, 1968.)

8.26.040 - Premises license—Application.

Every person applying for a billiard or pool table premises license shall file a written application and drawing with the Board of Public Service setting forth his qualifications as follows:

- A. Name, address, birth date, and place of birth;
- B.

His employment background for twelve years prior to the date of application and whether any previous business or occupational license, including any alcoholic beverage license and billiard or pool table license has been revoked and for what reasons;

- C. Complete educational background;
- D. A list of any court convictions other than ordinary traffic violations;
- E. A statement as to the applicant's residence and the length of time the applicant has resided in Missouri and in the City;
- F. Other facts relevant to the general personal history of the applicant as he or the Board of Public Service shall find necessary to a fair determination of the applicant's eligibility for a license;
- G. The applicant shall also file a drawing of the proposed premises showing the dimensions thereof together with the proposed number and location of the billiard or pool tables, and also indicating the location of all doorways, windows, lights, entrances, and exits of the premises and the restroom facilities, if any, and the drawing shall remain as part of the record concerning the application and premises.

(1960 C., § 724.040; 1994 C., § 8.26.040; Ord. No. 70813, § 4(8.26.040), 7-16-2018; Ord. No. 55051, § 2, 1968.)

8.26.070 - Hearing.

After filing of the application and other additional information as may be required by the Board of Public Service, it shall set a date for the hearing on the application within a reasonable time after the filing of the application or the last information, and shall give the applicant written notice of the date of the hearing. At the hearing, the applicant shall be entitled to produce testimony under oath and the Board of Public Service shall have the authority to subpoena witnesses and to take their testimony under oath pertaining to all matters connected with the application, and any interested person in the matter shall have the right to give testimony.

(1960 C., § 724.070; 1994 C., § 8.26.070; Ord. No. 70813, § 4(8.26.070), 7-16-2018; Ord. No. 55051, § 5, 1968.)

8.26.080 - Approval.

A majority of the Board of Public Service in its sound discretion may approve the application after hearing, if it is satisfied that the applicant is of good moral character and that the applicant has given substantial evidence that he will be able to operate the premises in compliance with all regulations and laws governing the premises, and the applicant is a resident of the state, and the proposed premises would not be detrimental to the locality. A majority of the Board of Public Service may propose or require changes in the premises in regard to the doorways, windows, lights, entrances, exits and toilet facilities, and in regard to the number and location of billiard or pool tables, before granting its approval of the application.

(1960 C., § 724.080; 1994 C., § 8.26.080; Ord. No. 70813, § 4(8.26.080), 7-16-2018; Ord. No. 55051, § 6, 1968.)

8.26.090 - Regulations.

The following regulations shall apply to all licensed premises for the keeping of billiard or pool tables, and a licensee of the premises is at all times responsible for the orderly conduct of his business and the acts of any person, employee or agent in the operation of the billiard or pool table premises:

- A. All billiard or pool table premises shall be open only between the hours of ten a.m. and twelve midnight, Central Standard Time or Daylight Saving Time, whichever shall be in effect, on Mondays through Saturdays, inclusive. On Sundays the billiard or pool table premises shall be open only between the hours of twelve noon and six p.m. Central Standard Time or Daylight Saving Time, whichever shall be in effect. All premises shall have all patrons removed and the doors locked by the closing times mentioned herein.
- B. All premises for the keeping of billiard or pool tables shall be kept clean and well-lighted so that the rear of the premises is plainly visible from the front of the premises.
- C. No licensee of the premises shall suffer or permit any loud noises, boisterous or disorderly conduct on the premises or on any grounds of the premises, and he shall prevent the loitering of persons on the premises or the grounds thereof.
- D. The consumption, keeping or carrying of any alcoholic beverage as defined in Chapter 14.01 or nonintoxicating beer as defined in Chapter 14.01 is expressly prohibited on any billiard or pool table premises.
- E. A licensee shall not increase the number of billiard or pool tables over the number specified in the drawing filed with the Board of Public Service; provided, however, the Board may authorize such increase upon application by the licensee.
- F. Anything herein to the contrary notwithstanding, the regulations contained and set forth in Subsections A and D of this section shall not apply to any billiard or pool table premises (the "premises") if:
 1. Such premises forms a part of and is physically connected to a business or business operation which is licensed (or acquires a license) to sell, dispense or otherwise dispose of alcoholic beverages for consumption on the premises of such business or business operation, including, without limitation, alcoholic beverages defined in Chapter 14.01, or non-intoxicating beer as defined in Chapter 14.01; and
 2. At the time of issuance of the "premises license" under and pursuant to this chapter, there is no dwelling unit, as defined in Section 26.08.115, within a distance of one thousand (1,000) feet from the "premises" [for the purposes hereof, a dwelling unit shall exclude a hotel, as defined in Section 26.08.260]; and
 - 3.

The premises, at the time of issuance of the premises license, is located in either a "K" Unrestricted district (as defined in Chapter 26.60) or an "H" Commercial District (as defined in Chapter 26.48); and

4. The premises is part of an area of not less than thirty (30) acres which is subject to a development plan as defined in Section 353.020 of the Missouri Revised Statutes.

(1948 C., Ch. 46, § 48; 1960 C., § 724.090; 1994 C., § 8.26.090; Ord. No. 70813, § 4(8.26.090), 7-16-2018; Ord. No. 61762, § 1, 1990; Ord. No. 55051, § 7, 1968.)

8.26.100 - Renewals.

A licensee of a billiard or pool table premises who has obtained a license under this chapter may obtain a renewal of his license by filing a renewal application as provided by the Board of Public Service, which shall contain the signed statement of the licensee that there has been no change in the information as provided on the original application and drawing. If, however, such change has occurred, the applicant for a renewal license must state the changes. A majority of the Board may approve the application for renewal without the appearance of the licensee before the Board; provided, however, that the Board may require the licensee to appear before it and to furnish additional information it deems necessary.

Whenever a majority of the Board of Public Service for good cause refuses to renew a license, it shall notify the licensee of its decision and the reasons therefor and shall further inform the licensee that he is entitled to a formal hearing before the Board concerning the renewal. The licensee must file a request for a formal hearing within fourteen days after the date of the Board's refusal to renew. Thereafter, the Board's refusal to renew shall be final and nonappealable. After a formal hearing, a majority of the Board may affirm or modify its decision as it deems necessary.

(1960 C., § 724.100; 1994 C., § 8.26.100; Ord. No. 70813, § 4(8.26.100), 7-16-2018; Ord. No. 55051, § 8, 1968.)

8.26.110 - Revocation—By neighborhood petition.

Whenever a majority of the persons, if any, owning property, and a majority of persons who are registered voters, if any, occupying premises or conducting any business on the main surface floor of premises within a prescribed petition circle drawn by a radius of three hundred feet plus one-half of the width of the front of the billiard or pool table premises from the center of the premises projected to the street, shall sign and thereafter file a written petition before the Board of Public Service demanding the revocation of the license or licenses which have been issued for billiard or pool table premises within the above-mentioned area, the license or licenses shall be revoked and be held null and void if a majority of the Board of Public Service finds that the petition is in the form prescribed in this section.

(1960 C., § 724.110; 1994 C., § 8.26.110; Ord. No. 70813, § 4(8.26.110), 7-16-2018; Ord. No. 55051, § 1, 1968.)

8.26.120 - Revocation—For violations.

In addition to the revocation by neighborhood petition, a majority of the Board of Public Service may suspend any or all of a licensee's licenses for a period of not more than thirty days or any portion thereof, or may revoke any or all of a licensee's licenses for any billiard or pool table premises whenever it is found that the licensee has obtained any license through misrepresentation or fraud or that the licensee has disregarded or violated any of the regulations or laws for billiard or pool table premises. The licensee shall be notified in writing of the charges or infractions. These shall be mailed to the licensee at the address of any of his licensed premises or at the last known residence of the licensee. A public hearing shall be held before the Board of Public Service at a specified time. At the hearing, evidence under oath shall be heard concerning the charges or infractions and the licensee or his attorney may present evidence in answer or defense thereto. Evidence or infractions or violations other than those specified in writing to the licensee may also be presented at the hearing; provided, however, that the licensee shall be given reasonable additional time, if he so requests, to prepare his answer or defense to additional infractions or violations. The Board of Public Service shall render a decision within fourteen days after completion of the formal hearing and shall mail a copy of its decision to the licensee. Appeals from the decision of the Board may be taken by the licensee as provided by law. Any person whose license has been revoked shall not again be allowed to obtain a license to keep a billiard or pool hall for two years next thereafter.

(1960 C., § 724.120; 1994 C., § 8.26.120; Ord. No. 70813, § 4(8.26.120), 7-16-2018; Ord. No. 55051, § 10, 1968.)

8.26.130 - Rules and regulations.

The Board of Public Service is authorized to adopt all necessary forms and to enact, promulgate and enforce all rules and regulations necessary for the reasonable interpretation and enforcement of this chapter.

(1960 C., § 724.130; 1994 C., § 8.26.130; Ord. No. 70813, § 4(8.26.130), 7-16-2018; Ord. No. 55051, § 11, 1968.)

8.26.150 - When issuance prohibited—Notice of revocation.

The License Collector is prohibited from issuing a license for pool or billiard tables and keepers thereof until a license has been issued by the Board of Public Service as provided in this chapter.

Should any license issued under this chapter be revoked, the License Collector shall immediately upon receipt of the notice of revocation, revoke the license for pool or billiard tables and keepers thereof by written notice addressed to the licensee at the address of any of his licensed premises or at his last known residence.

Whenever a license shall be revoked by the Board of Public Service, the Secretary of the Board of Public Service shall immediately notify the License Collector of the revocation.

Whenever a license issued by the Board of Public Service is revoked, the licensee shall not be entitled to any rebate or refund of fees paid to the License Collector.

(1960 C., § 724.150; 1994 C., § 8.26.150; Ord. No. 70813, § 4(8.26.150), 7-16-2018; Ord. No. 55051, § 13, 1968.)

Summary
Board Bill Number 84
Introduced by Alderwoman Shameem Clark-Hubbard
October 17, 2025

A board bill recommended by the Board of Estimate & Apportionment, authorizing the Mayor to submit the 2026 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"); authorizing and directing the Mayor and the Comptroller to enter into and execute agreements with HUD for the receipt of 2026 Community Development Block Grant ("CDBG"), 2026 HOME Investment Partnership ("HOME"), 2026 Emergency Solutions Grant ("ESG"), and 2026 Housing Opportunities for Persons with AIDS ("HOPWA") funds; appropriating CDBG, HOME, ESG and HOPWA grant funds; authorizing the Directors of the Community Development Administration ("CDA"), Department of Human Services ("DHS"), and Department of Health ("DOH") to make, negotiate and execute contracts as may be necessary to expend funds; and containing severability and emergency clauses.

BOARD BILL NUMBER 84 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

1. An ordinance, recommended by the Board of Estimate & Apportionment,
2. authorizing the Mayor to submit the 2026 Annual Action Plan to the United States
3. Department of Housing and Urban Development (“HUD”); authorizing the Mayor and
4. Comptroller to enter into and execute agreements with HUD for the receipt of 2026
5. Community Development Block Grant (“CDBG”), Community Development Block Grant
6. Disaster Recovery (“CDBG-DR”), HOME Investment Partnership (“HOME”),
7. Emergency Solutions Grant (“ESG”), and Housing Opportunities for Persons with AIDS
8. (“HOPWA”) funds; authorizing the Directors of the Community Development
9. Administration, Department of Human Services and Department of Health to execute
10. contracts as may be necessary to expend funds; and containing severability and emergency
11. clauses.

12. **WHEREAS**, appropriating the sum of Seventeen Million, Four Hundred Eighty
13. Three Thousand, Nine Hundred and Sixty-Five Dollars (\$17,483,965) which the City
14. estimates will be available for the 2026 CDBG Program Year; appropriating the sum of
15. Two Million, Four Hundred Fifty Three Thousand, Seven Hundred and Eighty Eight
16. Dollars (\$2,453,788) which the City estimates will be available for the 2026 HOME
17. Program Year; appropriating the sum of One Million, Five Hundred Forty Six Thousand,
18. Nine Hundred and Fifteen Dollars (\$1,546,915) which the City estimates will be available
19. for the 2026 ESG Program Year; and appropriating the sum of Three Million, One
20. Hundred Thirty Six Thousand, Two Hundred and Seventy Three Dollars (\$3,136,273) of

1 which the City estimates will be available for the 2026 HOPWA Program Year, is in the
2 public interest; and

3 **WHEREAS**, authorizing and directing the Director of the Community Development
4 Administration ("CDA") to contract with municipal agencies, non-profit corporations and
5 other entities, as necessary, for the expenditure of CDBG and HOME funds, to establish
6 and implement a lump sum drawdown procedure for the purpose of financing property
7 rehabilitation activities, to establish and implement a program to guarantee in whole or in
8 part construction loans from private financial institutions, and/or to establish and
9 implement a procedure for providing financial assistance to CDBG-eligible undertakings
10 through float loan financing is in the public interest; and

11 **WHEREAS**, authorizing and directing the Director of the Department of Human
12 Services ("DHS") to contract with municipal agencies, non-profit corporations and other
13 entities, as necessary for the expenditure of ESG funds is in the public interest; and

14 **WHEREAS**, authorizing and directing the Director of Health and Hospitals to
15 contract with municipal agencies, non-profit corporations and other entities, as necessary
16 for the expenditure of HOPWA funds, and directing the Comptroller to issue warrants
17 thereon upon the City Treasury is in the public interest; and

18 **WHEREAS**, in 2012 the St. Louis HUD Field Office initiated a Technical
19 Assistance request for the City to enhance the City's ability to address capacity gaps
20 identified during an on-site needs assessment spurred by HUD's One CPD Technical
21 Assistance Office; and

1 **WHEREAS**, subsequent HUD Technical Assistance Team reviews and site visits
2 resulted in a requirement from HUD that the City’s process for evaluating proposals to be
3 funded with CDBG and HOME funds and awarding those funds to subrecipients and others
4 be redesigned; and

5 **WHEREAS**, in Program Year 2014, the City effectively redesigned its process to
6 enhance transparency and ensure that funds were awarded based on a competitive process;
7 and

8 **WHEREAS**, in Program Year 2020, the City enhanced its Citizen Participation Plan
9 to provide citizens and other interested parties with further opportunities to participate in an
10 advisory role in the planning, implementation and evaluation of the City’s CDBG, HOME,
11 ESG and HOPWA programs; and

12 **WHEREAS**, as part of the 2025-2029 Consolidated Planning process, the
13 Community Development Administration has issued surveys, engaged community
14 stakeholders, hosted a series of open houses, conducted a market value analysis and made a
15 draft copy of the City’s 2025-2029 Consolidated Plan available for public comment on the
16 city website; and

17 **WHEREAS**, HUD continues to monitor the Consolidated Planning and budgeting
18 processes employed by the City of St. Louis to insure compliance with all applicable federal
19 statutes, regulations and policy guidance; and

20 **WHEREAS**, the City must continue to assure HUD that allocation and management
21 of CDBG and HOME funds are carried out such as to achieve maximum community
22 development and housing programs; and

1 **WHEREAS**, by failing to continue to implement the redesigned process, the City
2 places at risk its receipt of FY2026 HUD CDBG and HOME allocations; and

3 **WHEREAS**, by failing to continue to implement the redesigned process the City
4 further risks demand for the repayment of funds expended in prior program years; and

5 **WHEREAS**, such payback funds must be obtained by the City from non-federal
6 funding sources; and

7 **WHEREAS**, HUD has stated that failure by the City to continue to implement a fair,
8 consistent, and transparent process for the allocation, use, and accounting of CDBG and
9 HOME funds will ultimately harm the very individuals that the programs were designed to
10 assist; and

11 **WHEREAS**, 2026 CDBG, CDBG-DR, HOME, ESG and HOPWA funding will
12 become available on January 1, 2026; and

13 **WHEREAS**, in order to receive these funds, the City of St. Louis must continue to
14 implement the redesigned process and submit to HUD a 2026 Annual Plan by November 15,
15 2025; and

16 **WHEREAS**, it is estimated that the 2026 CDBG Entitlement, together with previous
17 year CDBG funds available for re-allocation, CDBG Program Income generated by activities
18 conducted with previous year CDBG funds that have not yet been appropriated for any
19 purpose and CDBG Program Income estimated to be generated by activities conducted in
20 2026 with CDBG funds, is Seventeen Million, Four Hundred Eighty Three Thousand, Nine
21 Hundred and Sixty Five Dollars (\$17,483,965); and

1 **WHEREAS**, the City has identified certain known appropriation needs as
2 summarized in **Exhibit A**, and the City desires to appropriate the CDBG Entitlement and
3 Program Income Funds for these needs, to establish and implement a lump sum drawdown
4 procedure to finance and facilitate property rehabilitation activities to establish and
5 implement a program to guarantee in whole or in part construction loans from private
6 financial institutions, and to establish and implement a procedure for providing financial
7 assistance to CDBG-eligible undertakings through float loan financing; and

8 **WHEREAS**, it is estimated that the 2026 HOME Entitlement, together with previous
9 year HOME funds available for allocation, HOME Program Income generated by activities
10 conducted with previous year HOME funds that have not yet been appropriated for any
11 purpose and HOME Program Income estimated to be generated by activities conducted in
12 2026 with HOME funds, will amount to the sum of Two Million, Four Hundred Fifty Three
13 Thousand, Seven Hundred and Eighty Eight Dollars (\$2,453,788); and

14 **WHEREAS**, the City has identified certain known appropriation needs as
15 summarized in **Exhibit A**, and the City desires to appropriate the HOME Entitlement and
16 Program Income Funds for these needs and to establish and implement a program to
17 guarantee in whole or in part construction loans from private financial institutions; and

18 **WHEREAS**, it is estimated that the 2026 ESG Entitlement, together with previous
19 year ESG funds available for allocation, will amount to the sum of One Million, Five
20 Hundred Forty Six Thousand, Nine Hundred and Fifteen Dollars (\$1,546,915); and

21 **WHEREAS**, the City desires to appropriate the ESG Entitlement for needs related
22 to the purpose of the ESG program; and

1 **WHEREAS**, it is estimated that the 2026 HOPWA Entitlement, together with
2 previous year HOPWA funds available for allocation, will amount to the sum of Three
3 Million, One Hundred Thirty Six Thousand, Two Hundred and Seventy Three Dollars
4 (\$3,136,273); and

5 **WHEREAS**, the City desires to appropriate the HOPWA Entitlement for needs
6 related to the purpose of the HOPWA program.

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

8 **SECTION ONE. ANNUAL ACTION PLAN SUBMISSION**

9 The Mayor of the City of St. Louis, on behalf of the City, is hereby authorized and
10 directed to submit the 2026 Annual Action Plan to the Department of Housing and Urban
11 Development in order to fulfill the eligibility and compliance requirements for the 2026
12 CDBG, HOME, ESG and HOPWA Entitlement Programs.

13 **SECTION TWO. CDBG APPROPRIATION**

14 There is hereby appropriated the sum of Seventeen Million, Four Hundred Eighty
15 Eight Thousand, Nine Hundred and Sixty Five Dollars (\$17,488,965) of 2026 CDBG funds
16 for the purposes described in **Exhibit A** incorporated herein by reference. The Director of
17 CDA is hereby authorized to make, negotiate and execute any and all contracts or other
18 documents, including disbursing agreements and/or other agreements associated with lump
19 sum drawdowns intended to facilitate property rehabilitation activities, including agreements
20 associated with guarantees in whole or in part of construction loans from private financial
21 institutions, and including agreements associated with the establishment and implementation
22 of a procedure for providing financial assistance to CDBG-eligible undertakings through

1 float loan financing, on behalf of the City, which are necessary to carry out the City’s CDBG
2 and HOME programs and to expend said funds for the purposes and in the amounts specified
3 in **Exhibit A** attached hereto, and the Comptroller is authorized and directed to issue
4 warrants upon the City Treasury for payment thereon. The Director of CDA is further
5 authorized to transfer funds among the purposes described in **Exhibit A** with the approval
6 of the Board of Estimate and Apportionment; to substitute HOME funding for CDBG
7 funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and
8 Apportionment; and, to the extent that additional Tax Increment Financing Revenue,
9 program income and/or other funds become available, provided that the Board of Estimate
10 and Apportionment shall approve the expenditure of such funds.

11 **SECTION THREE. HOME APPROPRIATION**

12 There is further hereby appropriated the sum of TWO Million, Four Hundred Fifty
13 Three Thousand, Seven Hundred and Eighty Eight Dollars (\$2,453,788) of 2026 HOME
14 Funds for the purposes described in **Exhibit A** incorporated herein by reference. The
15 Director of CDA is hereby authorized to make, negotiate and execute any and all contracts
16 or other documents including agreements associated with guarantees in whole or in part of
17 construction loans from private financial institutions, on behalf of the City, which are
18 necessary to carry out the City’s HOME programs and to expend said funds, and the
19 Comptroller is authorized and directed to issue warrants upon the City Treasury for payment
20 thereon. The Director of CDA is further authorized to transfer funds among the purposes
21 described in **Exhibit A** with the approval of the Board of Estimate and Apportionment and
22 to substitute CDBG funding for HOME funding budgeted pursuant to this ordinance with

1 the approval of the Board of Estimate and Apportionment. At least fifteen percent of the
2 aforesaid 2026 HOME funds, or Three Hundred Sixty Eight Thousand, and Sixty Eight
3 Dollars (\$368,068), must be committed to projects to be undertaken by certified Community
4 Housing Development Organizations (CHDOs).

5 **SECTION FOUR. ESG APPROPRIATION**

6 There is further appropriated the sum of One Million, Five Hundred Forty Six
7 Thousand, Nine Hundred and Fifteen Dollars (\$1,546,915) of 2026 ESG Funds. The
8 Director of the Department of Human Services is hereby authorized to make, negotiate and
9 execute any and all contracts or other documents on behalf of the City which are necessary
10 to carry out the City's ESG programs and to expend said funds, and the Comptroller is
11 authorized and directed to issue warrants upon the City Treasury for payment thereon.

12 **SECTION FIVE. HOPWA APPROPRIATION**

13 There is further appropriated the sum of Three Million, One Hundred Thirty Six
14 Thousand, Two Hundred and Seventy Three Dollars (\$3,136,273) of 2026 HOPWA Funds.
15 The Director of Health and Hospitals is hereby authorized to make, negotiate and execute
16 any and all contracts or other documents on behalf of the City which are necessary to carry
17 out the City's HOPWA programs and to expend said funds, and the Comptroller is
18 authorized and directed to issue warrants upon the City Treasury for payment thereon.

19 **SECTION SIX. SEVERABILITY CLAUSE**

20 It is hereby declared to be the intention of the Board of Alderman that each and every
21 part, section and subsection of the Ordinance shall be separate and severable from each and
22 every other part, section and subsection hereof and that the Board of Alderman intends to

1 adopt each said part, section and subsection separately and independently of any other part,
2 section and subsection. In the event that any part, section or subsection of this Ordinance
3 shall be determined to be or to have been unlawful or unconstitutional, the remaining parts,
4 sections and subsections shall be and remain in full force and effect, unless the court making
5 such finding shall determine that the valid portions standing alone are incomplete and are
6 incapable of being executed in accord with the legislative intent.

7 **SECTION SEVEN. EMERGENCY CLAUSE**

8 This being an ordinance necessary for the immediate preservation of the public
9 peace, health and safety and making appropriations for the payment of principal and interest on
10 public debt and for the current expenses of the City government, an emergency is hereby
11 declared to exist within the meaning of Section 20, Article IV, of the Charter and this
12 ordinance shall be in full force and effect immediately upon its passage and approval by the
13 Mayor.

Board Bill Number 84
Exhibit A

City of St. Louis Community Development Administration				
Community Development Block Grant & HOME Programs				
2025 Annual Action Plan & Budget				
Eligible Activity	Operating Agency	Program	2025 Proposed CDBG	2025 Proposed HOME
Public Services	Boys and Girls Club of Greater St. Louis	Out of School Time for Youth	\$98,000	
	Boys and Girls Club of Greater St. Louis	St. Louis Internship Program for Youth	\$98,177	
	Big Brothers Big Sisters of Eastern Missouri	Youth Mentoring & Wraparound Support	\$200,000	
	Carondelet Community Betterment Federation	CCBF Food & Nutritional Services	\$91,355	
	City Seniors, Inc.	Food Pantry	\$30,000	
	City Seniors, Inc.	Senior Services	\$135,490	
	Covenant House Missouri	Transitional Living Program	\$55,000	
	Covenant House Missouri	Genesis Shelter Program	\$65,000	
	Criminal Justice Ministry	CJM First Services Program	\$40,000	
	Criminal Justice Ministry	Foundations First Housing Program	\$155,000	
	Criminal Justice Ministry	Reentry Housing Operations	\$155,000	
	Employment Connection	ReEntry	\$175,000	
	Employment Connection	Solar Workforce Development Program	\$200,000	
	Gene Slay's Girls & Boys Club of St. Louis	Campus Afterschool & Summer Programs	\$200,000	
	Guardian Angel Settlement Association	Housing Stability	\$50,000	
	Guardian Angel Settlement Association	Food Pantry	\$50,000	
	Guardian Angel Settlement Association	Senior Services	\$50,000	
	Guardian Angel Settlement Association	Childcare	\$50,000	
	Hope House STL	Transitional Housing Program	\$175,000	
	Interfaith Residence (Doorways)	Comprehensive Flex Housing	\$150,000	
	Youth and Family Center	Out of School Program	\$70,000	
	Midtown Community Services	Youth Development & Empowerment	\$25,903	
	Mission: St. Louis	Beyond Jobs	\$104,406	
	Mission: St. Louis	Beyond School	\$125,124	
	Northside Youth And Senior Service Center	Northside Senior Meal Program	\$90,000	
	Operation Food Search	Tornado Recovery Food Assistance	\$150,000	
	Peter & Paul Community Services	Jugan Shelter	\$200,000	
	Seed St. Louis	Building Gardens, Growing Communities	\$97,054	

	St. Patrick Center	Workforce Development Program	\$75,000	
	Tower Grove Neighborhoods CDC	ARCH by HomeScreen	\$57,000	
	Urban League of Metropolitan St. Louis	Save Our Sons and Sisters Job Placement	\$104,444	
	PUBLIC SERVICES	SUBTOTAL	\$3,321,953	
Interim Assistance	Land Reutilization Authority	Property Maintenance & Vacancy Support	\$1,500,000	
	Department of Parks, Recreation & Forestry	Operation Brightside	\$370,000	
	Community Development Administration	Commercial Facade Improvement Program	\$300,000	
	INTERIM ASSISTANCE	SUBTOTAL	\$2,170,000	
LMI Homeowner Assistance	The Housing Partnership	Down Payment Assistance	\$172,500	
	City of St. Louis Building Division	Healthy Home Repair Inspections	\$350,000	
	Mission St. Louis	Healthy Home Repair Program	\$800,000	
	Mission St. Louis	Energy Efficiency & Weatherization	\$260,106	
	Community Development Administration	Home Repair Program Loan Pool	\$1,900,000	
	LMI HOMEOWNER ASSISTANCE	SUBTOTAL	\$3,482,606	
Housing Production	Community Development Administration	Affordable Housing Production & Preservation	\$2,000,000	\$2,313,788
	Community Development Administration	Rehabilitation Administration	\$1,050,000	\$140,000
	HOUSING PRODUCTION	SUBTOTAL	\$3,050,000	\$2,453,788
Economic Development	St. Louis Development Corporation	SLDC Economic Development	\$500,000	
	Justine Petersen	Microenterprise Lending & Training Program	\$400,000	
	Upwards Care, Inc	Boost Childcare Provider Support Program	\$240,000	
	T-REX	Entrepreneurial Cohort Program	\$322,613	
	ECONOMIC DEVELOPMENT	SUBTOTAL	\$1,462,613	
Public Improvements	Preservation of Affordable Housing	Clinton-Peabody Street/Sidewalk Improvements	\$500,000	
	VARIOUS	SUBTOTAL	\$500,000	
Planning & Administration	Community Development Administration	CDA Administration	\$1,997,293	
	Comptroller's Office	Federal Grants Administrative Support	\$45,000	
	Planning & Urban Design Agency	PDA Administration	\$1,125,000	
	St. Louis Development Corporation	Capacity Building for Minority Contractors	\$100,000	
	City Counselor's Office	Legal Services Support Program	\$229,500	
	PLANNING & ADMINISTRATION	SUBTOTAL	\$3,496,793	
VARIOUS	ALL	GRAND TOTAL	\$17,483,965	\$2,453,788

Summary

Board Bill Number 13

Introduced by Alderwoman Alisha Sonnier

May 9, 2025

An Ordinance repealing **Ordinance Number 58239**, approved February 19, 1981, which previously vacated the east/west alley located between St. Vincent and Park Avenue on the 2700 block (City Block 2150). This Ordinance restores all public surface rights for vehicle, equestrian, and pedestrian travel to the City of St. Louis pertaining to this tract.

BOARD BILL NUMBER 14 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

An Ordinance repealing **Ordinance Number 58239**, approved February 19, 1981, which previously vacated the east/west alley located between St. Vincent and Park Avenue on the 2700 block (City Block 2150). This Ordinance restores all public surface rights for vehicle, equestrian, and pedestrian travel to the City of St. Louis pertaining to this tract.

WHEREAS, on February 19, 1981, this Board of Aldermen voted to vacate the alley located between St. Vincent Avenue and Park Avenue on the 2700 block in the Gate District neighborhood; and

WHEREAS, since this time approval date, the residents of this block shouldered the responsibility of all surface-level maintenance and upkeep of this vacated alley, including any paving and pothole maintenance; and

WHEREAS, property owners and nearby residents to this alley have indicated that they no longer wish to continue the responsibility of maintaining this alley; and

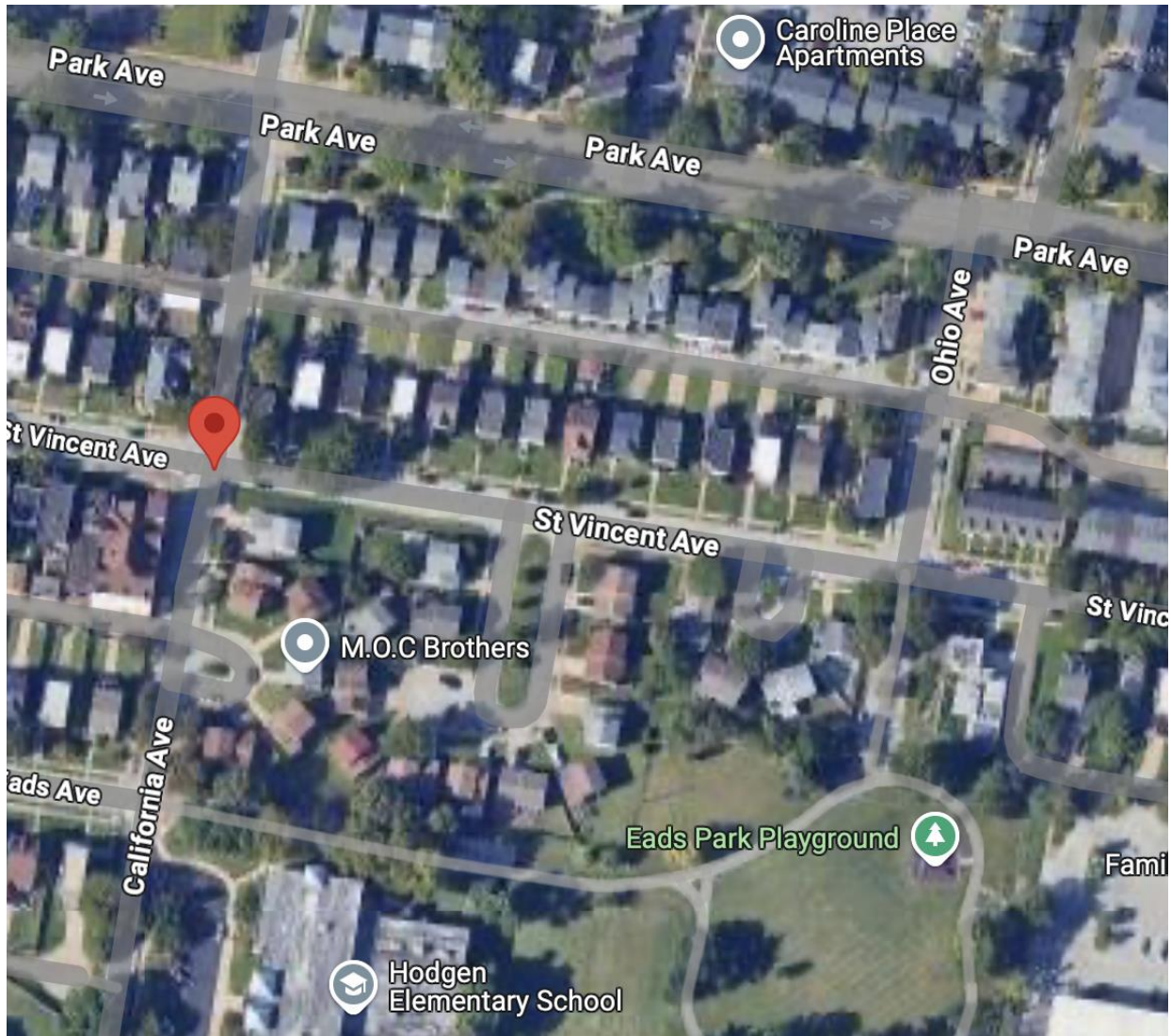
WHEREAS, whereas in response to the community uplifting this need, this Ordinance aims to restore all property rights, responsibilities, and obligations to the City of St. Louis.

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

SECTION ONE. Ordinance Number 58239 is hereby repealed in its entirety.

Board Bill Number 13

Map: 2700 Block of Park Avenue and St. Vincent Avenue



Ordinance 58239
(B.B. No. 282)

An ordinance to vacate public surface rights for vehicle, equestrian and pedestrian travel in:

A tract of land being the East and West alley, 15 feet wide, together with the North and South alley, 10 feet wide, in Block 2150 of the City of St. Louis, Missouri.

as recommended by the Board of Public Service of the City of St. Louis in accordance with Charter authority and in conformity with Section 14, Article XXI, of the Charter, upon the condition that all costs of removal and relocation of Water Division facilities and roadway adjustment be secured by the land owners within sixty (60) days after approval or as extended by the Board of Public Service for an additional sixty (60) days; reserving all other public rights within the right-of-ways for utilities, governmental service entities and public franchise holders; providing for the owners to defray the expense of realignment of curbs and replacement of roadways, lighting and sidewalk pavement; permitting the land owners to remove pavement of the vacated portion of the alley without damage or disturbance to the utilities, governmental service entities and franchise holders facilities, reserving access and occupation rights of the City, utilities, governmental service entities and franchise holders for use of the right-of-ways to maintain, construct or for planning of existing or future facilities; prohibiting the land owners from making improvements within the right-of-ways except upon such conditions and terms as shall be acceptable to the City, the utilities, governmental service entities or franchise holders and providing a procedure to be followed; providing for the future removal of facilities within the right-of-ways by joint agreement of the utility, governmental service entity or

franchise holders, and the land owners and requiring such agreement to be filed with the Board of Public Service prior to removal;

Be it ordained by the City of St. Louis as follows:

Section One: The public surface rights of vehicle, equestrian and pedestrian travel, between the right-of-ways of:

A tract of land being the East and West alley, 15 feet wide, together with the North and South alley, 10 feet wide, in Block 2150 of the City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the Northern line of said East and West alley, fifteen feet (15') wide, with the Eastern line of California Avenue, sixty feet (60') wide; thence South seventy four degrees, nineteen minutes, twenty five seconds ($74^{\circ}19'25''$) East six hundred two and eighty five hundredths feet (602.85') along the Northern line of said Alley, fifteen feet (15') wide, to the Western line of Ohio Avenue, sixty feet (60') wide; thence South fifteen degrees, fifty three minutes, fourteen seconds ($15^{\circ}53'14''$) West fifteen feet (15.00') along the Western line of Ohio Avenue, to the Southern line of said Alley, fifteen feet (15') wide; thence North seventy four degrees, nineteen minutes, twenty five seconds ($74^{\circ}19'25''$) West four hundred eighty two and ninety nine hundredths feet (482.99') along the Southern line of said Alley, to the Eastern line of said North and South Alley, ten feet (10') wide; thence South fifteen degrees, forty five minutes, forty two seconds ($15^{\circ}45'42''$) West one hundred twenty seven and ninety nine hundredths feet (127.99') along the Eastern line of said Alley, ten feet (10') wide, to the Northern line of St. Vincent Avenue, sixty feet (60') wide; thence North sev-

enty four degrees, twenty three minutes, twenty one seconds (74° 23'21") West ten feet (10.00') along the Northern line of St. Vincent Avenue, to the Western line of said North and South Alley, ten feet (10') wide; thence North fifteen degrees, forty five minutes, forty two seconds (15° 45'42") East one hundred twenty eight feet (128.00') along said Western line to the Southern line of said East and West alley, fifteen feet (15') wide; thence North seventy four degrees, nineteen minutes, twenty five seconds (74° 19'25") West one hundred nine and eighty three hundredths feet (109.83') along said Southern line to the said Eastern line of California Avenue; thence North fifteen degrees, forty five minutes, forty two seconds (15° 45'42") East fifteen feet (15') along the Eastern line of California Avenue, to the point of beginning and containing ten thousand three hundred twenty three (10,323) square feet or two hundred thirty seven thousandths (0.237) acres.

are, upon the conditions herein-after set out, vacated.

Section Two: All rights of the public in the land bearing right-of-ways traversed by the foregoing conditionally vacated alley, are reserved to the City of St. Louis for the public including present and future uses of utilities, governmental service entities and franchise holders, except such rights as are specifically abandoned or released herein.

Section Three: The owners of the land may, at their election and expense remove the surface pavement of said so vacated alley provided however, all utilities within the right-of-ways shall not be disturbed or impaired and such work shall be accomplished upon proper City permits.

Section Four: The City, utilities, governmental service entities and

franchise holders shall have the right and access to go upon the land and occupation thereof within the right-of-ways for purposes associated with the maintenance, construction or planning of existing or future facilities, being careful not to disrupt or disturb the owners interests more than is reasonably required.

Section Five: The owners shall not place any improvement upon, over or in the land traversed by the right-of-ways without a lawful permit from the City and the written consent of the utilities, governmental service entities and franchise holders, present or future; and such consent together with the terms and conditions thereof shall be filed in writing with the Board of Public Service and approved by such Board prior to the undertaking of any such construction concerning the right-of-ways.

Section Six: The owners may secure the removal of all or any part of the facilities of a utility, governmental service entity or franchise holder by agreement in writing with such utilities, governmental entity or franchise holder, filed with the Board of Public Service prior to the undertaking of such removal.

Section Seven: In the event that granite curbing or cobblestones are removed within the vacated area, the Department of Streets of the City of St. Louis must be notified and it in turn will remove said curbing or cobblestones.

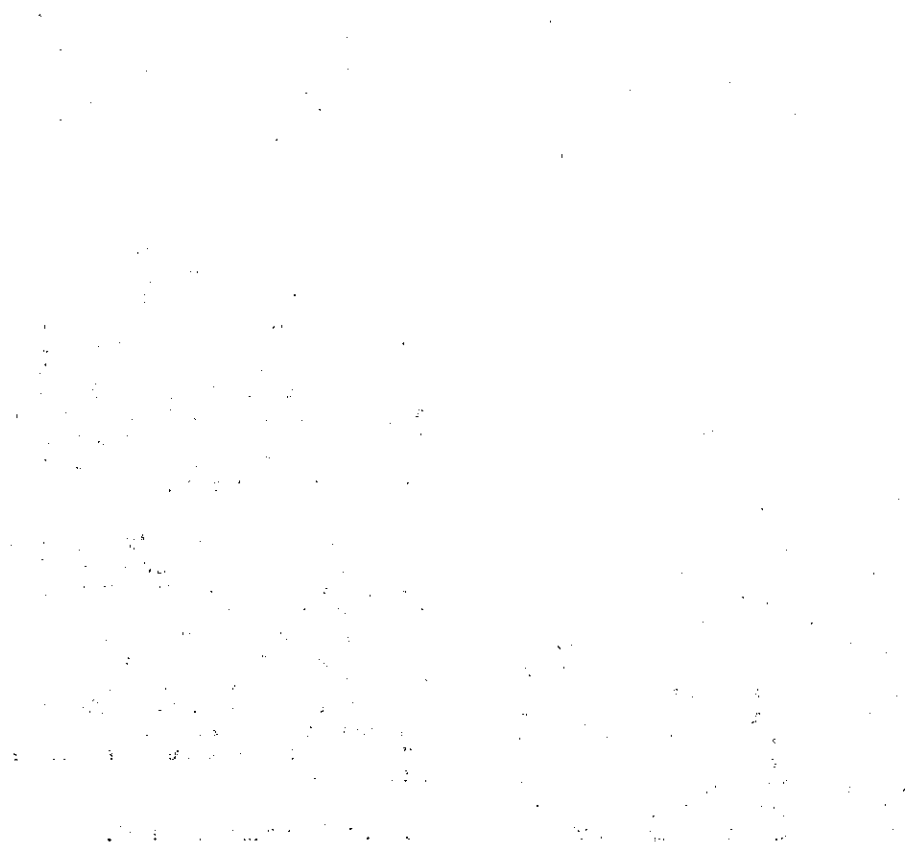
Section Eight: This ordinance shall be ineffective unless within sixty (60) days after its approval, or such longer time as is fixed by the Board of Public Service not to exceed one hundred twenty (120) days from approval or override, the owners of the land subservient to the right-of-ways concerned shall deposit a sum with the Comptroller of the City of St. Louis for

the use and benefit of the City Water Division estimated by said Division to be sufficient to cover the full expense of removal and relocation of Water facilities, if any; further, such owner or owners shall within said time deposit an additional sum of money with the Comptroller of the City of St. Louis for the use and benefit of the City Lighting Division estimated by said Division to be sufficient to cover the full expense of removal of all lighting facilities, if any; upon such deposit being made to the benefit of the Water Division and the Lighting Division they shall proceed as is reasonably expedient to accomplish all work required and all useful access and occupation shall be accorded further, such owner or owners shall within said time deposit an additional sum with the Comptroller of the City of St. Louis estimated by the said Board as sufficient to defray the expenses required for the adjustment of the City's streets including curbs, sidewalks, or driveways, roadway drainage connection and inlets, grading, paving sidewalks and roadways and road signing; providing further the owners, shall under the direction of the Director of Streets, of the City of St. Louis, accomplish the

aforesaid adjustments, at their own expenses, but in the event the owners fail to accomplish said within the time and according to the direction of the Director, the Director shall cause the same to be performed and upon his certification of the expenses, the Comptroller shall appropriate said deposit, or so much thereof as required to defray such expenses to the City or others; no claims or demands whatever arising out of such vacation or adjustment shall be made or prosecuted by owners their heirs, successors or assigns; and the Comptroller after determining the total cost of the foregoing to the City shall return any unexpended part of said deposits to the owner or owners.

Section Nine: An affidavit stating that all of the conditions of this ordinance have been complied with must be submitted to the Board of Public Service for acceptance One Hundred Twenty (120) days from the date of passage of this ordinance. If this affidavit is not submitted within the prescribed time the ordinance will be null and void.

Approved: February 19, 1981.



Summary**Board Bill Number 75****Introduced by Alderwoman Alisha Sonnier****September 26, 2025**

An Ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia Avenue in the Benton Park West and Gravois Park neighborhoods in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

BOARD BILL NUMBER 75 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An Ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia
2 Avenue in the Benton Park West and Gravois Park neighborhoods in the Seventh Ward to regulate
3 traffic traveling in all directions; and containing an emergency clause.

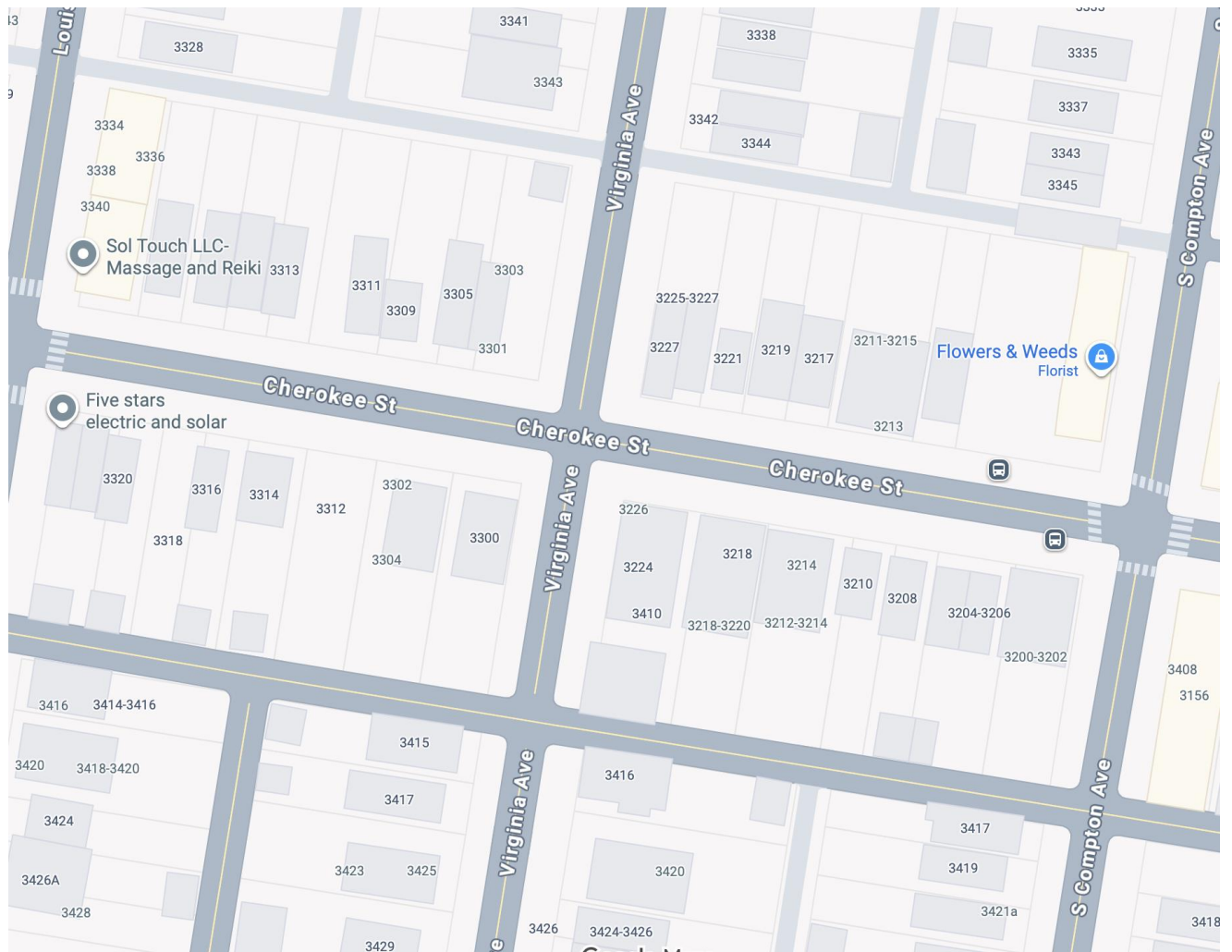
4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

5 **SECTION ONE.** There is hereby established a four-way stop site at the intersection of Cherokee
6 Street and Virginia Avenue regulating all traffic traveling in all directions at the intersection of
7 Cherokee Street and Virginia Avenue. The Director of Streets is hereby authorized and directed to
8 install stop signs at said location to regulate traffic approaching this intersection.

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

Board Bill Number 75

Map: Intersection of Cherokee Street and Virginia Avenue



Summary
Board Bill Number 85
Introduced by Alderwoman Alisha Sonnier
October 17, 2025

Pursuant to **Ordinance Number 70333**, as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks throughout the Seventh Ward.

BOARD BILL NUMBER 85 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

Pursuant to **Ordinance Number 70333**, as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks throughout the Seventh Ward.

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

SECTION ONE. Pursuant to **Ordinance Number 70333**, as amended by **Ordinance Number 71394**, the Director of Streets is hereby directed to install speed humps to calm the flow of traffic in the following locations:

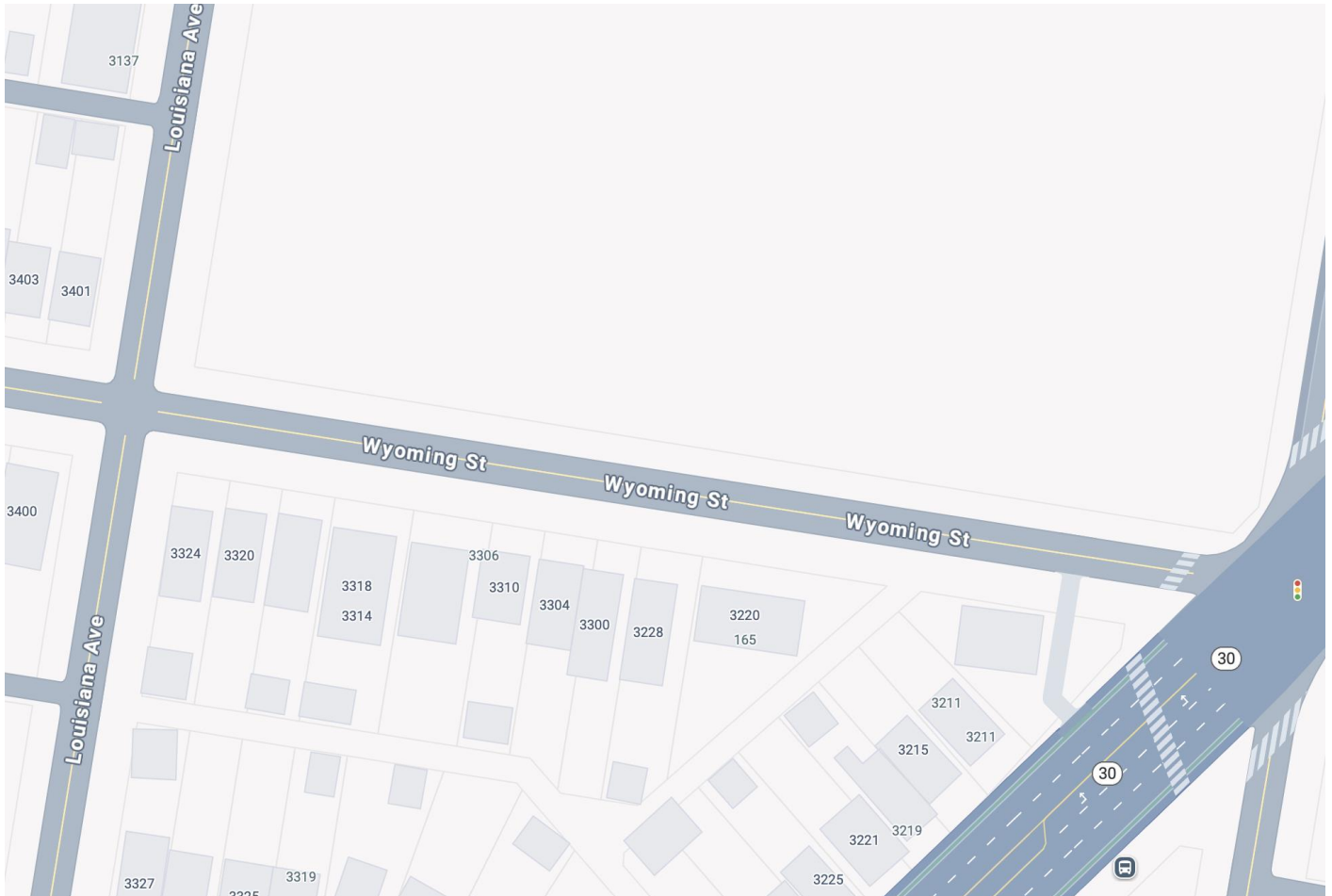
1. One speed hump shall be installed on the 3300 block of Wyoming Street in the Tower Grove East neighborhood;
2. One speed hump shall be installed on the 3400 block of Humphrey Avenue in the Tower Grove East neighborhood;
3. One speed hump shall be installed on the 3500 block of Humphrey Avenue in the Tower Grove East neighborhood;
4. One speed hump shall be installed on the 2700 block of Arkansas Street in the Tower Grove East neighborhood;
5. One speed hump shall be installed on the 2800 block of Arkansas Street in the Tower Grove East neighborhood;
6. One speed hump shall be installed on the 2600 block of Iowa Avenue in the Fox Park neighborhood;
7. One speed hump shall be installed on the 2900 block of Utah Avenue in the Benton Park West neighborhood;
8. One speed hump shall be installed on the 3300 block of Ohio Avenue in the Benton Park West neighborhood;

- 1 9. One speed hump shall be installed on the 3300 block of California Avenue in the Benton
2 Park West neighborhood;
- 3 10. One speed hump shall be installed on the 3300 block of Pennsylvania Avenue in the Benton
4 Park West neighborhood;
- 5 11. One speed hump shall be installed on the 2700 block of Winnebago Street in the Gravois
6 Park neighborhood;
- 7 12. One speed hump shall be installed on the 2800 block of Winnebago Street in the Gravois
8 Park neighborhood;
- 9 13. One speed hump shall be installed on the 3400 block of California Avenue in the Gravois
10 Park neighborhood;
- 11 14. One speed hump shall be installed on the 1200 block of Montrose Avenue in the Gate
12 District neighborhood;
- 13 15. One speed hump shall be installed on the 1300 block of Montrose Avenue in the Gate
14 District neighborhood;
- 15 16. One speed hump shall be installed on the 1400 block of Montrose Avenue in the Gate
16 District neighborhood;
- 17 17. One speed hump shall be installed on the 4100 block of Blaine Avenue in the Botanical
18 Heights neighborhood;
- 19 18. One speed hump shall be installed on the 4200 block of McRee Avenue in the Botanical
20 Heights neighborhood; and
- 21 19. One speed hump shall be installed on the 4300 block of McRee Avenue in the Botanical
22 Heights neighborhood.

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

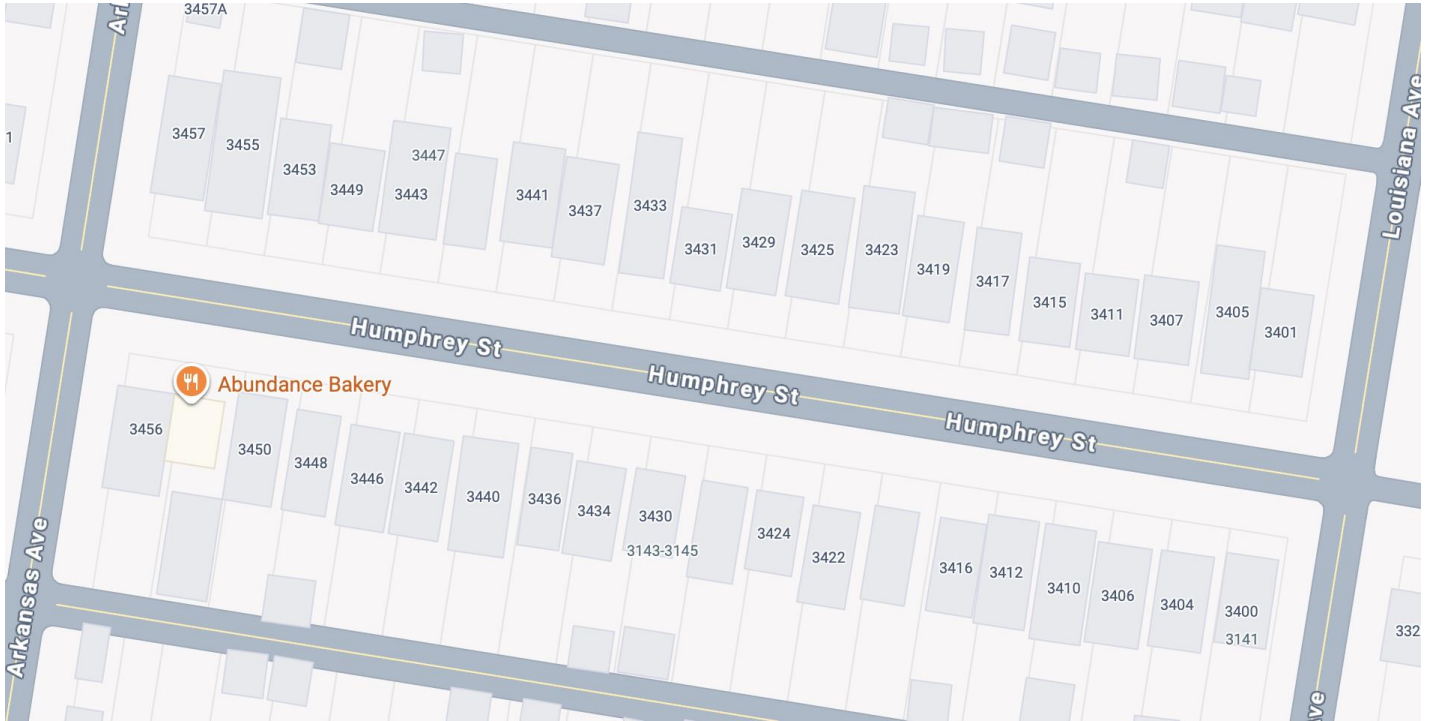
Board Bill Number 85

Map: 3300 block of Wyoming Street



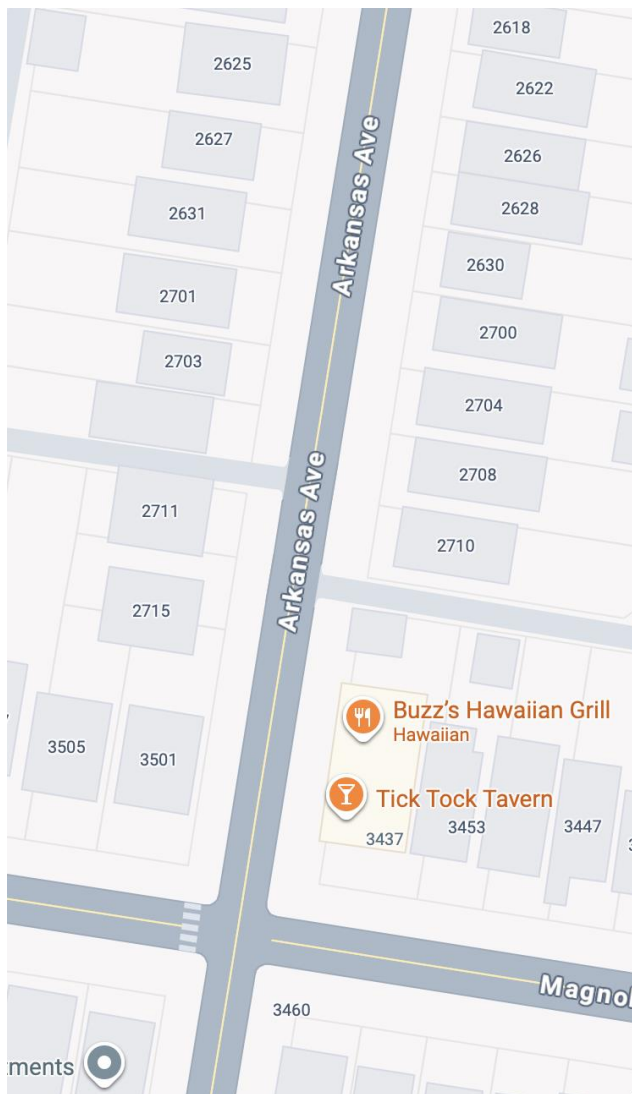
Board Bill Number 85

Map: 3400 and 3500 blocks of Humphrey Avenue



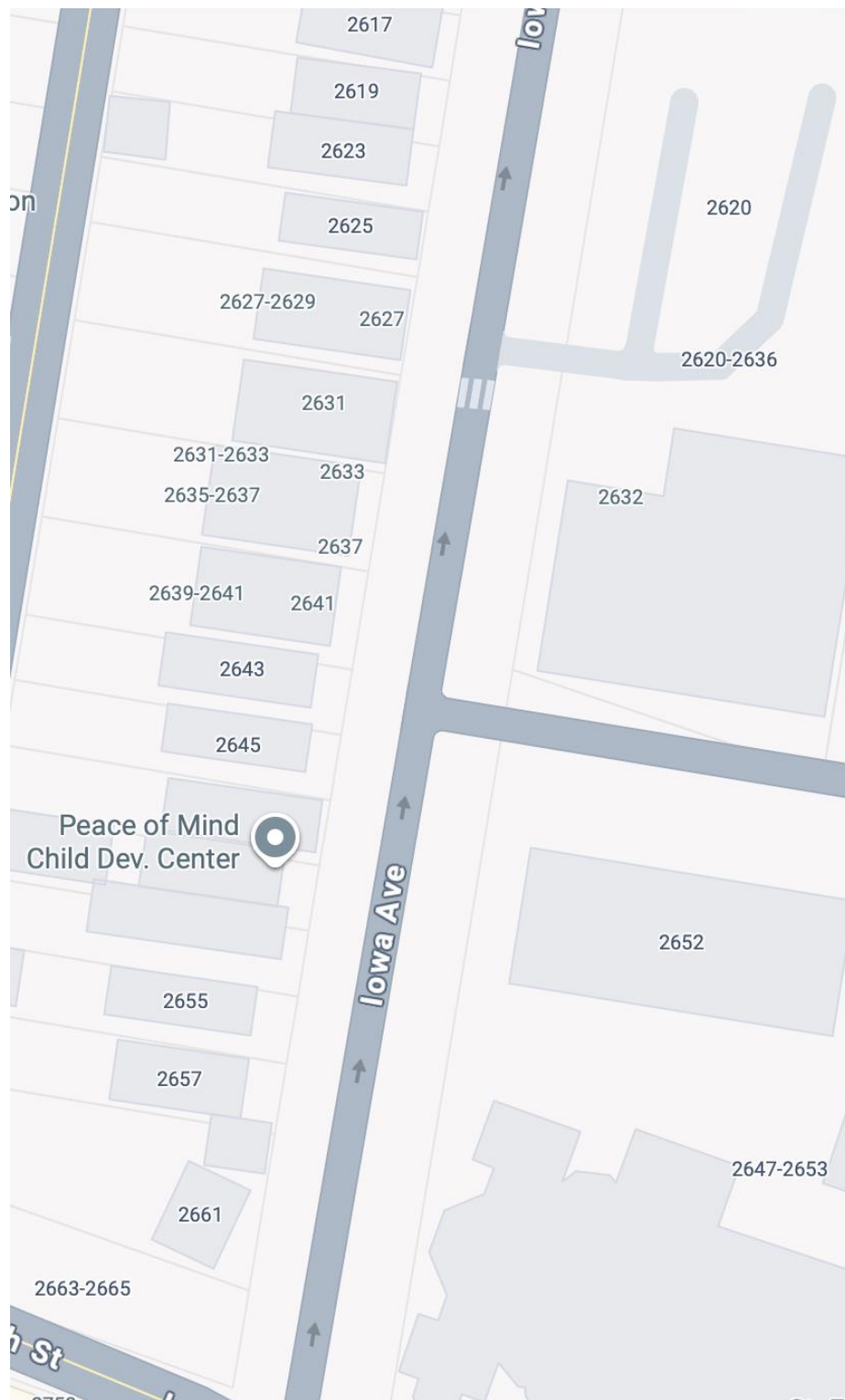
Board Bill Number 85

Map: 2700 and 2800 blocks of Arkansas Street



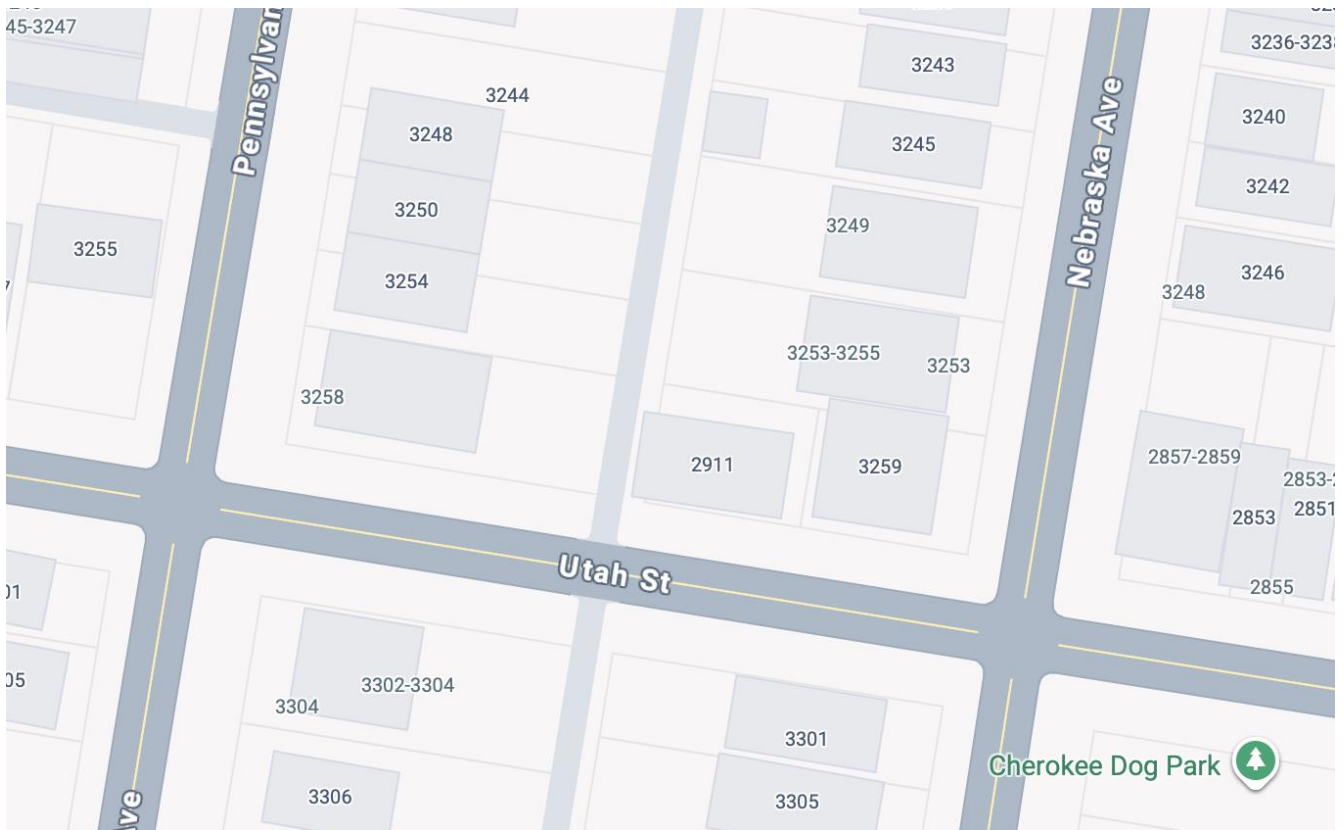
Board Bill Number 85

Map: 2600 block of Iowa Avenue



Board Bill Number 85

Map: 2900 block of Utah Avenue



Board Bill Number 85

Map: 3300 block of Ohio Avenue



Board Bill Number 85

Map: 3300 block of California Avenue



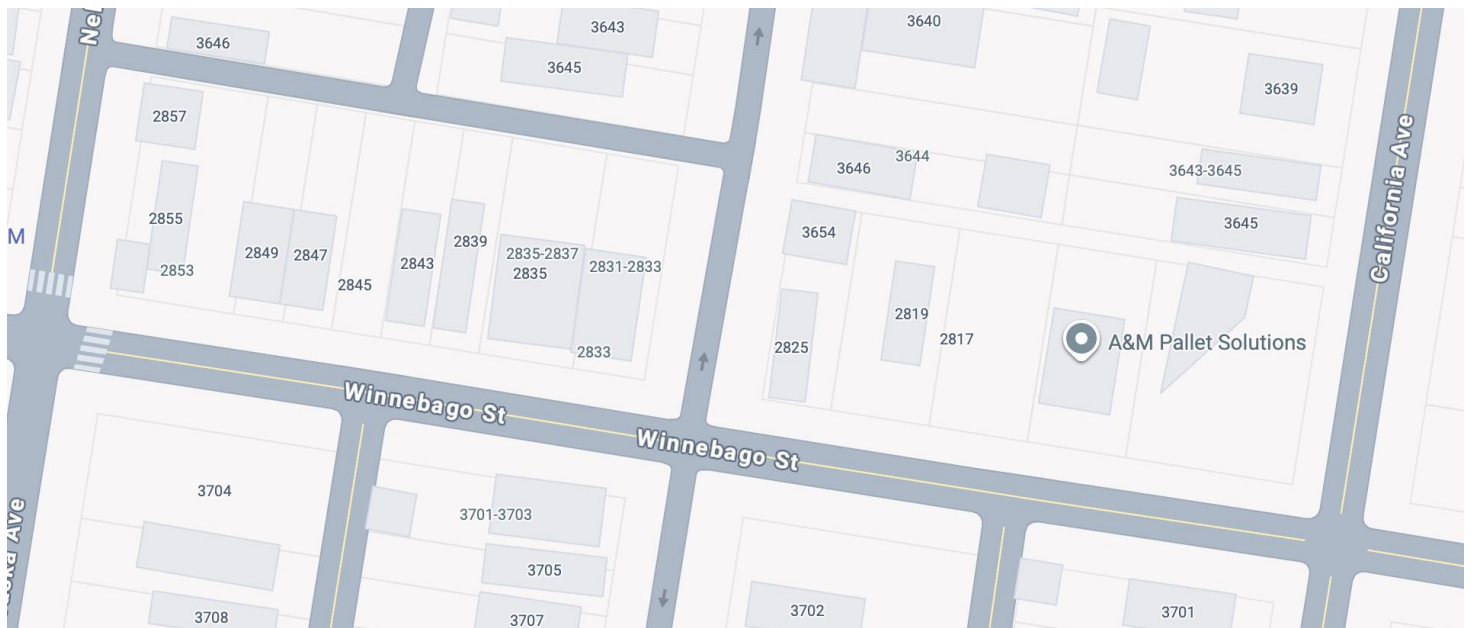
Board Bill Number 85

Map: 3300 block of Pennsylvania Avenue



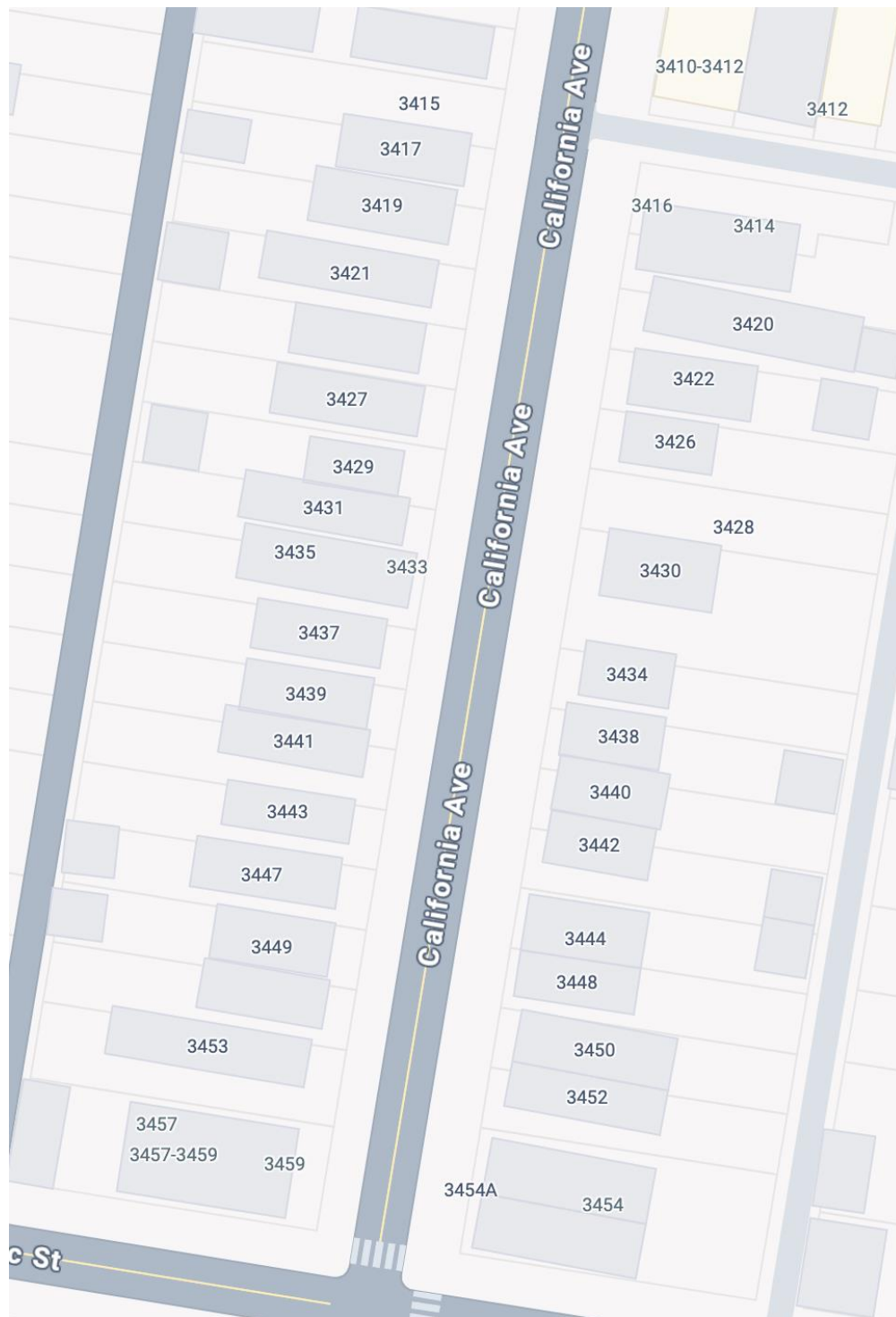
Board Bill Number 85

Map: 2700 and 2800 blocks of Winnebago Street



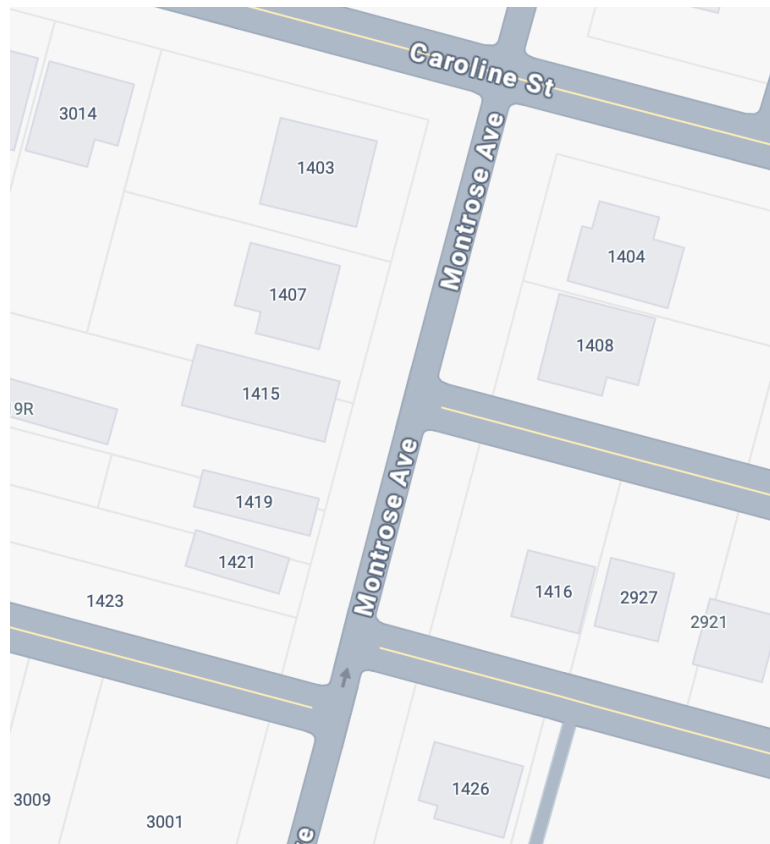
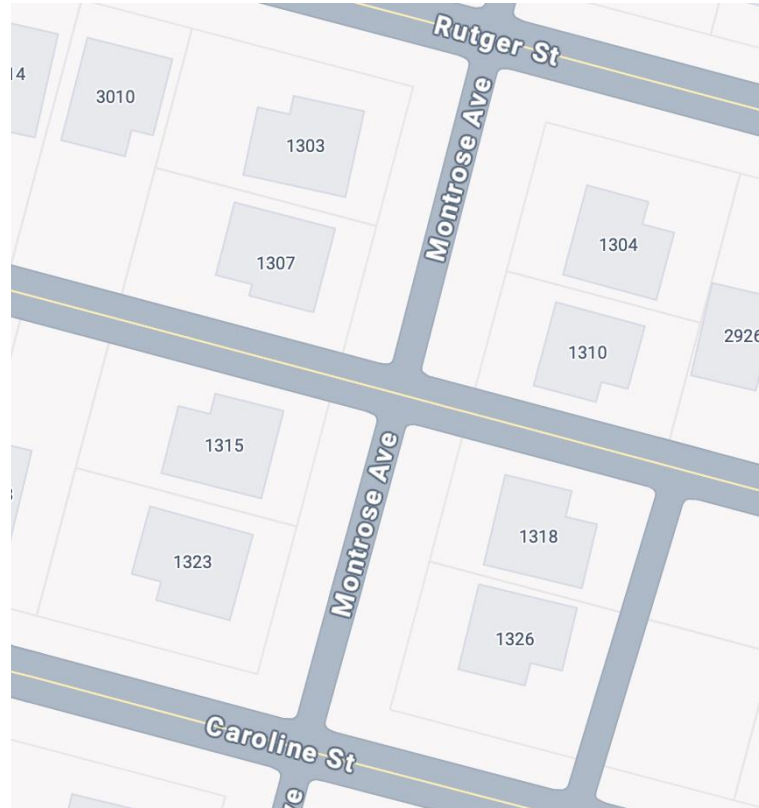
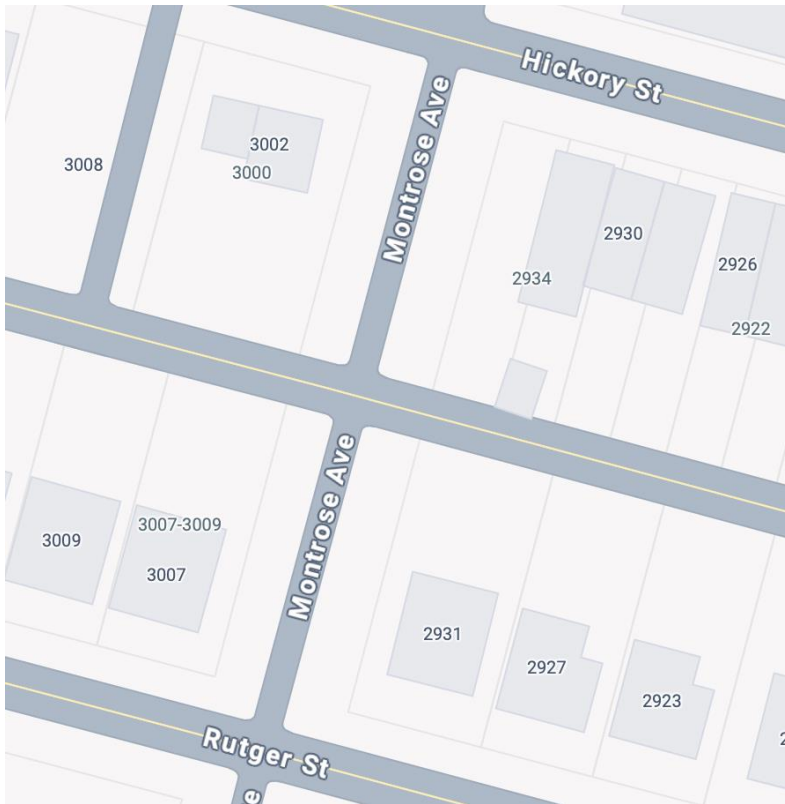
Board Bill Number 85

Map: 3400 block of California Avenue



Board Bill Number 85

Map: 1200, 1300, and 1400 blocks of Montrose Avenue



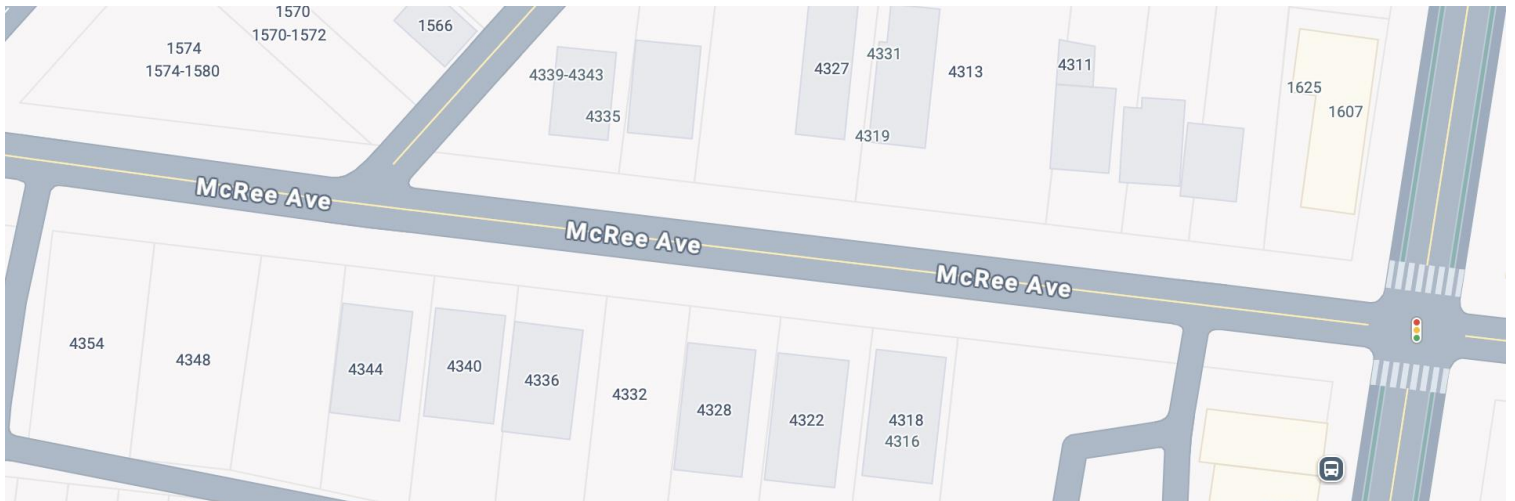
Board Bill Number 85

Map: 4100 block of Blaine Avenue



Board Bill Number 85

Map: 4200 and 4300 blocks of McRee Avenue



Summary
Board Bill Number 89
Introduced by Alderman Michael Browning
October 24, 2025

Purpose of the Bill:

This bill authorizes and directs the City of St. Louis to let contracts and provide for design, right-of-way acquisition, and construction for the Cass Avenue Multimodal Corridor Improvements Phase 1 (Elliot to Tucker); Traffic Management Enhancements Ph. 9 (Skinker/McCausland from Page to Canterbury, and Arsenal from McCausland to Ivanhoe); and Christy Greenway Ph. 2 (Holly Hills to Kingshighway).

The bill also authorizes the City of St. Louis to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, Bi-State Development Agency, Land Clearance for Redevelopment Authority (LCRA), Great Rivers Greenway District (GRG), and other governmental agencies and parties as necessary for the completion of the projects.

Project Description:

1. Cass Avenue Multimodal Corridor Improvements, Phase 1 (Elliot to Tucker):

The Cass Avenue Multimodal Corridor Improvements Phase 1 Project involves the transformation of a 1.25 mile section of Cass Avenue from Elliot Avenue to Tucker Boulevard. The project is designed to provide safe multimodal transportation choices and vital connections to regional active transportation networks to support healthy, affordable neighborhoods, the new National Geospatial-Intelligence Agency (Next NGA West) campus, K-12 school access, and local businesses and institutions. With the reduction of traffic lanes, integration of traffic calming measures, new lighting, and a continuous shared use path, the new Cass Avenue will meet the needs of people that live and work along the corridor.

2. Traffic Management Enhancements, Phase 9:

This project involves upgrading twenty-one (21) traffic signals, monitoring cameras, and other equipment along 4.6 miles of Skinker/McCausland from Page to Canterbury, and Arsenal from McCausland to Ivanhoe. Fiber optic interconnection will be installed to provide system connectivity along the corridor and the City's Transportation Management Center (TMC), and to allow for optimization of traffic signal timing. Work includes upgrading curb ramps and crosswalks at intersections to be compliant with the American with Disabilities Act (ADA). Also, the section of Skinker between Enright and Page will incorporate lane reductions and improved pedestrian accessibility and connectivity.

3. Christy Greenway, Phase 2 (Holly Hills to Kingshighway)

This project extends the Christy Greenway approximately one mile along Christy Boulevard from Holly Hills Avenue to Kingshighway Boulevard. The proposed multiuse trail will provide a safe and comfortable environment through a raised concrete pathway separated from vehicular traffic. An extension of the Christy Greenway will connect through several City neighborhoods,

and directly tie into the new bicycle lanes and intersection currently being constructed by the City through American Rescue Plan Act funding on Kingshighway at Neosho.

**BOARD BILL NUMBER 89 INTRODUCED BY ALDERMAN MICHEAL BROWNING
COSPONSORS: ALDERWOMAN ANNE SCHWEITZER/ALDERWOMAN SHAMEEM
CLARK-HUBBARD**

An Ordinance recommended by the Board of Public Service of the City of St. Louis (the “Board of Public Service”), establishing multiple public works and improvement projects for the Cass Avenue Multimodal Corridor Transformation Phase 1, Traffic Management Enhancements Phase 9 on Skinker/McCausland, and the Christy Greenway Phase 2 within the City of St. Louis (the “Projects”); and containing an emergency clause.

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

SECTION ONE. There are hereby authorized the following public works and improvement projects:

A. Cass Avenue Multimodal Corridor Transformation, Phase 1 (Elliot to Tucker) - **Exhibit**

A (located in Ward 14);

B. Traffic Management Enhancements, Phase 9 – Skinker/McCausland (Page to Canterbury)

– **Exhibit B** (located in Wards 4 and 10)

C. Christy Greenway, Phase 2 (Holly Hills to Kingshighway) – **Exhibit C** (located in Wards

1 and 2).

SECTION TWO. The City of St. Louis (the “City”), by and through its Board of Public Service, is hereby authorized and approved to let contracts and provide for the design, right-of-way acquisition, construction, materials, and equipment for the Projects. The Board of Public Service is authorized to employ labor and consultants, pay salaries, fees and wages, acquire any and all said real and personal property rights and interests, in whole or in part, including easements (by Lease, purchase, or otherwise), as necessary for completion of the Projects, and to enter into supplemental agreements with the Missouri Highway and Transportation Commission, Federal Highway Administration, utilities, railroads, Bi-State Development Agency, Land

1 Clearance for Redevelopment Authority (LCRA), Great Rivers Greenway District (GRG), and
2 other governmental agencies and parties as necessary for the completion of the Projects, all in
3 accordance with the Federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, *et*
4 *seq.*), with any contract containing sections for: description of work, material guarantees,
5 estimated expenditure allocations, fund reversion authorization, applicable federal and state wage
6 rate requirements, equal opportunity provisions, the Mayor's Executive Orders, and contract
7 advertising statutes.

8 **SECTION THREE.** The work provided for herein shall be carried out in accordance with
9 detailed plans and specifications to be adopted and approved by the Board of Public Service
10 before bids are advertised therefor.

11 **SECTION FOUR.** All construction contracts let under the authority of this Ordinance shall
12 require payment of the prevailing hourly rate of wages for each craft or type of work required to
13 execute the contract as determined by the Missouri Department of Labor and Industrial
14 Relations, and requires adherence to a schedule of minimum wages as determined by the United
15 States Department of Labor. All contracts let in connection with the construction provided for
16 herein shall require contractor's enrollment and participation in a federal work authorization
17 program and an affirmation that contractor does not knowingly employ unauthorized alien
18 employees pursuant to Sections 285.525 through 285.555 of the Revised Statutes of Missouri;
19 require contractor provide a ten-hour Occupational Safety and Health Administration
20 construction safety program for their on-site employees as required by the provisions of Section
21 292.675 of the Revised Statutes of Missouri (Prompt Payment/Retainage); require the furnishing
22 of a bond by every contractor on this public works project pursuant to provisions of Section
23 107.170 of the Revised Statutes of Missouri; and require contractor to comply with Section

34.353 of the Revised Statutes of Missouri (Domestic Product Procurement Act – Buy American); and requiring that all work provided herein shall be subject to, and in conformance with all applicable statutes of Missouri, the City Charter, City ordinances including the “Complete Streets Policy” (City Ordinance 71882), when applicable, and Revised Code of the City, as amended, including any applicable City codes, rules, and regulations.

SECTION FIVE. All specifications approved by the Board of Public Service and contracts let by authority of this Ordinance shall provide for compliance with the Disadvantaged Business Enterprise utilization goals established by federal or state law or regulation.

SECTION SIX. All advertisements for bids pursuant to this Ordinance shall be subject to the provisions of Section 8.250 of the Revised Statutes of Missouri.

SECTION SEVEN. The total estimated cost of the Projects is Thirty Million, Three Hundred Thousand Dollars (\$30,300,000.00). There is hereby appropriated the total estimated cost of the Projects of Thirty Million, Three Hundred Thousand Dollars (\$30,300,000.00) from various sources including the Infrastructure Investment and Jobs Act (IIJA), and its predecessors, including the federal Transportation Equity Act for the 21st Century (23 U.S.C. § 110, *et seq.*); and the Local Match sources including FY 2025 and FY 2026 Citywide Capital Road & Bridge Funds; Citywide Capital Road & Bridge Funds to be appropriated in subsequent years; FY 2024 Community Project Funding Grant implemented through the US Department of Housing and Urban Development; Land Clearance for Redevelopment Authority (LCRA) Annual Appropriation Redevelopment Bonds; and, One-Half Cent Ward Capital Funds. The estimated project costs are further broken down as follows:

A. Cass Avenue Multimodal Corridor Transformation, Phase 1 (Elliot Avenue to Tucker Boulevard:

- a. Total Project Cost (Construction Only): \$15,000,000.00
- b. Federal: \$6,750,000.00 Surface Transportation Block Grant Program (STP-S)
- c. Local Match: \$8,250,000.00:
 - i. \$5,000,00.00 FY 2024 Community Project Funding Grant implemented through the US Department of Housing and Urban Development
 - ii. \$1,000,000.00 Land Clearance for Redevelopment Authority (LCRA) Annual Appropriation Redevelopment Bonds
 - iii. \$2,000,000.00 FY 2025 Citywide Capital Road & Bridge Funds (1205-953034)
 - iv. \$250,000.00 One-Half Cent Ward Capital Funds (Ward 14) (1208-110014)

B. Traffic Management Enhancements, Phase 9 (Skinker/McCausland from Canterbury to Page, and Arsenal from McCausland to Ivanhoe):

- a. Total Project Cost (Design, Right-of-way, and Construction): \$12,200,000.00
- b. Federal: \$9,760,000.00 Congestion Mitigation & Air Quality Improvement Program (CMAQ)
- c. Local Match: \$2,440,000.00:
 - i. Design, Right-of-Way, and Partial Construction \$400,000.00 FY26 Citywide Capital Roads & Bridge Funds (1205-953034)
 - ii. Partial Construction \$2,040,000.00 Citywide Capital Road & Bridge Funds (1205-953034) to be appropriated in subsequent years.

C. Christy Greenway, Phase 2 (Holly Hills to Kingshighway):

- a. Total Project Cost (Design, Right-of-way, and Construction): \$3,100,000.00

- b. Federal: \$2,480,000.00 Transportation Alternatives Program (TAP)
- c. Local Match: \$620,000.00:
 - i. Design, Right-of-Way, and Partial Construction \$120,000.00 FY26 Citywide Capital Roads & Bridge Funds (1205-953034);
 - ii. Partial Construction \$500,000.00 Citywide Capital Road & Bridge Funds (1205-953034) to be appropriated in subsequent years.

D. The federal funds shall be appropriated from the Federal Aid to Urban Program Match Share Fund, also known as the Federal Aid to Urban Program Revolving Fund, established by Ordinance 56931, and the remaining Local Match share shall be appropriated from funds identified and collected from the sources identified in this document or in subsequent appropriation ordinances. Said improvements shall be contracted and executed in parts as funds are accrued in the Match Share Fund and are adequate to pay the City's share of the cost.

SECTION EIGHT. The Comptroller of the City is hereby authorized and directed to draw warrants from time to time and disburse funds appropriated by this Ordinance. It is recognized that the costs of the Projects may exceed the current estimated costs, and, therefore, the Comptroller is further authorized and directed to receive and disburse funds received by the City for the Projects in addition to those specified in this ordinance, upon the signature and certification of vouchers by the President of the Board of Public Service. Reimbursement funds received shall be deposited into the Federal Aid to Urban Program Match Share Fund, established by Ordinance 56931.

SECTION NINE. The Board of Public Service is hereby authorized to accept on behalf of the City monetary donations from other governmental agencies and others to assist in paying for the

1 work authorized in this Ordinance. Funds received shall be deposited into the appropriate Project
2 account.

3 **SECTION TEN.** This being an Ordinance providing for public work and improvement, it is
4 hereby declared to be an emergency measure as defined in Article IV, Sections 19 and 20 of the
5 City Charter and shall become effective immediately upon its passage and approval by the
6 Mayor of the City.

Board Bill Number 89

Exhibit A: Cass Avenue Multimodal Corridor Improvements, Phase 1 (Elliot to Tucker)



Board Bill Number 89

**Exhibit B: Traffic Management Enhancements, Phase 9 -Skinker/McCausland from Canterbury to Page,
and Arsenal from McCausland to Ivanhoe**





BOARD BILL NUMBER 89

FISCAL NOTE

Preparer's Name John P. Kohler, P.E.

Phone Number or Email Address (will be available publicly) (314) 589-6623

Bill Sponsor: Wards 1, 2, 4, 10, and 14

Bill Synopsis:	Let contracts for design, right-of-way acquisition, and construction of multiple transportation improvement program projects.
Type of Impact:	None
Agencies Affected:	Board of Public Service, Street Department, Parks Department, Office of the Disabled, Water Division

SECTION A

Does this bill authorize:

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

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

SECTION B

- Does the bill require the construction of any new physical facilities? ____ Yes X 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 X No.
 - If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ____ Yes X 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:
NA _____

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	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$620,000.00	\$1,500,000.00	\$1,040,000.00
Additional Revenue	0	0	
Net	\$620,000.00	\$1,500,000.00	\$1,040,000.00
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:

Reference Section 7 of Board Bill for funding breakdown of each project.

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

Richard T. Bradley, PE – President, Board of Public Service

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

☐ Yes ☒ No.

 - If yes, by whom? _____ .

Summary

Board Bill Number 53

As Amended on the Floor

Introduced by Alderwoman Laura Keys and Alderwoman Sharon Tyus

July 11, 2025

The bill directs the Director of Streets to install speed humps pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394** to calm the flow of traffic to calm the flow of traffic on the 4100, 4200, 4300, and 4400 blocks of Carter Avenue.

**BOARD BILL NUMBER 53 AS AMENDED ON THE FLOOR INTRODUCED BY
ALDERWOMAN LAURA KEYS/ALDERWOMAN SHARON TYUS**

1 An ordinance directing the Director of Streets to install speed humps pursuant to **Ordinance**
2 **Number 70333** as amended by **Ordinance Number 71394** to calm the flow of traffic on the
3 on the 4100, 4200, 4300, and 4400 blocks of Carter Avenue.

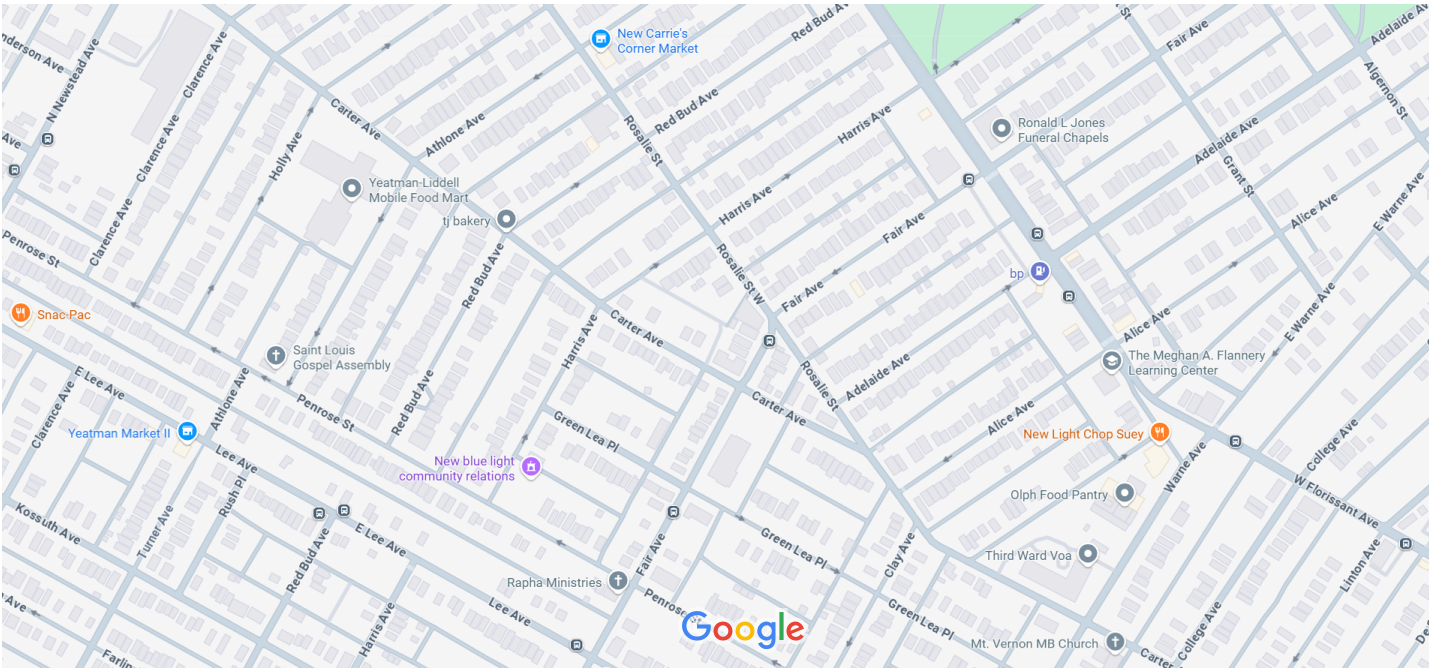
4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

5 **SECTION ONE.** Pursuant to **Ordinance Number 70333** as amended by **Ordinance**
6 **Number 71394** the Director of Streets is hereby directed to install speed humps to calm the
7 flow of traffic at the following locations:

8 Two speed humps shall be installed on each of the following blocks of Cater Avenue:
9 the 4100, 4200, 4300, and 4400 blocks of Carter Avenue.



Board Bill Number 53
Map: 4100 - 4600 Blocks of Carter Ave.



Map data ©2025 Google 200 ft

Summary
Board Bill Number 63
Introduced by Alderwoman Jami Cox-Antwi
September 12, 2025

An Ordinance recommended by the Planning Commission on June 17, 2025, to change the zoning of property as indicated on the District Map, from the “F” Neighborhood Commercial District to the “C” Multiple-Family Dwelling District, in City Block 1418 (2861-69 McNair Avenue), so as to include the described parcel of land in City Block 1418; and containing an emergency clause.

BOARD BILL NUMBER 63 INTRODUCED BY ALDERWOMAN JAMI COX-ANTWI

1 An Ordinance recommended by the Planning Commission on June 17, 2025, to change
2 the zoning of property as indicated on the District Map, from the “F” Neighborhood Commercial
3 District to the “C” Multiple-Family Dwelling District, in City Block 1418 (2861-69 McNair
4 Avenue), so as to include the described parcel of land in City Block 1418; and containing an
5 emergency clause.

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

7 **SECTION ONE.** The zoning designation of certain real property located in City Block
8 1418 is hereby changed to the “C” Multiple-Family Dwelling District, real property being
9 particularly described and shown in **Exhibit A** as follows:

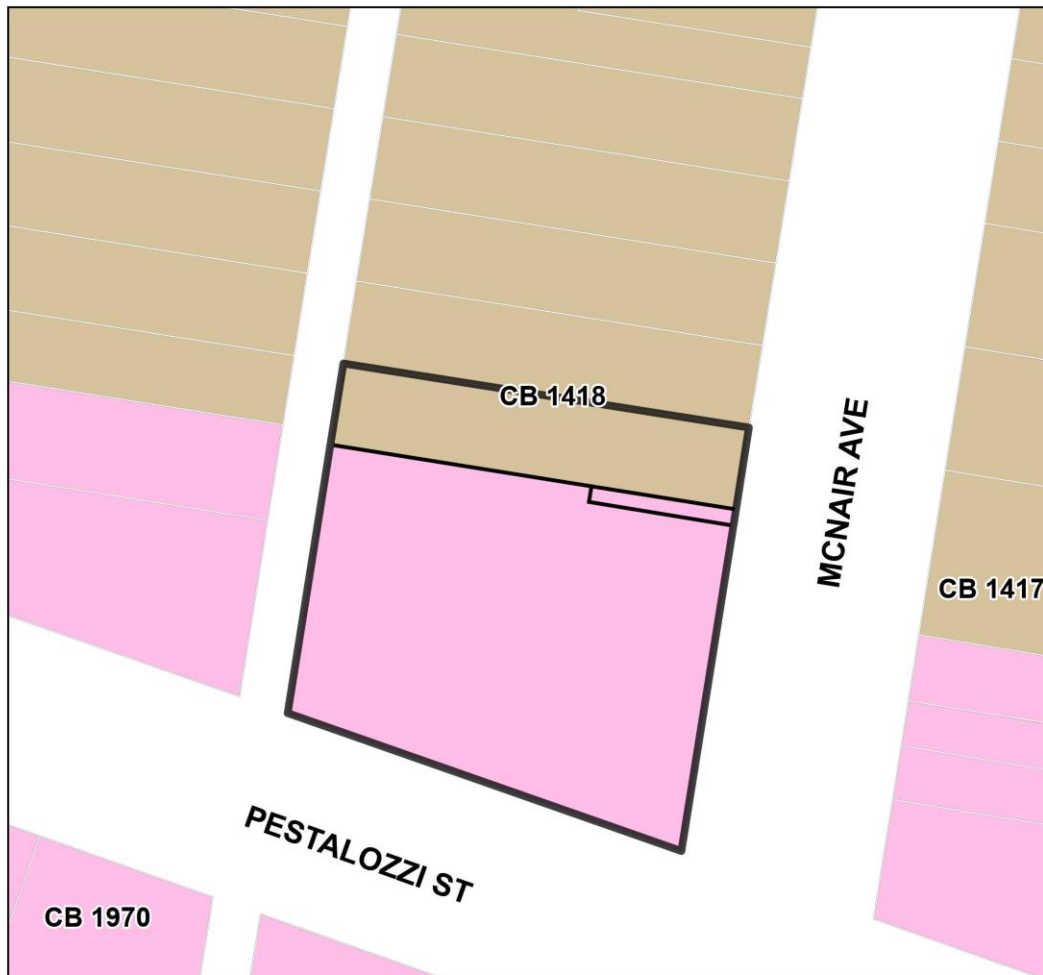
10 PART OF LOT 3 IN BLOCK 6 OF DURAND TRACT AND IN BLOCK 1418 OF THE
11 CITY OF ST. LOUIS, MISSOURI, PLAT BOOK G PAGE 59, ST. LOUIS CITY RECORDS
12 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

13 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE
14 ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 85 DEGREES 53 MINUTES 45
15 SECONDS EAST, 78.78 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID
16 NORTH LINE, SOUTH 04 DEGREES 06 MINUTES 15 SECONDS WEST, 3.05 FEET TO A
17 POINT; THENCE SOUTH 85 DEGREES 10 MINUTES 39 SECONDS EAST, 44.05 FEET TO
18 THE EAST LINE OF SAID LOT 3; THENCE NORTH 04 DEGREES 15 MINUTES 30
19 SECONDS EAST, 3.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE
20 NORTH 85 DEGREES 53 MINUTES 45 SECONDS WEST, 44.05 FEET TO THE POINT OF
21 BEGINNING. CONTAINING 146 SQUARE FEET MORE OR LESS.

1 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
2 and welfare shall take effect and be in full force immediately upon approval by the Mayor of the
3 City of St. Louis.

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 "C" Multiple-Family Dwelling District

2861-69 McNair Ave

City Block 1418

PDA-008-25-REZ

CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY

Summary
Board Bill Number 80
Introduced by Alderwoman Shameem Clark-Hubbard
October 10, 2025

This Board Bill repeals **Ordinance Number 69056** concerning the City's participation in the Property Assessment Clean Energy Act. This Board Bill enacts a new ordinance regarding the same to enable the City to join the Missouri Clean Energy District in order to provide an additional authorized entity through which owners of property within the City may obtain financing for energy efficiency or renewable energy improvements to their property pursuant to Missouri's Property Assessment Clean Energy Act. This Board Bill further states the steps to be taken by the City in connection with entry to the District, and the activities such District may conduct in the City as a member of such District

BOARD BILL NUMBER 80 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

1 An ordinance to repeal **Ordinance Number 69056** concerning the City’s participation in the
2 Property Assessment Clean Energy Act, and enacting a new ordinance regarding the same to
3 enable the City to join the Missouri Clean Energy District in order to provide an additional
4 authorized entity through which owners of property within the City may obtain financing for
5 energy efficiency or renewable energy improvements to their property pursuant to Missouri’s
6 Property Assessment Clean Energy Act and stating the steps to be taken by the City in connection
7 therewith, and the activities such District may conduct in the City as a member of such District.

8 **WHEREAS**, the 95th General Assembly of Missouri enacted Sections §67.2800 to
9 §67.2835, inclusive, RSMo., the “Property Assessment Clean Energy Act” (the “Act”); and

10 **WHEREAS**, Section §67.2810.1 authorizes one or more Municipalities (as defined in
11 Section §67.2800.7) to establish a Clean Energy Development Board to initiate and administer a
12 Property Assessment Clean Energy (“PACE”) Program so that owners of qualifying property can
13 access funding for energy efficiency improvements or renewable energy improvements to their
14 properties located in such Municipalities; and

15 **WHEREAS**, the development, production, and efficient use of clean energy and renewable
16 energy, as well as the installation of energy efficiency improvements to publicly and privately
17 owned real property, will create jobs for residents of the City of St. Louis, Missouri, advance the
18 economic well-being and public and environmental health of the City of St. Louis, Missouri, and
19 contribute to the energy independence of our nation; and

20 **WHEREAS**, the primary intent of funding energy efficiency and renewable energy
21 improvements pursuant to the Act is to promote the public purposes described above; and

1 **WHEREAS**, by **Ordinance Number 69056**, the City established the Clean Energy
2 Development Board of The City of St. Louis, Missouri (the “Board”) to operate a PACE program
3 within the City; and

4 **WHEREAS**, on January 3, 2011, a different clean energy development board, now named
5 the Missouri Clean Energy District (the “District”), was created with the intention that all counties
6 and other municipalities within the State of Missouri would be eligible to join such District and
7 participate in its programs; and

8 **WHEREAS**, it is in the best interests of the City of St. Louis, Missouri and for the benefit
9 of its residents to join the District and participate in its programs, in addition to having financing
10 of PACE Projects available through the Clean Energy Development Board of the City; and

11 **WHEREAS**, by joining the District, the City does not intend to diminish the power or
12 authority of the Board to operate its PACE program but, instead, believes that the District can
13 make additional financing sources available for PACE projects in the City, thereby increasing the
14 opportunities for residents of the City.

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

16 **SECTION ONE.** Findings of Fact. The Board of Aldermen hereby finds and determines that
17 it is in the best interests of the City and the health, safety, and welfare of City residents for the City
18 to become a member of the Missouri Clean Energy District and authorize it to administer its PACE
19 program within the City, in addition to, but not in exclusion of, the PACE program offered by the
20 Clean Energy Development Board of the City of St. Louis, Missouri.

21 **SECTION TWO.** Ordinance Number 69056 Repealed.

22 **Ordinance Number 69056** is hereby repealed.

1 **SECTION THREE.** City to Join District. The City is hereby authorized City to join and
2 participate in the Missouri Clean Energy District. Upon the City becoming such a member, the
3 District may make or cause to be made loans to property owners within the City to fund energy
4 efficiency and renewable energy improvements to their property, which loans would be repayable
5 from the savings in energy costs.

6 **SECTION FOUR.** Conformity to Federal and State Law. This Ordinance is enacted pursuant
7 to Sections 67.2800 to 67.2835 of the Missouri Revised Statutes (2000), as amended, and the
8 provisions of this Ordinance shall be in conformity with federal and state laws

9 **SECTION FIVE.** Definitions.

10 A. Definitions. Except as specifically defined below, word and phrases used in this Ordinance
11 shall have their customary meanings. Words and phrases defined in Section 67.2800.2 of the
12 Missouri Revised Statutes (2000), as amended, shall have their defined meanings when used in
13 this Ordinance. As used in this Ordinance, the following words and phrases shall have the
14 meanings indicated:

15 “*Missouri Clean Energy District*” or “*District*” means the Missouri Clean Energy District.

16 “*PACE Assessment*” means a special assessment made against qualifying property in consideration
17 of PACE Funding.

18 “*PACE Funding*” means funds provided to the owner(s) of qualified property by the District for
19 an energy efficiency improvement or renewable energy improvement.

20 “*Qualifying Property*” means real property located in The City of St. Louis, Missouri.

21 **SECTION SIX.** Administration. The District shall administer its PACE program within the
22 City by:

- 1) Providing property owners with an application form in order to apply to the District for PACE Funds;
- 2) Developing standards for the approval of Projects submitted to it by property owners;
- 3) Reviewing applications submitted to it and selecting qualified Projects;
- 4) Entering into Assessment Contracts with property owners;
- 5) Providing a copy of each executed Notice of Assessment to the City's Assessor and causing a copy of each such Notice of Assessment to be recorded in the real estate records in the Office of the Recorder of Deeds for the City;
- 6) Authorizing and disbursing the PACE Funds to the property owners;
- 7) Receiving PACE Assessments from the City Collector;
- 8) Recording any lien, if needed, due to nonpayment of a PACE Assessment; and
- 9) Exercising all powers granted by Section 67.2810.2 of the Missouri Revised Statutes (2000), as amended, including, but not limited to, the power to levy and collect special assessments under an assessment contract with a property owner.

SECTION SEVEN. Liability of City Officials; Liability of City.

Notwithstanding any other provision of law to the contrary, officers and other officials of the City of St. Louis and the District shall not be personally liable to any person for claims, of whatever kind or nature, under or related to the City's participation in the District's PACE program, including, without limitation, claims for or related to uncollected PACE Assessments. The City has no liability to a property owner for or related to energy savings improvements funded under a PACE program. The District shall for all purposes be considered an independent entity and shall not be considered a political subdivision of the City of St. Louis.

1 **SECTION EIGHT.** Further Authority. The Mayor, the Comptroller, the Register, and other
2 appropriate officials, agents, and employees of the City are hereby authorized to take such further
3 actions and execute such documents as may be necessary or desirable to carry out and comply with
4 the intent of this Ordinance.

5 **SECTION NINE.** Severability and Superseding of Inconsistent Provisions. The sections of
6 this Ordinance shall be severable. In the event that any section of this Ordinance is found by a
7 court of competent jurisdiction to be invalid or unenforceable, the remaining sections of this
8 Ordinance shall nevertheless be valid and enforceable, unless the court finds the valid sections of
9 this Ordinance are so essential and inseparably connected with and dependent upon the void
10 section that it cannot be presumed that this Board would have enacted the valid sections without
11 the void ones, or unless the court finds that the valid sections standing alone are incomplete and
12 are incapable of being executed in accordance with the legislative intent. The provisions of this
13 Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms
14 hereof, but only to the extent of such inconsistency.

15 **SECTION TEN.** Delivery of Ordinance. The Mayor of the City is hereby authorized to deliver
16 a duly executed copy of this Ordinance to the Board of Directors of the District or its designee,
17 together with the jurisdictional and geographic boundaries of the City for inclusion in the
18 jurisdictional and geographic boundaries of the District.

19 **SECTION ELEVEN.** Appointment of Member of Advisory Council. The Mayor of the City of
20 St. Louis is hereby authorized to appoint a member of the Advisory Council of Missouri Clean
21 Energy District and to notify the District of the person so appointed.

ORDINANCE #69056
Board Bill No. 195
Committee Substitute

An ordinance recommended by the Parks and Environment Committee establishing the Clean Energy Development Board of The City of St. Louis, Missouri (the "Clean Energy Development Board"); authorizing the Mayor to appoint the members of said Clean Energy Development Board; authorizing said Clean Energy Development Board to provide for property assessed clean energy financing for energy efficiency improvements to property within the City of St. Louis; authorizing and directing the taking of other actions as necessary or desirable to carry out and comply with the intent hereof; and superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof.

WHEREAS, the General Assembly of the State of Missouri has adopted the Property Assessment Clean Energy Act, Sections 67.2800 to 67.2835, Revised Statutes of Missouri (the "PACE Act"), which authorizes the City of St. Louis and other municipalities and counties in the State of Missouri to create Clean Energy Development Boards to administer Property Assessed Clean Energy ("PACE") programs.

WHEREAS, PACE programs allow property owners to obtain loans through Clean Energy Development Boards to finance energy efficiency and renewable energy improvements to their property and repay such loans from the savings in energy costs resulting from such improvements.

WHEREAS, it is in the best interests of the health, safety, and welfare of the City and its residents to authorize the Mayor to appoint a Clean Energy Development Board to administer a PACE program within the City, and to fund such PACE program through the receipt of grant funds, the issuance of bonds, and/or other financing mechanisms and funding sources, and to make or cause to be made loans to property owners within the City to fund energy efficiency improvements to their property, which loans would be repayable from the savings in energy costs.

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

Section 1. Findings and Determinations. The Board of Aldermen hereby finds and determines that it is in the best interests of the City and the health, safety, and welfare of its residents to authorize the Mayor to appoint a Clean Energy Development Board to administer a PACE program within the City and to fund such PACE program through the receipt of grant funds, the issuance of bonds, and/or other financing mechanisms and funding sources, and make or cause to be made loans to property owners within the City to fund energy efficiency and renewable energy improvements to their property, which loans would be repayable from the savings in energy costs.

Section 2. Creation of a Clean Energy Development Board. The creation of a Clean Energy Development Board, as set forth in the PACE Act, which shall hereinafter be known as the Clean Energy Development Board of The City of St. Louis, Missouri is hereby approved. The Clean Energy Development Board shall consist of five residents of the City of St. Louis appointed by the Mayor and approved by the Board of Aldermen. The Mayor is hereby authorized and directed to appoint said five members, with the advice and consent of said Board of Aldermen.

Section 3. Authority of the Clean Energy Development Board. The Clean Energy Development Board is hereby authorized to exercise all powers which may be exercised by such boards pursuant to the PACE Act, as may be revised from time to time, and to adopt bylaws addressing the operations of the Clean Energy Development Board which are consistent with the PACE Act and this Ordinance.

Section 4. Terms of Board Members. Of the Clean Energy Development Board members first appointed by the Mayor and approved by the Board of Aldermen, one (1) shall be designated to serve on the Clean Energy Development Board for a term of two (2) years from the date of appointment, two (2) shall be designated to serve on the Clean Energy Development Board for terms of three (3) years from the date of appointment, and the remaining two (2) shall be designated to serve on the Clean Energy Development Board for a term of four (4) years from the date of appointment; thereafter, each vacancy resulting from the expiration of a term shall be filled in the same manner as set forth above, and each person so appointed shall be appointed to serve on the Clean Energy Development Board for a term of four (4) years, except that the initial term of a person appointed to fill a vacancy resulting from the resignation, death or incapacity of a Clean Energy Development Board member during an unexpired term shall consist of the unexpired portion of such term.

Section 5. Actions in Accordance with the PACE Act. It is hereby recognized that the requirements of the PACE Act as pertain to the authority, number, qualifications, terms and manner of appointment of persons to serve on the Clean

Energy Development Board may, from time to time, be revised. The Mayor and such other persons as may be directed to act with respect thereto under the PACE Act in the future are hereby authorized to act in accordance with the PACE Act, as from time to time revised, so that at all times hereinafter the Clean Energy Development Board shall be and remain legally authorized to exercise the powers of a Clean Energy Development Board under the PACE Act, without further action of the City, the Board of Aldermen, or the Clean Energy Development Board.

Section 6. Further Authority. The Mayor, the Comptroller, the Register, and other appropriate officials, agents, and employees of the City are hereby authorized to take such further actions and execute such documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the City hereunder and under the PACE Act.

Section 7. Severability and Superseding of Inconsistent Provisions. 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. The provisions of this Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms hereof, but only to the extent of such inconsistency.

Approved: December 22, 2011

FISCAL NOTE
BOARD BILL NUMBER 80

Preparer's Name: David Sweeney

Contact Information: David Sweeney
Lewis Rice LLC
314-444-7769
dsweeney@lewisrice.com

Bill Sponsor: Alderwoman Shameem Clark-Hubbard

Bill Synopsis:	This Board Bill repeals Ordinance Number 69056 concerning the City's participation in the Property Assessment Clean Energy Act. This Board Bill enacts a new ordinance regarding the same to enable the City to join the Missouri Clean Energy District in order to provide an additional authorized entity through which owners of property within the City may obtain financing for energy efficiency or renewable energy improvements to their property pursuant to Missouri's Property Assessment Clean Energy Act. This Board Bill further states the steps to be taken by the City in connection with entry to the District, and the activities such District may conduct in the City as a member of such District.
Type of Impacts:	Entry into the Missouri Clean Energy District will open up additional financing sources for PACE projects within the City.
Agencies Affected:	The Clean Energy Development Board of the City of St. Louis

SECTION A

Does this bill authorize:

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

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
- 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:

None.

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	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a

- Describe any assumptions used in preparing this fiscal note:

Not applicable.

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

None.

- Have the financial estimates of this bill been verified by the City Budget Division?
☐ Yes ☒ No

If yes, by whom? _____

Summary
Board Bill Number 67
Introduced by Alderman Michael Browning
September 19, 2025

Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the 9th ward.

BOARD BILL NUMBER 67 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an
2 ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in
3 the 9th ward.

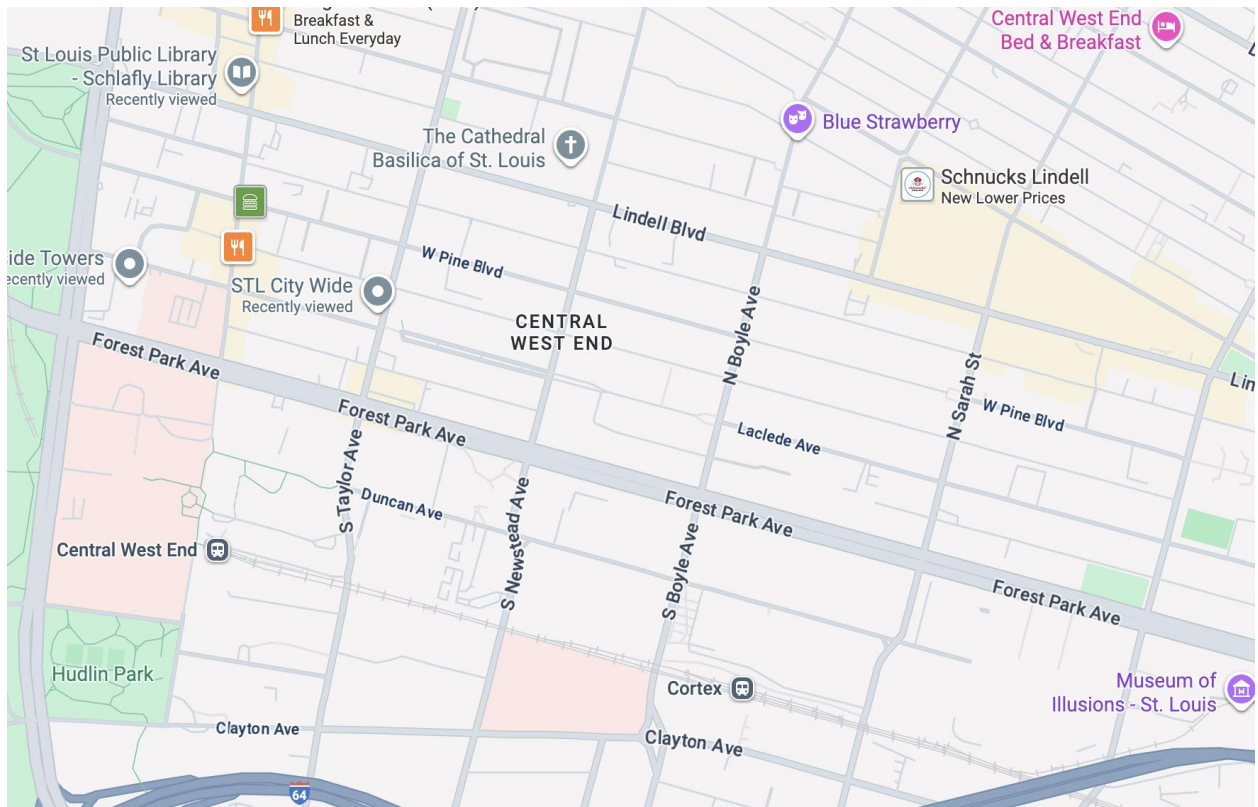
4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

5 **SECTION ONE.** Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number**
6 **71394** the Director of Streets is hereby directed to install speed humps to calm the flow of traffic
7 in the 9th ward as follows:

8 Speed Hump(s) shall be installed on the 4300 Block of West Pine Blvd.

Board Bill Number 67

Map: 4300 Block of West Pine Blvd.



Summary

Board Bill Number 62

As Amended on the Floor

Introduced by Alderman Matt Devoti

September 12, 2025

An ordinance regulating the operation of golf carts upon the streets, alleys, and public right-of-way within the City of St. Louis.

**BOARD BILL NUMBER 62 AS AMENDED ON THE FLOOR INTRODUCED BY
ALDERMAN MATT DEVOTI**

An ordinance regulating the operation of golf carts upon the streets, alleys, and public right-of-way within the City of St. Louis.

WHEREAS, Golf carts have become a common means of transportation across the City of St. Louis; and

WHEREAS, Golf carts are a convenient, efficient, and clean mode of traveling between points in dense urban areas; and

WHEREAS, 304.034 R.S.Mo. directs that municipalities may pass ordinances to allow the operation of golf carts upon any street or highway under the governing body's jurisdiction; and

WHEREAS, the City of St. Louis does not now have rules and regulations pertaining to the operation of golf carts upon streets, alleys, and the public right-of-way.

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

SECTION ONE. DEFINITIONS: "Golf cart" shall mean any motorized vehicle that is designed and manufactured for operation on a golf course or for sporting or recreational purposes that is not capable of exceeding speeds of twenty-five miles per hour.

SECTION TWO. EQUIPMENT: Every golf cart operated upon any street, alley, or public right-of-way in the City of St. Louis shall be equipped with the following functional equipment:

- (a) Two headlamps or light bar;
- (b) Two tail lamps;
- (c) Brake lights;
- (d) Front and rear turn signals;
- (e) A parking brake;

(f) An exterior mirror mounted to the driver's side and either an exterior mirror mounted on the passenger's side of the vehicle or an interior mirror; and

(g) Adhere to those provisions set forth in Section 307.179.2(1)-(5) R.S.Mo. pertaining to the transportation of a child under the age of sixteen years using a child passenger restraint system.

SECTION THREE. OPERATION:

(a) Golf carts may be operated upon any public street, other than a state or federal highway, with: 1. a speed limit of twenty-five miles per hour or less; and 2. a speed limit of thirty miles per hour, so long as such public street has been divided into no more than three lanes of traffic.”

(b) All persons operating a golf cart shall:

1. Possess a valid driver's license;
2. Follow all federal, state, and local traffic laws;
3. Yield the right-of-way to pedestrians and bicyclists;
4. Give an audible signal before overtaking or passing any pedestrian or bicyclist;
5. Move the golf cart to the far-right side and yield to faster moving vehicles and bicyclists;
6. Adhere to the distracted driving regulations specified in the Siddens Bening Hands Free Law; and
7. Be over the age of sixteen years.

(c) No person who operates a golf cart shall:

1. Operate a golf cart on a state or federal highway;
2. Operate a golf cart across any highway at an intersection where the highway being crossed has a speed limit of more than forty-five miles per hour;
3. Drive with more passengers than the vehicle is specifically designed to hold;
4. Operate the golf cart while under the influence of alcohol or any controlled substance;
5. Park the golf cart on a sidewalk or bicycle lane; and
6. Operate the golf cart on public sidewalks.
7. Operate the golf cart within any public park, except Forest Park, in which the golf cart may only be operated within any golf course and on any street within Forest Park, and any other public park designated by the Director of the Department of Parks, Recreation and Forestry.

SECTION FOUR. VIOLATIONS: Any person found to be in violation of Subsections A, B, and C of Section Three above shall be subject to a fine of one hundred dollars (\$100.00), and a fine of not more than two hundred and fifty dollars (\$250.00) for a second violation within thirty (30) days of the initial violation, and a fine of not more than five hundred dollars (\$500.00) for each subsequent violation within the twelve months following the initial violation.

SECTION FIVE. SEVERABILITY: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in

1 all other respects and continue to be effective and each and every remaining provision hereof
2 shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of
3 the Board of Aldermen that it would have enacted this Ordinance without the invalid or
4 unenforceable provisions; in the event of a further subsequent change in applicable law that
5 renders valid a provision of the Ordinance that was previously held to be invalid unenforceable,
6 said provision shall thereupon be restored to its full effect, be capable of
7 enforcement without further action by the City, and shall thereafter again be binding.

8 **SECTION SIX. EMERGENCY CLAUSE:** This being an ordinance necessary for the immediate
9 preservation of the public peace, health, and safety, an emergency is hereby declared to exist
10 within the meaning of Section 20, Article IV, of the Charter and this ordinance shall be in full
11 force and effect immediately upon its passage and approval by the Mayor.

Clean Copy
Summary
Board Bill Number 78
Committee Substitute
Introduced by Alderwoman Anne Schweitzer
October 3, 2025

An ordinance updating the Forestry Division's regulations relating to weeds, native plants, and other vegetation in the City of St. Louis; containing definitions, reporting, abatement, enforcement, and severability provisions.

**BOARD BILL NUMBER 78 COMMITTEE SUBSTITUTE INTRODUCED BY
ALDERWOMAN ANNE SCHWEITZER
COSPONSORS: PRESIDENT MEGAN GREEN/ALDERMAN MICHAEL BROWNING
ALDERWOMAN PAMELA BOYD/ALDERWOMAN JAMI COX ANTWI/
ALDERWOMAN ALISHA SONNIER/ALDERWOMAN SHAMEEM CLARK HUBBARD**

1 An ordinance updating the Forestry Division’s regulations relating to weeds, native plants, and
2 other vegetation in the City of St. Louis; containing definitions, reporting, abatement,
3 enforcement, and severability provisions.

4 **WHEREAS**, St. Louis City encourages the preservation, restoration, and management of native
5 plant communities and wildlife habitats within the City limits. The city recognizes that the use of
6 wildflowers and other native plants in home, school, corporate, municipal, or other managed
7 landscapes is economical, reduces maintenance, and effectively conserves water, soil, and other
8 elements of the natural community. Moreover, landscaping with native plants and the
9 preservation, restoration, and management of native plant communities and wildlife habitats may
10 preclude the introduction of pesticides, herbicides, fertilizers, and other pollutants into the
11 environment; and

12 **WHEREAS**, the City further acknowledges the need to enjoy and benefit from the biodiversity,
13 beauty, and practical values of natural landscapes, and seeks to assure that residents have the
14 freedom to employ varying degrees of natural landscaping as viable and desirable alternatives to
15 other conventional modes of landscaping; and

16 **WHEREAS**, the City seeks to encourage each property owner to create and sustain a condition
17 of ecological resiliency on their land. It is not the intent of this legislation to allow vegetative

1 areas to be unmanaged or overgrown in any way that may adversely affect the public health or
2 safety, or pose a threat to agricultural activity; and

3 **WHEREAS**, it is the express intent of this city that it shall be lawful to grow native
4 plants, including, but not limited to, ferns, grasses, forbs, aquatic plants, trees, and shrubs in a
5 landscape when these plants were obtained not in violation of local, state, or federal laws; and

6 **WHEREAS**, Growth of weeds and other vegetation and the presence of debris on land in the
7 City of St. Louis are detrimental to and endanger the public health, safety, and welfare of the
8 residents of the City; and

9 **WHEREAS**, The City recognizes the need to monitor and regulate the growth of nuisance and
10 noxious plants, and through this ordinance amends and strengthens the process for the collection
11 of fees and fines assessed by the Forestry Division.

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

13 **SECTION ONE. Repeal**

14 **Ordinance Number 59860** is hereby repealed in its entirety, and in lieu thereof, a new
15 ordinance is hereby enacted as follows.

16 **SECTION TWO. Purpose and Intent**

17 The Board of Aldermen of the City of St. Louis finds and declares as follows:

- 18 A. Growth of unmanaged vegetation and the presence of debris on land in the City of St.
19 Louis are detrimental to and endanger the public health, safety, and welfare of the
20 residents of the City; and

1 B. Such growth of unmanaged vegetation and the presence of debris are a concern to the
2 residents of the City; and

3 C. Prevention and correction of such conditions are properly the duties and responsibilities
4 of property owners, but if the owner does not manage it then it shall be abated by the
5 City.

6 **SECTION THREE. Definitions**

7 A. “City” shall mean the City of St. Louis, Missouri.

8 B. “City Property” shall mean all real property which is owned, leased, or maintained by the
9 City, any part of any right-of-way within the City, including city-managed parks.

10 C. “Commissioner” shall mean the Commissioner of Forestry of the City of St. Louis.

11 D. “Chronic violation” shall mean the third or more confirmed violations of this Code on the
12 same property during a calendar year.

13 E. “Chronic violator” shall mean a property that qualifies as a chronic violation in the
14 current year or the prior year.

15 F. “Carriage Walk” shall mean a section of concrete in the tree lawn connecting the public
16 street to the public sidewalk.

17 G. “Department of Health” shall mean the designated employees of the Department of
18 Health and Hospitals of the City of St. Louis.

19 H. “Forestry Division” shall mean designated employees of the Forestry Division of the City
20 of St. Louis.

21 I. “Health Commissioner” shall mean the Health Commissioner of the City of St. Louis.

1 J. “Invasive Plant” shall mean a non-native vegetation species that grows aggressively in
2 the State of Missouri, as listed by the Missouri Department of Conservation and/or listed
3 in the annual Vegetation Memo.

4 K. “Managed natural landscape” shall mean planned, intentional, and maintained planting of
5 native and ornamental plants, including but not limited to rain gardens, meadow, prairie,
6 vegetation, and ornamental plantings. For purposes of this definition, the following words
7 and phrases shall have the following meanings:

8 a. “Meadow vegetation” shall mean grasses and flowering broad-leaf plants that are
9 native to the State of Missouri, and that are commonly found in meadow and
10 prairie plant communities, not including invasive plants, nuisance plants, or
11 noxious weeds, as defined in this section.

12 b. “Ornamental plants” shall mean grasses, perennials, annuals, and groundcovers
13 purposefully planted for aesthetic reasons.

14 c. “Rain garden” shall mean a native plant garden that is designed not only to
15 aesthetically improve properties but also to reduce the amount of stormwater and
16 accompanying pollutants from entering streams, lakes, rivers, and other bodies of
17 water.

18 L. “Native Plant” shall mean those plants, including but not limited to, grasses (including
19 prairie grasses), sedges, rushes, forbs (flowering broadleaf plants), vines, shrubs, ferns,
20 groundcovers, and trees that are native, as listed by the Missouri Department of
21 Conservation and/or listed in the annual Vegetation Memo.

- 1 M. “Non-Occupied Parcel” shall mean a parcel of land with no lawfully permitted occupant.
- 2 N. “Noxious Weed” shall mean a vegetation species that is listed as a Missouri State
- 3 Noxious Weed by the United States Department of Agriculture and/or listed in the annual
- 4 Vegetation Memo.
- 5 O. “Nuisance Plant” shall mean toxic species known to cause death or severe allergic
- 6 reactions among a segment of the human population, such as Poison Hemlock, Poison
- 7 Ivy, and Ragweed, as listed by the Missouri Department of Conservation and/or listed in
- 8 the annual Vegetation Memo.
- 9 P. “Owner” shall mean a person owning or otherwise in legal control of property.
- 10 Q. “Person” shall mean an individual person, corporation, association, or entity of any kind.
- 11 R. “Shared Use Path” shall mean a multi-use path designed primarily for use by bicyclists,
- 12 pedestrians, and other authorized motorized and non-motorized users, for transportation
- 13 purposes, and that may also be used for recreation. Shared use paths are physically
- 14 separated from motor vehicle traffic by an open space or barrier and are either within the
- 15 highway or other public right-of-way.
- 16 S. “Sidewalk” shall mean the portion of the street between the curb line and the adjacent
- 17 property line, intended for the use of pedestrians.
- 18 T. “Sustenance Garden” shall mean a cultivated area dedicated to growing vegetables, herbs,
- 19 fruits, nuts, and seeds meant for human consumption.
- 20 U. “Tree Lawn” shall mean the area between the public sidewalk and public street that often
- 21 has trees or other vegetation that is part of the public right-of-way.

V. “Turf-grass lawn” shall mean a lawn comprised mostly of grasses commonly used in regularly cut lawns or play areas intended to be maintained at a height of no more than seven (7) inches.

W. “Right-of-Way” shall mean property located within and adjoining streets, roads, and alleys within the City, which is owned, controlled, or maintained by the City, including but not limited to areas commonly referred to as the “tree lawn” between the public sidewalk and the public street.

X. “Unmanaged vegetation growth” shall mean an area not maintained in which any turfgrass, hay, weeds, brush, or other vegetation has grown to a height of over seven (7) inches or the presence of invasive, nuisance, or noxious plant vegetation as a result of the absence of active cutting, mowing, or other maintenance. This definition shall not include:

- a. Sustenance Garden as defined in this section;
- b. Managed natural landscape area(s) that is wholly contained within the parcel on which it is planted and maintained;
- c. Vegetation located on agricultural land;
- d. Vegetation found on shoreland within 35 feet of the ordinary high-water mark.

SECTION FOUR. Reporting

A. The Forestry Division shall annually report to the Health and Human Development Committee or its successor the second week in January, presenting the Vegetation Memo.

- a. Annual Vegetation Memo may include:

- i. List of prohibited debris on lots and land;
- ii. Methods the City will use during the year to abate weed and debris nuisances;
- iii. Abatement fee including equipment, labor costs, quantity of material used, clerical costs, and other data appropriate to document the actual cost of the abatement;
- iv. Other information the Commissioner of Forestry deems necessary and appropriate, including any Native Plants, Noxious Weeds, and Nuisance Plants that are not on the Missouri Department of Conservation or United States Department of Agriculture lists, and examples of native landscape restorations and best practices for design and maintenance.

SECTION FIVE. Public Nuisance and Responsibility of Property Owner

- A. All unmanaged vegetation growth or noxious weeds that have attained a height of seven (7) inches or more growing or being upon any lot or land, including the tree lawn and midpoint of the alley within the City, are hereby declared a public nuisance. Every owner, occupant, or person in control of any lot or land, including the tree lawn and midpoint of the alley within the City, shall cause such lot or land to be kept free from such noxious weeds, invasive plants, or nuisance plants by methods approved by the Commissioner of Forestry.
- B. Managed natural landscapes may include plants and native grasses in excess of seven (7) inches in height and which have gone to seed, but may not include any noxious weeds,

1 nuisance plants, or invasive plants, and shall be maintained so as not to include
2 unintended vegetation.

3 a. Managed natural landscapes may not include any noxious weeds, nuisance plants,
4 or invasive plants, or any other plantings, which, due to location and manner of
5 growth, constitute a hazard to the public or may cause injury or damage to
6 persons or property.

7 b. Managed natural landscapes shall not include turf-grass lawns left unattended for
8 the purpose of returning to a natural state.

9 c. Managed natural landscapes on the right-of-way shall not obstruct sight distance
10 for vehicular, bicycle, or pedestrian traffic as determined by the City.

11 d. All vegetation on private property shall be maintained so that no part thereof is
12 obstructing the public right-of-way, and shall be trimmed or maintained in order
13 to allow at least eight (8) feet of vertical clearance for streets, sidewalks, and
14 shared use paths. Vegetation shall be cultivated so as not to intrude into the public
15 right-of-way in such a manner as to create a hazard for pedestrians using the
16 sidewalk or shared use path.

17 e. Street light poles, public utility poles, traffic signals, and street signs of any type
18 shall be kept free of all climbing or creeping vegetation.

19 f. Managed natural landscapes in the tree lawn shall adhere to the following
20 parameters and be maintained by the property owner:

- 1 i. In a four (4) feet radius from all fire hydrants, no vegetation shall attain a
2 height of seven (7) inches or more;
- 3 ii. All vegetation shall be maintained to ensure the public right-of-way is
4 clear, including carriage walks;
- 5 iii. All vegetation shall not attain a height greater than twenty-four (24)
6 inches;
- 7 iv. At least every ten (10) feet if no carriage walk is present, then there shall
8 be no vegetation greater than twelve (12) inches for a continuous four (4) foot
9 area.

10 C. The City shall not be liable for damage to any vegetation planted, or to any property or
11 fixtures placed, in or upon the City right-of-way that results from work performed by the
12 City in the tree lawn or right-of-way.

13 D. The presence upon any lot or lands, other than properly licensed and operated salvage
14 yards, within the City of debris of any and all kinds and varieties included in the annual
15 Vegetation Memo or determined by the Commissioner of Forestry to be unhealthy,
16 unsanitary, or unsafe is hereby declared a public nuisance. It is the duty of every owner,
17 occupant, or person in control of any lot or land, including the tree lawn and midpoint of
18 alley within the City, to remove debris from such lot or land forthwith.

19 E. It shall be unlawful for any person, firm, or corporation to be in conflict with or in
20 violation of any of the provisions of any code relating to nuisances in the City of St.

Louis, as such codes exist at the time of the effective date of this ordinance and as such codes may be amended in the future.

SECTION SIX. Abatement

A. Whenever the Forestry Division determines that there has been a violation of Section Five, notice shall be given to the owner or the person or persons responsible therefore in the following manner:

a. Such notice shall:

- i. Be in writing;
- ii. Include a description of the lot or land;
- iii. Include a statement of the violation(s) and the reason(s) the notice is being issued;
- iv. Include a correction order allowing up to ten (10) calendar days to abate the nuisance; and
- v. Inform the property owner of the right to appeal within thirty (30) days to the Forestry Division, whose decision shall be final.

b. The notice shall be directed to the owner(s) of such lot or lands as recorded most recently in the City of Saint Louis Assessor's Office. The notice shall be served in one of the following ways:

- i. Hand-delivered to the owner or owners; or

1 ii. Posting the notice in a conspicuous place in or about the lot or land affected
2 by such notice and shall be deemed served twenty-four (24) hours after the
3 posting thereof; or

4 iii. Mailing a copy of said notice by regular mail, postage prepaid, direct to the
5 owner(s) place of business or the address currently recorded in the Assessor's
6 Office of the City of Saint Louis, and shall be deemed served twenty-four (24)
7 hours after the mailing of the notice.

8 B. A non-occupied parcel shall only have to have one violation notice at the beginning of
9 the growing season to be abated.

10 C. If a condition is not abated within the time provided following the notice, the Forestry
11 Division may abate it, and the code official shall have the authority to issue an
12 administrative citation to any person responsible for the violation.

13 D. In the event any parcel in the City shall receive three (3) or more confirmed violations of
14 this ordinance specific to violations in the tree lawn or by written notice of the Forestry
15 Commissioner or their designee, the Forestry Division may remove or abate all
16 vegetative growth causing the source of violation.

17 E. When debris is found that, in the judgment of the Commissioner, may constitute an
18 immediate danger to public health and safety, they shall notify the Department of Health,
19 which shall inspect the property. Pursuant to Article XIII Section 14-C (c) of the City
20 Charter, if the Department of Health, on such inspection, finds a nuisance and that its
21 continuance is a danger to the public health and safety, they may order the Forestry

1 Division to abate such nuisance as soon as practicable.

2 F. After abating any nuisance, the Forestry Division shall record the following: date of the
3 abatement, location of the abatement, condition abated, the amount of personnel time and
4 equipment, quantity of material used, clerical costs, other data appropriate to document
5 the actual cost of the abatement, and date(s) of notice.

6 G. The Forestry Division shall bill the owners of any property on which the City abates a
7 nuisance under this ordinance for the cost of such abatement and an administrative
8 citation fine of one hundred dollars (\$100) for unmanaged vegetation growth and five
9 hundred dollars (\$500) for debris.

10 a. The administrative citation fine for repeat violations of the same code provision
11 by the same person at the same property shall be subject to additional fines as the
12 code official deems appropriate, so long as any such fine is assessed 30 days or
13 more after the previous fine date unless the property is marked in chronic
14 violation or as a chronic violator, then each day after notice of a nuisance and the
15 correction period from this ordinance is unabated may be considered a separate
16 violation.

17 b. The administrative citation fine shall include the following information:

- 18 i. The date of the violation or, if the date of the violation is unknown, then
19 the date the violation is identified;
- 20 ii. The address or a definite description of the location where the violation
21 occurred;

- 1 iii. The section of the applicable code violated and a description of the
- 2 violation;
- 3 iv. The amount of the fine for the code violation;
- 4 v. A description of the fine payment process, including a description of the
- 5 time within which and the place to which the fine shall be paid;
- 6 vi. An order prohibiting the continuation or repeated occurrence of the code
- 7 violation described in the administrative citation;
- 8 vii. A description of the administrative citation review process, including the
- 9 time within which the administrative citation may be contested and the
- 10 place from which a request for a hearing form to contest the administrative
- 11 citation may be obtained; and
- 12 viii. The name and signature of the citing code official.

13 H. The Commissioner shall have the authority to waive fines and fees at their discretion.

14 I. Any administrative citation fine paid pursuant to subsection shall be refunded if it is

15 determined, after a hearing, that the person charged in the administrative citation was not

16 responsible for the violation or that there was no violation as charged in the

17 administrative citation.

18 J. Payment of a fine under this ordinance shall not excuse or discharge any continuation or

19 repeated occurrence of the code violation that is the subject of the administrative citation.

20 Fines and fees may be collected in the following manners:

- 1 a. The fine and fee shall be paid to the City within thirty days from the date of the
2 administrative citation.
- 3 b. The amount of the unpaid abatement fee may be certified by the Forestry Division
4 and submitted to the Office of the Comptroller for issuance of a special tax bill, to
5 be collected according to and in the same manner as real estate taxes under,
6 Chapter 71.285 R.S.Mo, 71.780 R.S.Mo and 67.398 R.S.Mo. These special tax
7 bills may not be forgiven except by the City Counselor, who shall, in writing,
8 instruct the Forestry Division to forgive such special tax bills or liens. Further,
9 special tax bills shall be permitted to be waived when ownership of said property
10 for which the bill was issued is accepted by the Land Reutilization Authority,
11 Saint Louis Development Corporation, or any other City agency.
- 12 c. The amount of the unpaid administrative fine and abatement fee may be certified
13 by the Forestry Division and submitted to the Office of the Comptroller for
14 issuance of a special tax bill or judgement lien, to be collected according to and in
15 the same manner as described under Chapter 479.011.5 R.S.Mo. These special tax
16 bills or judgment liens may not be forgiven except by the City Counselor, who
17 shall, in writing, instruct the Forestry Division to forgive such special tax bills or
18 judgment liens. Further, special tax bills or judgment liens shall be permitted to be
19 waived when ownership of said property for which the bill was issued is accepted
20 by the Land Reutilization Authority, Saint Louis Development Corporation, or
21 any other City agency.

1 K. Any recipient of an administrative citation may contest that there was a violation of the
2 code or that they are the responsible party by completing a Request for Administrative
3 Hearing petition and returning it to the Forestry Division, along with a non-refundable
4 filing fee of \$20.00, within thirty days from the date of the administrative citation.

5 a. A Request for Administrative Hearing petition may be obtained from the Forestry
6 Division

7 b. The person requesting the hearing shall be notified of the time and place set for
8 the hearing at least ten (10) days prior to the date of the hearing.

9 c. If the code official submits an additional written report concerning the
10 administrative citation to the hearing officer for consideration at the hearing, then
11 a copy of this report also shall be served on the person requesting the hearing at
12 least five (5) days prior to the date of the hearing. The Forestry Division shall
13 designate the hearing officer for the administrative hearing.

14 d. A hearing prior to the hearing officer shall be set for a date that is not less than
15 fifteen (15) days and not more than ninety (90) days from the date that the request
16 for hearing is filed in accordance with the provisions of this ordinance.

17 e. At the hearing, the party contesting the administrative citation shall be given the
18 opportunity to testify and to present evidence concerning the administrative
19 citation; The party contesting the administrative citation may be represented by
20 counsel at any hearing, though this is not a requirement.

- 1 f. The failure of any recipient of an administrative citation to appear at the
2 administrative citation hearing shall constitute a failure to exhaust their
3 administrative remedies.
- 4 g. The code violation notice, property record, and related documentation in the
5 proper form, or a copy thereof, shall be prima facie evidence of the municipal
6 code violation. The code official who issued the notice of violation need not be
7 present.
- 8 h. The hearing officer may continue the hearing and request additional information
9 from the code official or the recipient of the administrative citation prior to
10 issuing a written decision.
- 11 i. After considering all of the testimony and evidence submitted at the hearing, the
12 hearing officer shall issue a written decision to uphold or cancel the
13 administrative citation and shall list in the decision the reasons for that decision.
14 The decision of the hearing officer shall be considered the final decision.
- 15 j. If the hearing officer determines that the administrative citation should be upheld,
16 the hearing officer shall set forth in the decision a payment schedule for the fine.
- 17 k. If the hearing officer determines that the administrative citation should be
18 canceled and the fine was deposited with the City, then the City shall promptly
19 refund the amount of the deposited fine, together with interest at the average rate
20 earned on the City's portfolio for the period of time that the fine amount was held
21 by the City.

- 1 1. The recipient of the administrative citation shall be served with a copy of the
2 hearing officer's written decision.

3 **SECTION SEVEN. Enforcement**

4 A. Enforcement of this Ordinance shall be the joint responsibility of the Forestry Division,
5 the Health Department, Street Department, Building Division, and the Police
6 Department. The Forestry Division or Health Department may however, refer properties
7 subject to this ordinance to the Building Division if they believe the building may also
8 have building code violations.

9 B. This ordinance should not be construed in any way as in contravention of the duties and
10 powers of the Forestry Commissioner relative to the abatement of any matter which may
11 constitute a nuisance, and shall not negate or preclude the availability of any other
12 remedies for violation of any other City of St. Louis Ordinance that might be applicable.

13 **SECTION EIGHT. Severability**

14 If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or
15 unenforceable, the remainder hereof shall be valid in all other respects and continue to be
16 effective and each and every remaining provision hereof shall be valid and shall be enforced to
17 the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would
18 have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a
19 further subsequent change in applicable law that renders valid a provision of the Ordinance that
20 was previously held to be invalid or unenforceable, said provision shall thereupon be restored to

- 1 its full effect, be capable of enforcement without further action by the City, and shall thereafter
- 2 again be binding.

Ordinance 59860
COMMITTEE SUBSTITUTE
BOARD BILL NO. 550

An ordinance pertaining to certain public nuisances; containing legislative findings and declarations; repealing Ordinances 55662 and 57628; providing that the presence of certain weeds over seven inches high, other vegetation, and debris on land in the City of St. Louis are public nuisances; establishing procedures for the abatement of public nuisances in the form of weeds and debris; providing for notices to owners of property in the City of such abatement procedures; assessing the cost of abatements of such nuisances by the City against the owners of the property; providing that unpaid bills for such abatements may be referred to the City Counselor or a collection agency for collection; providing for interest on such bills; requiring that notice of properties on which three abatements of nuisances by the City hereunder have occurred within twelve months be given to the alderman of the ward in which the property is located; with a severability clause and an emergency clause.

WHEREAS, Article I Sec. 1(25) of the City Charter empowers the City in pertinent part "to define and prohibit, abate, suppress and prevent ... and regulate all acts, practices, conduct, ... uses of property and all other things whatsoever detrimental or liable to be detrimental to the health, morals, comfort, safety, convenience or welfare of the inhabitants of the city and all nuisances and causes thereof"; and

WHEREAS, Article XIII Sec. 14-C(c) of the City Charter authorizes the health commissioner to declare and abate nuisances as provided by the charter, law or ordinance.

WHEREAS, the growth of weeds and the presence of debris of land in the City of St. Louis are harmful to the public health, safety and welfare;

Now, Therefore

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

Section One. The Board of Aldermen of the City of St. Louis finds and declares as follows:

(a) Growths of weeds and other vegetation and the presence of debris on land in the City of St. Louis are detrimental to and endanger the public health, safety and welfare.

(b) Such growths of weeds and other vegetation and presence of debris are of increasing concern to citizens of the City despite extensive efforts by the City to prevent and correct such conditions.

(c) Prevention and correction of such conditions are properly the duties and responsibilities of property owners.

(d) The present ordinance provisions concerning such conditions do not provide an effective system for requiring prevention and correction of such conditions by property owners.

Section Two. As used in this ordinance;

Forestry Commissioner means the Forestry Commissioner of the City of St. Louis or his designated employee.

Health Commissioner means the Health Commissioner of the City of St. Louis or his designated employee.

Occupied means improved with a structure which is being used for any purpose.

Substantial value means having an apparent resale value of One Hundred Dollars or more.

Section Three. Ordinance 55662 and Ordinance 57628 are hereby repealed.

Section Four. Any ordinance or City Code provision to the contrary notwithstanding this ordinance shall govern proceedings for the abatement of nuisance conditions as defined herein.

Section Five. Russian, Canadian, or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, ironweed, poisonous plants or shrubs, and all other unattended vegetation and noxious weeds which have attained a height of seven inches or more growing or being upon any lot or lands within the City, and unattended growths of shrubs, trees, and seedlings, which in the opinion of the Commissioner of Forestry, are unsightly and which may impede the clearing of any lot or lands within the City contrary to the general purpose of this ordinance, are hereby declared a public nuisance. Every owner, occupant, or person in control of any lot or land within the City shall cause such lot or lands to be kept free from such noxious weeds and vegetation by destroying them, by cutting or spraying with a chemical compound approved by the United States Department of Agriculture and the United States Environmental Protection Agency for the destruction of weeds, or by digging under, or by any other method approved by the Commissioner of Forestry.

Section Six. Any public nuisance described in Section Five is hereby found and declared to be a nuisance the existence of which is plain and the continuance of which is a danger to public health.

Section Seven. The presence upon any lot or lands, other than properly licensed and operated salvage yards, within the City of debris of any and all kinds and varieties, including but not limited to weed cuttings, cut and fallen trees and shrubs, rubbish and trash of all kinds, lumber of all kinds not piled or stacked twelve inches off the ground, rocks or bricks of all kinds not piled or stacked twelve inches off the ground, tin, steel, parts of derelict cars or trucks, broken furniture, any flammable material which may endanger the public safety or any material which is

unhealthy, unsanitary or unsafe is hereby declared a public nuisance. It is the duty of every owner, occupant or person in control of any lot or land within the City to remove debris from such lot or land forthwith.

Section Eight. (a) The Forestry Commissioner shall prepare each year a written notice which shall:

- (1) summarize the provisions of this ordinance;
- (2) be accompanied by a copy of this ordinance;
- (3) advise the property owners of the average length of time in which unattended weeds attain the height of seven inches, and the approximate dates between which such growth occurs;
- (4) advise the property owners of the methods the City will use during the year to abate weed and debris nuisances and of the best available figures on the costs of such methods on a per square foot basis;
- (5) contain such other information as the Forestry Commissioner deems necessary and appropriate.

(b) The Forestry Commissioner may mail the notice described in this Section by first class mail to any owner of property in the City between February 1 and March 31 of each year. The Forestry Commissioner shall mail a copy of such a notice to any property owner with respect to whose property abatement proceedings hereunder are initiated, and to each purchaser of property in the City of St. Louis as soon as possible after the purchase is reported in the St. Louis Daily Record. If the owner or person in control of such property is a non-resident of the City and has no business address in the City, such notice shall be deemed served at the end of such period after the mailing thereof as in the ordinary course of delivery of mail would be required for delivery of such notice.

(c) The Forestry Commissioner may cause a summary of the provisions of this ordinance to be published in each

daily newspaper of general circulation with its principal office in the City of St. Louis at least two times between February 1 and March 31 of any year.

Section Nine. Weed of debris nuisances may be abated immediately as follows:

(a) Nuisances described in Section Five, on properties whose owners have been served with notice under Section Eight (b) shall be abated by the Forestry Commissioner without further notice.

(b) When debris as described in Section Seven is found, which in the judgment of the Forestry Commissioner may constitute an immediate danger to the public health and safety, he shall notify the Health Commissioner who shall inspect the property. Pursuant to Article XIII Section 14-C (c) of the City Charter, if the Health Commissioner, on such inspection, finds that the existence of a nuisance is plain and that its continuance is a danger to the public health and safety, he may order the Forestry Commissioner to abate such nuisance as soon as practicable.

Section Ten. Except as provided in Section Nine, weed and debris nuisances shall be proceeded against as follows:

(a) If the Forestry Commissioner finds a weed nuisance, he shall give notice to the property owner as provided in subsection (d) of this section. If the condition has not been abated within the time provided in that subsection, the Forestry Commissioner shall abate it.

(b) If debris, not of substantial value, is found on vacant property, the Forestry Commissioner shall give notice to the property owner as provided in subsection (d) of this section. If the condition has not been abated within the time provided in that subsection, the Forestry Commissioner shall abate it.

(c) If debris is found on improved property, or if debris which appears to be of substantial value is found on any

property, the Forestry Commissioner, if the condition is not abated within five (5) days, shall notify the Health Commissioner, who shall inspect said property and notify the owner and occupant if different from the owner that he will conduct a hearing on the condition on the fifth day following the date of the notice (or, if such fifth day be a Saturday, Sunday, or holiday, on the next day after such fifth day which is not a Saturday, Sunday, or holiday). Such hearing shall be informal and shall not be postponed or continued. The property owner or occupant may testify. Immediately upon the conclusion of such hearing, the Health Commissioner shall determine whether the condition is a public nuisance as defined in Section Seven. If he so determines he shall order the condition abated within five days. If the condition is not abated within such five days, the Forestry Commissioner or such other City department or division as may be directed by the Health Commissioner shall abate it.

(d) any notice provided for by this Section shall specify the address of the property and the weed or debris condition existing on the property. Such notice shall be served:

By causing such notice to be delivered to the owner or other person in control; or

By mailing such notice, first class postage prepaid, to the property owner or other person in control of the property, either at his place of business or residence address in the City or elsewhere. Such notice shall be deemed served 24 hours after the mailing of such notice if it is directed to a business or residence address in the City of St. Louis. If the owner or person in control of such property is a non-resident of the City and has no business address in the City, such notice shall be deemed served at the end of such period after the mailing thereof as in the ordinary course of delivery of mail would be required for delivery of such notice.

If no mailing address can be determined for the owner or person in control of such property, a copy of such notice

shall be posted upon the lot or land in question; such posted notice shall be deemed served at the end of twenty-four hours after the posting thereof.

In giving any notice under this ordinance, any City official or employee shall proceed in a manner which is both consistent with this ordinance and which is reasonably calculated to cause actual notice to reach the property owner or person in control of the property.

Such notice if given pursuant to subsections (a) or (b) shall state that the weeds or debris must be removed, and that such removal must begin within two days after such notice is served and be completed within five days after such notice is served. If given pursuant to subsection (c), the notice shall state time, place, and purpose of the hearing.

Section Eleven. After abating any nuisance hereunder, the Forestry Commissioner or other City department or division which conducted such abatement shall record the following: date and location of abatement, condition abated, equipment, material and personnel used, the length of use of personnel and equipment, quantity of material used, such other data as is appropriate to document the actual cost of the abatement, including clerical costs, and the method and dates of service of notice hereunder.

Section Twelve: The Forestry Commissioner shall bill the owners of any property on which the City abates a nuisance under this ordinance for the cost of such abatement. Any such bill which is unpaid on November 15 of the year in which the abatement is made after it is mailed may be referred to the City Counselor or to a collection agency for collection and shall bear interest at the highest rate allowed by law.

Section Thirteen. The Forestry Commissioner shall notify the alderman of the ward in which any property is located on which the Forestry Commissioner or Health Commissioner abates any nuisance hereunder three times within a twelve month period.

Section Fourteen. Any violation of this ordinance shall be punishable by a fine of up to \$500, by imprisonment for up to 90 days, or by a combination of such fine and imprisonment. Each day a nuisance described in Section Five is unabated, or debris as described in Section Seven remains on property, after notice has been served pursuant to Sections Eight or Ten, is a separate violation.

Section Fifteen. Enforcement of this ordinance shall be the joint responsibility of the Forestry Commissioner, Health Commissioner, and police department, provided, however, that the Forestry Commissioner or Health Commissioner may refer properties subject to this ordinance to the Building Division if they believe building code violations also exist on such property.

Section Sixteen. The several sections and parts of sections or portions hereof shall be severable. In the event any part, section, or portion of this ordinance is found by a court of competent jurisdiction to be void, invalid, or unconstitutional, the remaining parts, sections or portions of this ordinance are intended to have legal effect and be valid unless the court finds the valid parts, sections or portions hereof are so essentially and inseparably connected with, and so dependent upon the void part, section or portion that it cannot be presumed that the Board of Aldermen would have enacted the valid parts, sections or portions without the void matter or unless the court finds that the valid parts, sections or portions, standing alone, are so incomplete as to be incapable of being executed in accordance with the legislative intent.

Section Seventeen. This being an ordinance necessary for the immediate preservation of the public health and safety, it is hereby declared to be an emergency ordinance pursuant to Article IV, Sections 19 and 20 of the City Charter, and it shall take effect immediately upon its approval by the Mayor.

Ordinance 57628
(B.B. No. 20 Sub.)

An ordinance repealing Section 245.070 of Ordinance Number 55662 and enacting a new Section 245.070 relating to weeds and debris and defining official duties, and collection procedures and containing an emergency clause.

Be it ordained by the City of St. Louis as follows:

Section One. Section 245.070 of Volume One of the Revised Code of the City of St. Louis relating to Assessment Against Property for weed and debris removal is hereby repealed.

Section Two: Section 245.070 of Volume One of the Revised Code of the City of St. Louis is hereby reenacted to be known as Section 245.070 of said Revised Code which shall be and read as follows:

**245.070—ASSESSMENT
AGAINST PROPERTY**

A. The Comptroller, upon a receipt or certificate from the Commissioner of Forestry of the cost of work done by him for the destruction of such noxious weeds or vegetation and removal of debris, shall then make out special tax bills for such work against the owner or owners of said land, and the charge shall be a special tax lien against the property on which said work has been done.

The Comptroller is hereby authorized to forward monthly said special tax bills to the owner of record of said property. Said tax bills shall be payable as billed. A late charge of Five Percent (5) per month shall be collected on all past due amounts not to exceed a late charge of Twenty-Five Percent (25) of the tax bill.

B. If said tax bills remain unpaid, then the Comptroller shall forward said unpaid bills to the Collector of Revenue for inclusion with the annual Real Estate Property Tax Bill, for their collection, subject to normal collection procedures.

C. All notices pursuant to Section 245.050 of this Chapter shall include the following statement:

If you fail to correct these violations the City of St. Louis will abate the nuisance described herein and a special tax bill will be charged against your property. Your failure to pay shall result in a lien and may cause foreclosure of your property for payment.

Said statement shall appear in bold type in the notice.

Section Three: This being an ordinance providing for public works or improvements, an emergency is hereby declared to exist within the meaning of Section Twenty of Article Four of the Charter of the City of St. Louis and this Ordinance shall become effective immediately upon passage and approval by the Mayor.

Approved: June 15, 1978.

and in addition thereto, when the Commissioner of Forestry, Police Officer or Health Commissioner ascertain that noxious weeds and vegetation as set forth in violation of Section 245.010 or debris and other materials as set forth in violation of Section 245.020 are situated on any lot within the City, the Commissioner of Forestry, Police Officer or Health Commissioner may cause a notice to be directed to the owner or other person in control of such lot or land that noxious weeds are growing thereon and must be destroyed by any of the methods set forth in Section 245.010 and that such destruction must be begun within two (2) days after such notice is served and completed within five (5) days after such notice. The notice to the owner or other person in control of such lot or land shall be served in any one of the following ways:

By causing said notice to be delivered to such owner, agent occupant or other person in control either in the City or elsewhere.

By posting a copy of such notice upon the lot or land in question, said notice to be deemed served at the end of 24 hours after the posting thereof.

By mailing such notice or copy thereof enclosed in a sealed envelope, postage prepaid, directed to such owner or other person in control of said land, either at his place of business or residence address in this City or elsewhere, said notice to be deemed served 24 hours after the mailing of said notice in case it is directed to the business or residence address of the owner or other person in control of said land in this City. Provided that if the said owner or owners or other person in control of said land be non-residents of the City and have no business addresses or offices in the City, then the said notice shall be deemed served at the end of such period after the mailing thereof as in the ordinary course of transmission of the mail by the United States Government would be required, for the receipt of said notice by the owner or owners or other person in control of said land at their place of residence or business.

245.060 — Abatement by the City — If the owner or other person in control of any lot or land mentioned in Section 245.010 or Section 245.020 fails to comply with such notice, the Commissioner of Forestry shall have the right to enter upon such property on which noxious weeds are growing or debris has accumulated, for the purpose of abating the public nuisance and may use any suitable means or assistance for the purpose of destroying such weeds and removing such debris as described in Section 245.010 and Section 245.020 either by the employees of the Division of Forestry, or by letting a contract for the work to be done by private persons, firms or corporations by the Commissioner of Forestry.

245.070 — Assessment Against Property — The Comptroller, upon a receipt or certificate from the Commissioner of Forestry of the cost of work done by him for the destruction of such noxious weeds or vegetation and removal of debris, shall then make out bills for such work against the owner or owners or other person in control of said land, and the charge shall be a lien against the property on which said work has been done. The City Counselor is empowered to take such action as may be necessary for the collection of such bills and the enforcement of such liens attached to the property as provided above. The amounts of such bills when collected shall be credited to general revenue.

Section Three. This passage of this ordinance being necessary for the immediate preservation of the public health and welfare it is hereby declared to be an emergency measure and shall become effective immediately upon its passage and approval by the Mayor.

Approved: July 6, 1970.

APPROVED: March 19, 1986

Summary
Board Bill Number 82
As Amended in Committee
Introduced by Alderman Rasheen Aldridge
October 10, 2025

This Board Bill seeks to authorize and direct the Mayor and Comptroller of the City of St. Louis to quit claim to 900 N Tucker Building, LLC, a Missouri limited liability company, its successors and assigns, an affiliate and subsidiary of The StarWood Group, LLC, a Missouri limited liability company, those certain parcels of real estate belonging to the City of St. Louis located at 1134 and 1138 Dr. Martin Luther King Drive, forming portions of the plaza commonly known as “Interco Plaza”, the balance of which is already owned by 900 N Tucker Building, LLC.

The proposed Bill will have a positive impact on the community, as it will help promote local commercial activity and generate tax revenue for the City of St. Louis.

**BOARD BILL NUMBER 82 AS AMENDED IN COMMITTEE INTRODUCED BY
ALDERMAN RASHEEN ALDRIDGE**

An Ordinance authorizing the Comptroller and the City of St. Louis to execute a Contract for Sale of Real Estate and authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00), and other good and valuable consideration, a Quit Claim Deed to remise, release, and forever quit-claim unto 900 N Tucker Building, LLC, a Missouri limited liability company, its successors and assigns, certain City-owned property located in City Block 534, which property is commonly known as 1134 and 1138 Dr. Martin Luther King Drive in the City of St. Louis, Missouri.

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

SECTION ONE. The Board of Alderman find and determines that it is desirable to enter into the Contract for Sale of Real Estate, attached hereto and incorporated by reference herein as **Exhibit A**, and the Comptroller is authorized to execute said Contract for Sale of Real Estate, which shall be substantially in the form attached.

SECTION TWO. The Mayor and Comptroller are hereby authorized and directed to execute, in accordance with the terms and conditions of the Contract for Sale of Real Estate, upon receipt of and in consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00), and other good and valuable consideration, the Quit Claim Deed attached as Exhibit B to the Contract for Sale of Real Estate to remise, release, and forever quit-claim unto 900 N Tucker Building, LLC, a Missouri limited liability company, its successors and assigns, certain City-owned property located in City Block 534, which property is commonly known as 1134 and 1138 Dr. Martin Luther King Drive in the City of St. Louis, Missouri and which is more fully described in said **Exhibit A**.

1 **SECTION THREE.** Ordinance No. 71152 is hereby repealed and all agreements
2 authorized by and entered into in connection therewith are hereby mutually terminated and of no
3 further force and effect as between the City of St. Louis and 900 N Tucker Building, LLC and its
4 affiliates and 900 N Tucker Building, LLC and its affiliates are hereby released of all obligations
5 in connection with such agreements.

6 **SECTION FOUR.** The Mayor and Comptroller and other appropriate City of St. Louis
7 officials are hereby authorized and directed to take such further actions and execute and deliver
8 such other documents, certificates and instruments as may be necessary or desirable to carry out
9 the conveyance of property and the intent of this Ordinance.

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

Board Bill Number 82
As Amended in Committee
Exhibit A

EXHIBIT A

Contract for Sale of Real Estate

[See Attached]

**Board Bill Number 82
As Amended in Committee
Exhibit A**

**CONTRACT FOR SALE
OF REAL ESTATE**

This Contract (this “Contract”) is made and entered into this _____ day of _____, 2025 (the “Effective Date”) by and between the City of St. Louis, Missouri, a municipal corporation of the State of Missouri, 1200 Market Street, Saint Louis, Missouri 63103 (the “Seller”), and 900 N Tucker Building, LLC, a Missouri limited liability company, having a mailing address of 201 S Central #200, St. Louis, Missouri 63105 (the “Buyer”).

WITNESSETH:

A. Seller is the owner of two adjoining properties located at 1134 - 1138 Dr Martin Luther King Drive, in St. Louis City, Missouri, which is legally described on Exhibit A attached hereto and incorporated herein (hereinafter collectively referred to as the “Real Estate”).

B. Seller and Buyer desire to enter into this Contract for the purchase and sale of the Real Estate subject to the terms set forth herein.

The following terms, provisions, and conditions are further agreed to:

1. Sale of Real Estate: Purchase Price.

In consideration of the covenants and agreements of the respective parties, as hereinafter set forth, subject to the terms of this Contract, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase and take from Seller, the Real Estate. Seller shall convey title by Quit Claim Deed. The total purchase price of the Real Estate is Two Hundred Seventy-Five Thousand and No/100 Dollars (\$275,000.00) (the “Purchase Price”), subject to the provisions contained herein. Within five (5) business days after the effective date of this Contract, Buyer shall deliver to Seller Five Thousand and No/100 Dollars (\$5,000.00) as earnest money deposit. The earnest money deposit will apply to the total purchase price at the Closing. Unless applied to the purchase price at closing or payable to Seller as liquidated damages for a Buyer default as provided herein, the earnest money deposit is refundable to Buyer if this Contract terminates. At Closing, Buyer shall deliver the remainder of the purchase price amount by certified or wire-transferred funds to Seller, as instructed by Seller at the time of Closing.

2. Contingencies.

A. Buyer represents that its performance hereunder and its satisfaction of the terms hereof is contingent only upon the specific terms of this Contract, itself, and that Buyer’s performance hereunder and purchase of the Real Estate shall not be conditioned upon satisfaction of financing, inspection, or other contingencies unless same are designated elsewhere in this Contract.

- B. Notwithstanding anything herein to the contrary, this Contract, and Buyer's obligation to close, are contingent on the following:
- i. Buyer, at Buyer's expense may during the period of time between the Effective Date and the date that is 180 days after the Effective Date (the "Diligence Period") to conduct such due diligence as Buyer deems appropriate concerning the Real Estate. Seller authorizes Buyer and Buyer's representative to conduct such inspections on the Real Estate that Buyer deems appropriate in order to complete its due diligence, including, but not limited to, reviewing title and obtaining surveys and environmental inspection (provided, however, Buyer shall not bore holes or disturb the surface of the Real Estate without the prior written consent of Seller which Seller agrees not to unreasonably withhold or condition). Buyer agrees to indemnify and hold Seller harmless against all expense and liability arising from any personal injury or property damage caused by Buyer's due diligence.
 - ii. Buyer's delivery to Seller of a notice to proceed to closing by the expiration of the Diligence Period (the "Closing Notice").
- C. Notwithstanding anything herein to the contrary, this Contract, and Seller's obligation to close, are contingent on the approval of the City of St. Louis Board of Aldermen a perfected and finally passed ordinance authorizing and directing the Mayor and Comptroller to execute this Contract or substantially similar terms of sale; and authorizing and directing the Mayor and Comptroller, upon receipt of, an in consideration of, the Purchase Price, and after satisfaction of all other terms and conditions set forth herein, to remise, release, and quit claim unto Buyer the Real Estate, subject to the reverter described in the Quit Claim Deed.

3. Conveyance of Title.

Conveyance shall be by Quit Claim Deed in form approved by the City of St Louis City Counselor's Office. The form of the Quit Claim Deed is attached to this Contract as Exhibit B.

4. Taxes / Liens / Judgements / Miscellaneous Claims.

Seller makes no warranty that there are no outstanding real estate taxes, liens, judgments, or violations levied against or pertaining to the Real Estate.

5. Seller's Representations.

Seller represents and warrants that those certain reversionary rights of Globe Building Company set forth in instrument recorded in Book 12012009, Page 0178 have expired and are no longer effective.

6. Personal Property; Condition of Real Estate.

It is expressly understood by the parties hereto that there is no personal property located on the Real Estate which is being conveyed to Buyer under this Contract. EXCEPT WITH RESPECT TO THOSE WARRANTIES EXPRESSLY MADE HEREIN, IF ANY, SELLER HEREBY DISCLAIMS ALL WARRANTIES, IMPLIED OR EXPRESS, WRITTEN OR ORAL, AS TO THE REAL ESTATE. SELLER HEREBY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND ANY EXPRESS OR IMPLIED WARRANTY AS TO THE QUALITY OR CONDITION OF THE REAL ESTATE, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER. THE REAL ESTATE IS TO BE CONVEYED TO BUYER IN ITS "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES TO BUYER AS TO WHETHER THERE ARE ANY HAZARDOUS MATERIALS OR SUBSTANCES LOCATED ON OR ABOUT THE REAL ESTATE OR WHETHER THE REAL ESTATE IS IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, AND BUYER ASSUMES ALL RESPONSIBILITY FOR THE SAME, INCLUDING ALL COSTS OF REMEDIATING OR REMOVING HAZARDOUS MATERIALS OR SUBSTANCES OR CAUSING THE REAL ESTATE TO COMPLY WITH APPLICABLE ENVIRONMENTAL LAWS. BUYER WAIVES AND HOLDS SELLER HARMLESS FROM ANY CLAIMS, JUDGMENTS, COSTS, ATTORNEYS' FEES, OR OTHER EXPENSES IN CONNECTION WITH ANY CLAIMS RELATING TO HAZARDOUS MATERIALS OR SUBSTANCES THAT MAY BE LOCATED ON THE REAL ESTATE. BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS NOT RELIED ON ANY WARRANTY OR REPRESENTATION OF SELLER, IMPLIED OR EXPRESS, WRITTEN OR ORAL AS TO THE CONDITION OR QUALITY OF THE REAL ESTATE AND BUYER AGREES TO PURCHASE THE REAL ESTATE IN ITS "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. BUYER REPRESENTS AND WARRANTS TO SELLER THAT BUYER IS, OR, PRIOR TO EXPIRATION OF THE DILIGENCE PERIOD, WILL BE, FAMILIAR WITH THE CONDITION OF THE REAL ESTATE AND THE CONDITION OF THE REAL ESTATE IS SATISFACTORY TO BUYER IN EVERY RESPECT.

7. Possession.

The Seller shall retain possession of the Real Estate until Closing. From and after Closing, the Buyer shall be entitled to possession.

8. Closing.

Delivery of the Quit Claim Deed conveying title shall be concurrent with the Buyer's payment of the purchase price set forth herein. The closing date ("Closing Date") for the foregoing sale shall be on the first business day that is thirty (30) days after the expiration of the earlier of (i)

the expiration of the Diligence Period or (ii) Seller's receipt of the Closing Notice, or on such other date as may be mutually agreed. The closing of the sale ("Closing") shall take place at the title company, such title company to be mutually agreed to between the parties, or at a location mutually agreed by the parties in writing. A party need not be present at Closing if such party has delivered all of the items it is required to deliver at Closing to said title company by the Closing Date with escrow instructions consistent with this Contract. Title will pass when sale is closed.

9. Broker.

The parties hereto hereby agree that Buyer and Seller shall not be liable for the payment of any fees incurred by the other for services to any broker, agent or other party.

10. Entire Agreement.

This instrument contains the entire agreement between Buyer and Seller and may not be changed or terminated orally. Stipulations and covenants herein are to apply to and bind the successors and assigns of the respective parties hereto and shall survive the Closing.

11. Time of Essence.

Time shall be of the essence in the performance of each and every obligation and undertaking by the parties in this Contract.

12. Missouri Law Governs.

This Contract shall be interpreted and governed in accordance with the laws of the State of Missouri. In the event of any proceedings regarding this Contract, Seller and Buyer agree that the venue shall be the Circuit Court of the City of St. Louis.

13. Cooperation; Additional Documents.

Buyer and Seller agree to cooperate and to sign any documents reasonably required to close this transaction, or to effect any related matters to the Real Estate, including without limitation, issuance of a title insurance policy to Buyer, boundary or resubdivision plats, street and alley vacation petitions and plats; provided, however, in no event shall Seller be liable for any costs relating to the same. Seller shall, during the Diligence Period, provide such documents or information as may be reasonably requested by Buyer to the extent Seller has such documents in its possession including, without limitation, any current tax bills for the Real Estate.

14. Default.

In the event of default hereunder by either party, either Buyer or Seller may seek any remedies available to them at law or in equity, including the right to seek specific performance, money damages, and other relief. Additionally, if the default is by Buyer, Seller may retain the earnest money deposit as liquidated damages and release Buyer from further liability hereunder.

(This portion of page intentionally left blank)

IN WITNESS WHEREOF, the Seller and Buyer have duly signed this Contract as of the Effective Date.

900 N Tucker Building, LLC

By: _____ Date: _____

Print Name: _____

Title: _____

City of St. Louis

By: _____ Date: _____

Donna M.C. Baringer, Comptroller

Approved as to form:

By: _____ Date: _____

Michael Garvin, interim City Counselor

Attest:

By: _____ Date: _____

Amber Simms, City Register

Exhibit A

Real Estate

PARCEL 1:

LOTS 2 AND 3 IN BLOCK 1 OF EDMOND T. CHRISTY'S ADDITION AND IN BLOCK 534 OF THE CITY OF ST. LOUIS, FRONTING 58 FEET ON THE SOUTH LINE OF DR. MARTIN LUTHER KING DRIVE, FORMERLY FRANKLIN AVENUE, BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 71 FEET TO THE DIVIDING LINE OF SAID BLOCK, EXCEPTING THEREFROM THAT PART OF LOT 3 CONVEYED TO CITY OF ST. LOUIS BY INSTRUMENT RECORDED IN BOOK 149M PAGE 1854.

PARCEL 2:

ALL OF THAT SPACE ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF 52 FEET SHOWN IN THE AREA OUTLINED IN RED ON THE SURVEY MADE BY CLAYTON SURVEYING AND ENGINEERING COMPANY DURING THE MONTH OF NOVEMBER, 1976, SAID PROPERTY BEING LOTS 4, 5, 6, 9, 10, 11, 12, 13, 14, AND A PORTION OF LOT 3 IN CITY BLOCK 534 OF THE CITY OF ST. LOUIS, INCLUDING VACATED GAY STREET VACATED BY ORDINANCE 37153; EXCEPT ALL THAT SPACE BELOW SAID HORIZONTAL PLANE.

PARCEL 3:

ALL OF BLOCK 534 OF THE CITY OF ST. LOUIS INCLUDING THE NORTH 1/2 OF FORMER GAY STREET, 40 FEET WIDE, AS VACATED UNDER THE PROVISIONS OF ORDINANCE NO. 37153 AND TOGETHER BOUNDED NORTH BY FRANKLIN AVENUE (NOW DR. MARTIN LUTHER KING DRIVE) EAST BY HADLEY STREET (FORMERLY KNOWN AS TWELFTH STREET) WEST BY TWELFTH BOULEVARD (FORMERLY KNOWN AS HIGH STREET) AS ESTABLISHED BY ORDINANCE NO. 38934, (NOW TUCKER BOULEVARD) AND SOUTH BY THE CENTER LINE OF VACATED GAY STREET; EXCEPTING THE VARIOUS PARTS OF THE ABOVE DESCRIBED PROPERTY CONVEYED BY THE DEEDS RECORDED IN BOOK 6352 PAGE 170, BOOK 149M PAGE 1851, BOOK 149M PAGE 1854 AND IN BOOK 150M PAGE 969.

PARCEL 3 IS ALSO DESCRIBED AS FOLLOWS:

ALL RIGHT, TITLE AND INTEREST INCLUDING SUBSURFACE RIGHTS AS TO THE FOLLOWING DESCRIBED PROPERTY: ALL OF BLOCK 534 OF THE CITY OF ST. LOUIS INCLUDING THE NORTH 1/2 OF FORMER GAY STREET, 40 FEET WIDE, AS VACATED UNDER THE PROVISIONS OF ORDINANCE NO. 37153 AND TOGETHER BOUNDED NORTH BY FRANKLIN AVENUE (NOW DR. MARTIN LUTHER KING DRIVE) EAST BY HADLEY STREET (FORMERLY KNOWN AS TWELFTH STREET) WEST BY TWELFTH BOULEVARD (FORMERLY KNOWN AS HIGH STREET) AS ESTABLISHED BY ORDINANCE NO. 38934, (NOW TUCKER BOULEVARD) AND SOUTH BY THE CENTER LINE OF VACATED GAY STREET; EXCEPTING HOWEVER, THAT PORTION OF CITY BLOCK 534, FRONTING 58 FEET ON THE SOUTH LINE OF FRANKLIN AVENUE (NOW

DR. MARTIN LUTHER KING DRIVE), BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 71 FEET AND BOUNDED EAST BY HADLEY STREET, AND FURTHER EXCEPTING THEREFROM THE VARIOUS PARTS OF THE ABOVE DESCRIBED PROPERTY CONVEYED BY THE DEEDS RECORDED IN BOOK 6352 PAGE 170, BOOK 149M PAGE 1851, BOOK 149M PAGE 1854 AND IN BOOK 150M PAGE 969.

Exhibit B

Form of Quit Claim Deed

(Space Above Reserved For Recorder of Deeds)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (“Deed”), made and entered into this ____ day of _____, 2025, by and between the **City of St. Louis**, a municipal corporation of the State of Missouri, with a mailing address of 1200 Market Street, St. Louis, Missouri 63103 (“**Grantor**”), and **900 N Tucker Building, LLC**, a Missouri limited liability company, with a mailing address of 201 S Central #200, St. Louis, Missouri 63105 (“**Grantee**”).

WITNESSETH, that Grantor, for and in consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents **REMISE, RELEASE AND FOREVER QUIT-CLAIM** unto Grantee the real estate situated in the City of St. Louis and State of Missouri described on Exhibit A (collectively, the “**Property**”) attached hereto and by this reference made a part hereof as though set out in full herein.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee, and the successors and assigns of Grantee forever, so that neither Grantor, nor any other person or persons for Grantor or in Grantor’s name or behalf, will hereinafter claim or demand any right or title to the Property or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

[signature page follows]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Quit Claim Deed the day and year first above written.

CITY OF ST. LOUIS
(Grantor)

900 N TUCKER BUILDING, LLC
(Grantee)

By: _____
Cara Spencer, Mayor

By: _____
Name:
Title:

By: _____
Donna M.C. Baringer, Comptroller

Approved as to Form:

By: _____
Michael Garvin, interim City Counselor

Attest:

By: _____
Amber Simms, City Register

[notary pages follow]

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

On this ____ day of _____, 2025, before me personally appeared Cara Spencer and Donna M.C. Baringer, to me personally known, who being by me duly sworn did say that they are Mayor and the Comptroller of the City of St. Louis, respectively, and that they are authorized to execute this Quit Claim Deed on behalf of the City of St. Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

My Commission Expires: _____ [SEAL]

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

On this ____ day of _____, 2025, before me personally appeared _____, _____ of 900 N Tucker Building, LLC, to me known to be the person described in, and who executed, the foregoing instrument, and acknowledged that they executed the same as _____ as their free act and deed as _____ of 900 N Tucker Building, LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

My Commission Expires: _____ [SEAL]

Exhibit A

PARCEL 1:

LOTS 2 AND 3 IN BLOCK 1 OF EDMOND T. CHRISTY'S ADDITION AND IN BLOCK 534 OF THE CITY OF ST. LOUIS, FRONTING 58 FEET ON THE SOUTH LINE OF DR. MARTIN LUTHER KING DRIVE, FORMERLY FRANKLIN AVENUE, BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 71 FEET TO THE DIVIDING LINE OF SAID BLOCK, EXCEPTING THEREFROM THAT PART OF LOT 3 CONVEYED TO CITY OF ST. LOUIS BY INSTRUMENT RECORDED IN BOOK 149M PAGE 1854.

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FURTHER EXCEPTING THEREFROM THE VARIOUS PARTS OF THE ABOVE DESCRIBED PROPERTY CONVEYED BY THE DEEDS RECORDED IN BOOK 6352 PAGE 170, BOOK 149M PAGE 1851, BOOK 149M PAGE 1854 AND IN BOOK 150M PAGE 969.

APPRAISAL REPORT

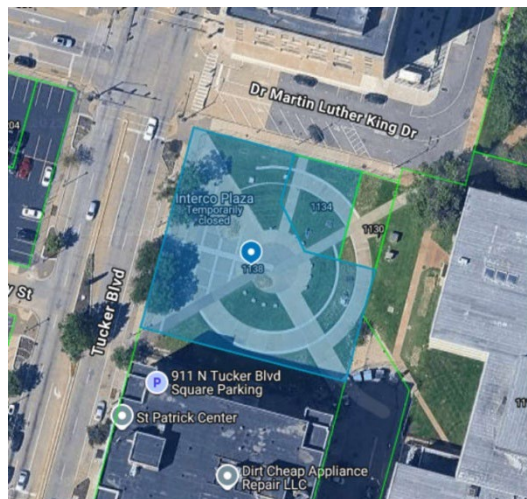
TUCKER LAND

1134 Dr Martin Luther King Dr
St. Louis, Missouri 63101

VALUATION DATES

As-Is Market Value: September 4, 2025

Date of Report: September 23, 2025



PREPARED BY

Michael Jersa
Susan Meldrum
Lauer, Jersa & Associates
100 Chesterfield Business Parkway, Suite 200
St. Louis, MO 63005
File No: LJA2025036

PREPARED FOR

John Berglund
900 N Tucker Building, LLC
P.O. Box 16220,
Clayton, MO 63105



September 23, 2025

John Berglund

900 N Tucker Building, LLC
P.O. Box 16220
Clayton, MO 63105

RE: Appraisal Report
Tucker Land
1134 Dr Martin Luther King Dr, St. Louis, Missouri 63101
Lauer, Jersa & Associates File No: LJA2025036

Mr. Berglund:

Lauer, Jersa & Associates is proud to present the appraisal that satisfies the agreed upon scope of work with 900 N Tucker Building, LLC.

The subject property, located at 1134 Dr Martin Luther King Dr, St. Louis, MO, is two neighboring parcels of vacant commercial land currently utilized as a park located in the downtown submarket.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Fee Simple Estate). The following table conveys the final opinion of value that is developed in this appraisal:

MARKET VALUE CONCLUSION				
VALUATION SCENARIO	INTEREST APPRAISED	EXPOSURE TIME	EFFECTIVE DATE	VALUE
As-Is Market Value	Fee Simple Estate	12 Months	September 4, 2025	\$275,000

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP).

EXTRAORDINARY ASSUMPTIONS

The use of an extraordinary assumption(s) may have impacted the results of the assignment. We informed by the client that the site is located over a 1930's era train tunnel that was filled with geofoam instead of soil. The use of the foam limits what can be built on the site to parking lots, roads, sidewalks and smaller commercial buildings that are specially engineered for the site. While a multiple news stories were found detailing foam work at the base of the Post Dispatch building and Google earth images from the time period show work on the subject site, no specific engineering documents were available. However unlikely, if the site is not impacted by the use of the foam, a change in value is possible.

HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were made for this assignment.

If there are any specific questions or concerns regarding the attached appraisal report, or if Lauer, Jersa & Associates can be of additional assistance, please contact the individuals listed below.

Respectfully Submitted,

LAUER, JERSA & ASSOCIATES



Michael Jersa
Principal
Certified General Real Estate Appraiser
Missouri License No. 2016042302
Expiration Date 6/30/2026
314-531-4000 Ext 105
mjersa@lauerjersa.com



Susan Meldrum
Senior Appraiser
Certified General Real Estate Appraiser
Missouri License No. 2013012875
Expiration Date 6/30/2026
smeldrum@lauerjersa.com

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

INTRODUCTION

Executive Summary	1
Subject Property Photographs	3
Identification of Appraisal Assignment	4
Scope of Work	6

DESCRIPTIONS & EXHIBITS

Regional Area Analysis	8
Local Area Analysis	18
Site Description	27
Exhibits	30
Taxes & Assessment	32
Zoning	33
Highest & Best Use Analysis	35
As Vacant Analysis	35

VALUATION METHODS

Site Valuation	39
Reconciliation of Value Conclusions	45
Certification	46

ADDENDA

Qualifications of Appraiser & Appraiser License	48
Qualifications of Company	

EXECUTIVE SUMMARY

PROPERTY IDENTIFICATION

Property	Land - Commercial Land
Address	1134 Dr Martin Luther King Dr
City, State Zip	St. Louis, Missouri 63101
County	St. Louis County
MSA	St. Louis, MO-IL MSA
Market / Submarket	CBD/St. Louis City
Geocode	38.63398,-90.195311
Census Tract	29-510-125600

SITE DESCRIPTION

Number of Parcels	2	
Assessor Parcel Numbers	0534-00-0010-0 and 0534-00-0015-0	
Land Area	Square Feet	Acres
Usable	25,135	0.58
Total	25,135	0.58
Zoning	I- Central Business District (I)	
Shape	Irregular	
Topography	Level at street grade	
Flood Zone	Zone X (Unshaded)	
Seismic Zone	Low Risk	

QUALITATIVE ANALYSIS

Site Quality	Average
Site Access	Good
Site Exposure	Average
Site Utility	Fair
Building Quality	Average
Building Condition	Average
Building Appeal	Average

HIGHEST & BEST USE

Proposed Construction	No
As Vacant	Any use allowed under zoning ordinance
As Improved	Not Applicable

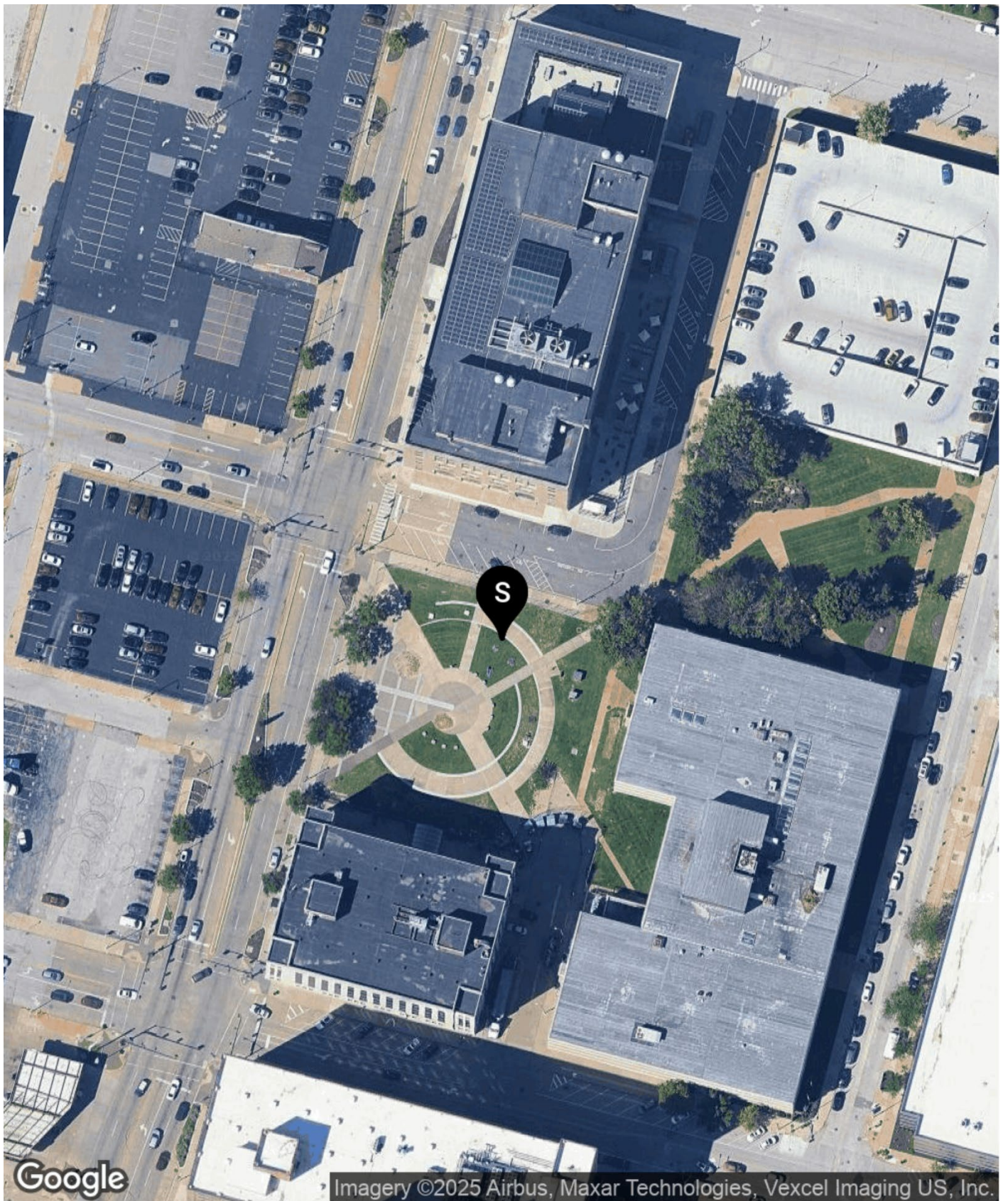
EXPOSURE & MARKETING TIME

Exposure Time	12 Months
Marketing Time	12 Months

VALUE CONCLUSION

VALUATION SCENARIOS	AS-IS MARKET VALUE
Interest	Fee Simple Estate
Exposure Time	12 Months
Effective Date	September 4, 2025
Site Value	\$275,000
Cost Approach	Not Presented
Sales Comparison Approach	\$275,000
Income Capitalization Approach	Not Presented
FINAL VALUE CONCLUSION	\$275,000

AERIAL PHOTOGRAPH



IDENTIFICATION OF ASSIGNMENT



View of subject site



View of subject site



View of subject site



View of subject site



View of Dr Martin Luther King Drive facing west



View of Dr Martin Luther King Drive facing west



View of Tucker Blvd facing south



View of Tucker Blvd facing north

PROPERTY IDENTIFICATION

The subject property, located at 1134 Dr Martin Luther King Dr, St. Louis, MO, is two neighboring parcels of vacant commercial land currently utilized as a park located in the downtown submarket.

The assessor parcel numbers are: 0534-00-0010-0 and 0534-00-0015-0.

LEGAL DESCRIPTION

CB 534 DR MARTIN LUTHER KING DR 0.542 ACS CHRISTY ADDN BLOCK 1 LOTS 4 THRU 6 & 9 THRU 14 & S-3 & 1/2 VAC STREET; CB 534 DR M L KING DR 0.035 ACS CHRISTY ADDN BLOCK 1 LOT 2 N-3

CLIENT IDENTIFICATION

The client of this specific assignment is 900 N Tucker Building, LLC.

INTENDED USE & INTENDED USERS

The intended use of this appraisal is to assist the client in making internal business decisions related to this asset. 900 N Tucker Building, LLC is the only intended user of this report.

PURPOSE

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Fee Simple Estate).

PERSONAL PROPERTY & BUSINESS INTANGIBLE

There is no personal property (FF&E) included in this valuation.

PROPERTY AND SALES HISTORY**Current Owner**

The subject property is currently under the ownership of The City of St. Louis, according to the St. Louis City records.

Three-Year Sales History

According to county records there has been no transfer of ownership for the subject property in the past three years and there is no known pending sale or listing of the subject.

EXPOSURE & MARKETING TIME

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In the recent past, the volume of competitive properties offered for sale, sale prices, and vacancy rates have fluctuated little. Sale concessions have not been prevalent.

Exposure Time Conclusion

The subject is a land (commercial land) use totaling 0 SF (NRA) on 0.5770-acres (25,135 SF) located at 1134 Dr Martin Luther King Dr in St. Louis, St. Louis County, Missouri. Considering these factors, a reasonable estimate of exposure time for the subject As-Is Market Value (Fee Simple Estate) is 12 months.

Marketing Time Conclusion

A marketing time estimate is a forecast of a future occurrence. History should be considered as a guide, but anticipation of future events & market circumstances should be the prime determinant. Overall market conditions are expected to remain stable, so a marketing time of 12 months is predicted for the subject.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the fee simple estate interest.

Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.²

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.³

VALUE SCENARIOS**As-Is Market Value**

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.⁴

¹ Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C -Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FRS and NCUA definitions of market value.

² The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

³ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

⁴ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

SCOPE OF WORK

The scope of work for this appraisal assignment is outlined below:

- ▶ The appraisal analyzes the regional and local area profiles including employment, population, household income and real estate trends. The local area was inspected to consider external influences on the subject.
- ▶ The appraisal analyzes legal and physical features of the subject including site size, improvement size, flood zone, seismic zone, site zoning, easements, encumbrances, site access and site exposure.
- ▶ The appraisal includes a Highest and Best Use analysis and conclusions have been completed for the highest and best use of the subject property As Vacant. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject site.
- ▶ In selecting applicable approaches to value, the appraisers considered the agreed upon appraisal scope and assessed the applicability of each traditional approach given the subject's characteristics and the intended use of the appraisal. As a result, this appraisal developed Land Sales Comparison Approach. The values presented represent the As-Is Market Value (Fee Simple Estate).
- ▶ The assignment was prepared as an Appraisal Report in accordance with USPAP Standards Rules 2, with the analysis stated within the document and representing a fully described level of analysis.
- ▶ The authors of this report are aware of the Competency Rule of USPAP and meet the standards.

ASSISTANCE PROVIDED

No one provided real property appraisal assistance to the individuals signing this report.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

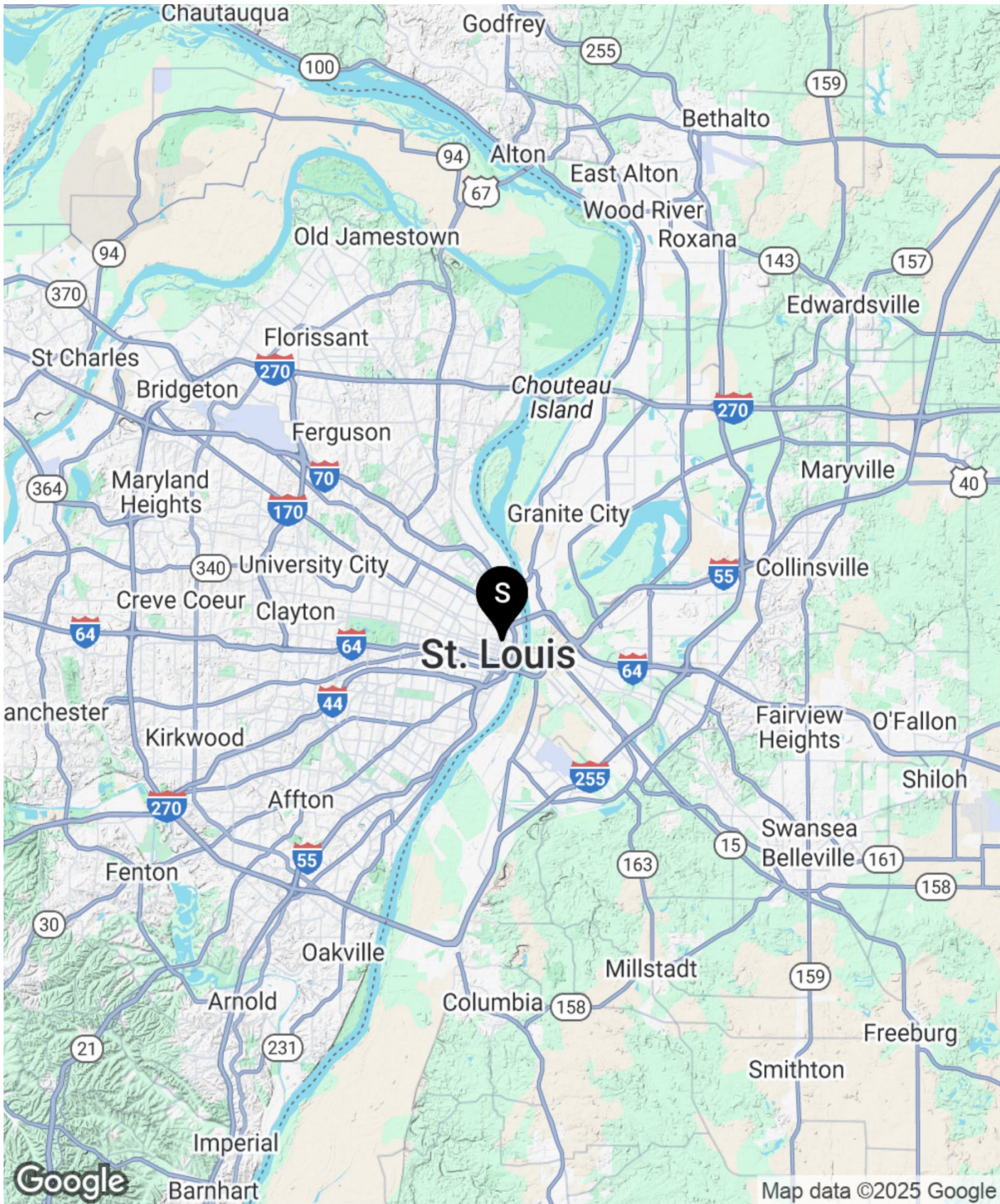
INFORMATION PROVIDED	
Property Assessment & Tax	St. Louis City Assessor
Zoning & Land Use Planning	City of St. Louis Zoning
Site Size	St. Louis City Assessor
Building Size	St. Louis City Assessor
Supply & Demand	CoStar
Flood Map	FEMA
Demographics	STDB On-Line
Comparable Information	MLS Public Records Confirmed by Local Agents
Legal Description	Not Provided

The lack of the unavailable items could affect the results of this analysis. As part of the general assumptions and limiting conditions, the subject is assumed to have no adverse easements, significant items of deferred maintenance, or be impacted by adverse environmental conditions.

SUBJECT PROPERTY INSPECTION

PROPERTY INSPECTION				
APPRAISER	INSPECTED	EXTENT	DATE	ROLE
Michael Jersa	No	N/A	September 4, 2025	Primary Appraiser
Susan Meldrum	Yes	Site	September 4, 2025	Appraiser

REGIONAL AREA MAP

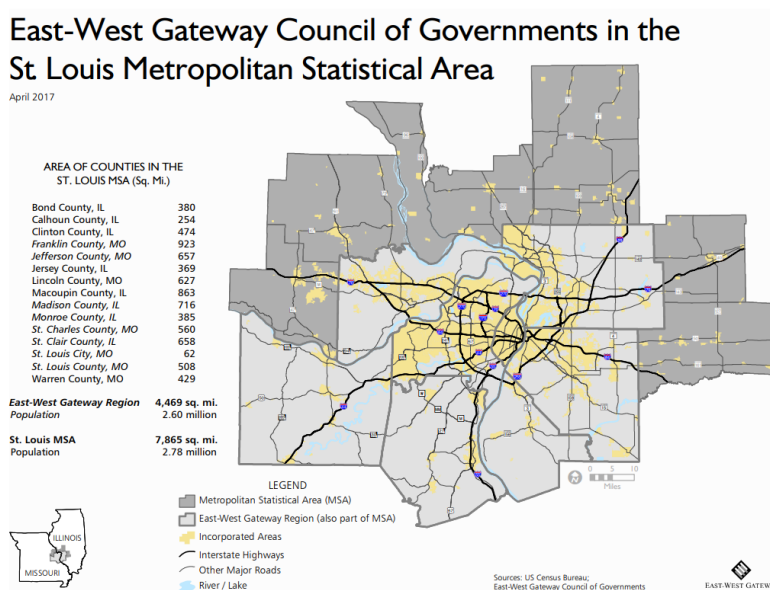


INTRODUCTION

In order to understand the subject's position in the area or region, we have undertaken a brief analysis in order to determine how trends—both historical and projected—in population, employment, personal income, consumer spending, and housing impact supply and demand and influence the subject's area directly and indirectly. This analysis first begins on a broader spectrum, and without respect to the subject itself, and is highlighted in the Regional Area Analysis. Secondly, we undertake a more narrowly focused study of the aforementioned attributes as they relate directly to the subject and the subject's neighborhood. This discussion is presented in the forthcoming Local Area Analysis.

Location

The St. Louis Metropolitan Statistical Area (MSA) is located in the central portion of the United States within 120 miles of the country's population center and is situated just south of the confluence of the Missouri and Mississippi Rivers. Following the 2000 Census, the area was expanded by the addition of four counties to cover 8,649 square miles in sixteen counties in two states including the City of St. Louis, the Missouri counties of Franklin, Jefferson, Lincoln, St. Charles, St. Louis, Warren, and Washington, and the Illinois counties of Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair. As a result of the 2010 Census, Washington County in Missouri was dropped from the St. Louis MSA as of February 2013. Thus, the MSA now includes fifteen counties in two states and covers an area of 7,889 square miles. At the heart of the MSA is the "Gateway Region", comprised of the City of St. Louis, and the Missouri counties of St. Louis, St. Charles, Jefferson and Franklin, and the Illinois counties of Madison, St. Clair, and Monroe. Together, these major jurisdictions hold approximately 90 percent of the population and employment base of the larger MSA. According to the 2020 Census, Missouri population has remained stable while the Illinois population has declined slightly.



Physical Forces

The northern portion of the St. Louis region is situated on a glacial till plain that exhibits a gently rolling topography with few serious physical limitations for urban use. The southern portion, located on the Ozark fringe, has a more varied topography. Many areas in extreme south St. Louis County and Jefferson County have steep ridges that severely limit urban development. The natural barriers formed by the rivers have also affected the development of the region. Although an adequate bridge system connects St. Louis City with

Illinois and St. Louis County with St. Charles County the rivers act as natural barriers with St. Louis City and County being the core area. The demand for commercial and industrial land in St. Louis County is positively affected by these barriers.

The region possesses abundant natural resources such as productive agricultural land, water, and minerals which are mainly beneficial to its economy. The rivers provide drinking water, transportation, and recreational activities although periodic flooding has caused problems for the region. St. Louis is also adjacent to the productive agricultural regions of southern and central Illinois and northern Missouri.

The central location of the region and a good system of highways, trucking and rail facilities, airports, and waterways have combined to make it a leading transportation center. Shipping costs are among the lowest of any region nationwide, making St. Louis ideal for companies focused on logistics, transportation, and distribution, or heavily reliant on those components.

St. Louis lies at the confluence of three major rivers, the Mississippi, Missouri, and Illinois, with 14 active ports and more than 100 docking facilities extending 70 miles along the Illinois and Missouri banks. St. Louis is the second largest inland port by tonnage in the United States and handles more than 24 million tons of goods and materials annually, including petroleum, chemicals, grain and other cargo. It is the northernmost ice-free port on the Mississippi, Illinois, and Missouri River system, and the southernmost point with lock-free access to New Orleans and international waterways.

St. Louis has a well-established rail system with six major railroads and is ranked third largest in the country in terms of jobs and third largest in rail lines. St. Louis has state-of-art intermodal facilities providing many advantages to the freight transportation business, including reductions in cargo handling, improved security, reduced damages and loss, and allowing freight to be transported faster. In addition to the commercial rail system, Amtrak provides public rail transportation to most major cities in the United States.

St. Louis Lambert International Airport is located 10 miles from downtown and is the region's major airport. It is a national hub with two terminals, five concourses and serves nine mainline passenger airlines, three all-cargo airlines and a few charter carriers. Southwest Airlines has focused on St. Louis as a growth market and with increased service now has the largest carrier presence in the airport. As of October 2019, St. Louis Lambert International Airport recorded 49 months of passenger increase growth for a 2.3% increase. Cargo activity saw an increase of 9.2% in 2019 over 2018. That growth is attributed to a daily Amazon flight which was recently increased to two flights per day from the airport. For 2020, cargo, freight and mail increased over 16% while during the pandemic passenger traffic was off 60% from 2019. However, Lambert International is scheduled to undergo a construction process that will create a single terminal design with 62 gates.

MidAmerica Airport serves as the St. Louis Region's second full service commercial airport and as a reliever to Lambert-St. Louis International Airport. Located 24 miles from downtown St. Louis in Mascoutah, Illinois, just north of Scott Air Force Base, it is a joint civilian-military use airport and provides state-of-the-art facilities for passengers, traffic, and cargo, including an adjacent 800-acre industrial park. It has a 10,000 foot and an 8,000-foot runway and serves cargo, commercial, and military flights. Much of the area surrounding the airport is an Illinois Tax Increment Financing (TIF) District designed to help appropriate new businesses locate nearby and the airport is part of a Foreign Trade Zone. The region is also served by eleven public-use general aviation airports, four of which have jet traffic capability. Spirit of St. Louis Airport in Chesterfield Valley has been St. Louis' premier general aviation airport since 1964 and it has been the second busiest airport in the FAA Central Region (Missouri, Arkansas, Iowa and Kansas). Spirit is a prime reliever for Lambert Airport and works in conjunction with them to avoid flight delays. Although Spirit Airport is owned and operated by the St. Louis County Government, funding for Spirit comes from the airport's users, not general revenue tax dollars.

The region's central location has also helped to establish it as a major trucking area. The region is served by four interstate highways (I-70, I-44, I-55, and I-64), as well as four interstate linkage highways (I-270, I-255, I-170, and I-370). This highway system along with 1,200 miles of arterial roads and the recent improvements in bridges across both the Missouri and Mississippi Rivers also provides for relatively fast commuting times to all parts of the metropolitan area. The new Stan Musial Veterans Memorial Bridge opened to traffic in February 2014 and is the first bridge to be built connecting downtown St. Louis and southwestern Illinois in more than 40 years. Previously, the only urban interstate bridge between Illinois and Missouri was the Poplar Street Bridge, which is one of two bridges in the United States that carry three interstates.

Metro (formerly known as the Bi-State Development Agency) owns and operates the region's public transportation system. The Metro System includes MetroLink, the region's light rail system and MetroBus, the region's bus system. The light rail system connects Lambert Airport, downtown St. Louis, and Illinois, with expanded service to MidAmerica Airport, Clayton, and Shrewsbury. MetroBus, with a fleet of 413 and 75 fixed routes, provides bus service to a large part of the region.

Governmental Forces

As previously mentioned, the St. Louis Metropolitan Statistical Area encompasses fifteen counties in two states, including the City of St. Louis. Within this region there are numerous individual municipalities with varied government types and zoning requirements. The region's governmental structure reportedly ranks second in the nation in terms of fragmentation. The fragmented nature of the region's political structure does not allow efforts to encourage growth and development to be of a concerted nature. Despite the fragmented political nature of the region, regulatory procedures and services, including zoning regulations, and fire and police protection, are generally fashioned after those of the central governing body of St. Louis County. A relatively low rate of business taxation relative to the government services provided is an asset to the region.

Economic Forces

The economy of the St. Louis region reflects the current and possibly the future supply/demand conditions for all forms of real estate. The St. Louis Metropolitan Statistical Area has a diversified economic base with trade, transportation, utilities, and education and health services accounting for the largest portions of the 1.4-million-person labor force. Non-farm employment in the St. Louis MSA by industry classification is shown in the following table. As of May 2025, the non-farm workforce decreased 0.5% over the course of the previous 12 months. The largest decreases were seen in the hospitality and information sectors.

St. Louis area employment (number in thousands)	May 2025	Change from May 2024 to May 2025	
		Number	Percent
Total nonfarm	1,437.5	-7.4	-0.5
Mining, logging, and construction	82.6	3.5	4.4
Manufacturing	116.5	-1.0	-0.9
Trade, transportation, and utilities	258.5	-4.0	-1.5
Information	27.0	-1.6	-5.6
Financial activities	95.7	1.2	1.3
Professional and business services	214.1	-2.4	-1.1
Education and health services	281.7	4.1	1.5
Leisure and hospitality	147.9	-7.8	-5.0
Other services	51.4	0.0	0.0
Government	162.1	0.6	0.4

According to the St. Louis Regional Chamber, four key industry clusters are Trade and Transportation, Professional Services, Health Science and Services, Bioscience, and Advanced Manufacturing which will drive Greater St. Louis' job creation in the coming years. The single biggest driver of the regional economy, and to an extent beyond most other major metropolitan areas, is Health Sciences.

St. Louis is also emerging as one of the nation's leading financial service centers and is reportedly the third most concentrated market for investment advisors, just behind New York and Boston. Capitalizing on a base of major investment firms headquartered in St. Louis and the increasing integration of information technology and financial services, the region's financial services sector has received national attention for its growth.

The region is also gaining recognition as a high technology center. Recent reports indicate the region is home to more than 1,000 high tech companies employing over 100,000 workers including scientists and engineers in a variety of fields. With its world-renowned scientists, research institutions and bioscience companies, St. Louis is a center of innovation, producing cutting-edge research in the medical and plant sciences. The region has numerous business incubators where new firms can find inexpensive office or lab space, advice, and nurturing. St. Louis is not known as a startup hub, but it has a lot of fast-growing companies in the technology consulting, finance, and SaaS (software as a service) spaces. Accenture Federal Services (AFS), a technology solutions company, recently announced a new St. Louis location, bringing 1,400 tech jobs to the region over the next five years.

St. Louis is a hub for information technology professionals and advanced manufacturing businesses, such as aerospace and automobile production. The Multimodal Logistics Industry cluster is an integral part of the region's economy, supporting the manufacturing base as well as distribution sectors with inbound and outbound shipments around the country and the globe. This cluster's assets include the region's geographic location, infrastructure, workforce, and existing businesses.

Major employers in the region based on the number of local full-time and part-time employees are listed in the following table.

St. Louis Metropolitan Area - Largest Employers by # of Employees - As of March 2024		
BJC Healthcare	Healthcare	33,797
Washington University	Education	21,278
Walmart Inc.	Retail	17,000
Boeing Defense, Space & Security	Manufacturing	16,681
SSM Health	Healthcare	15,631
Mercy	Healthcare	15,342
Scott Air Force Base	U.S. Military	13,100
Schnuck Markets Inc.	Food	8,496
McDonald's Corp	Food	8,415
Archdiocese of St. Louis	Religious Services	7,000
City of St. Louis	Government	6,617
Charter Communications	Communications	6,230
Special School District of St. Louis	Education	5,903
Edward D. Jones & Co LP	Financial	5,446

Source: St. Louis Business Journal

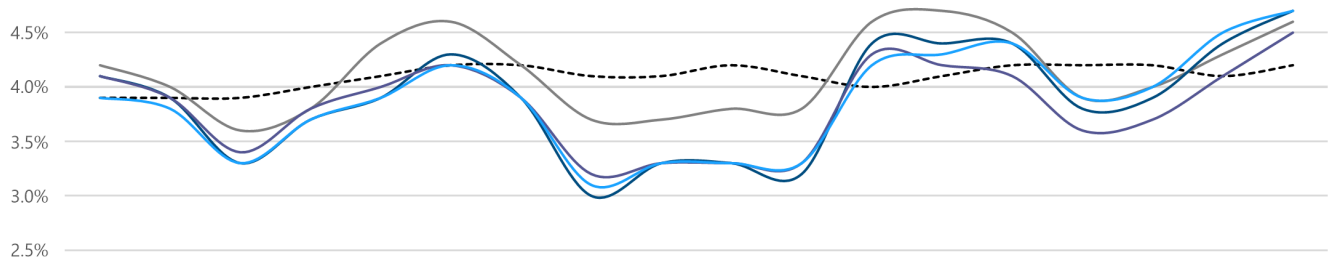
Forbes 2024 list of "America's Largest Private Companies" identifies ten that are based in the St. Louis region including Enterprise Mobility, World Wide Technology, Edward Jones, Graybar Electric, Clayco Construction, McCarthy Holdings, Apex Oil, Schnucks Markets, Alberici Corp, and Arco Construction.

As of 2020, St. Louis serves as national headquarters for seventeen Fortune 1000 companies, seven of which are in the Fortune 500. These seven include Centene, Emerson Electric, Reinsurance Group of America, Edward Jones, Graybar Electric, Core & Main, and Post Holdings.

Unemployment

The following graphs charts the trailing 18 months and trailing 10 years unemployment rate for the United States, Midwest Region, Missouri, St. Louis, MO-IL MSA, and St. Louis County.

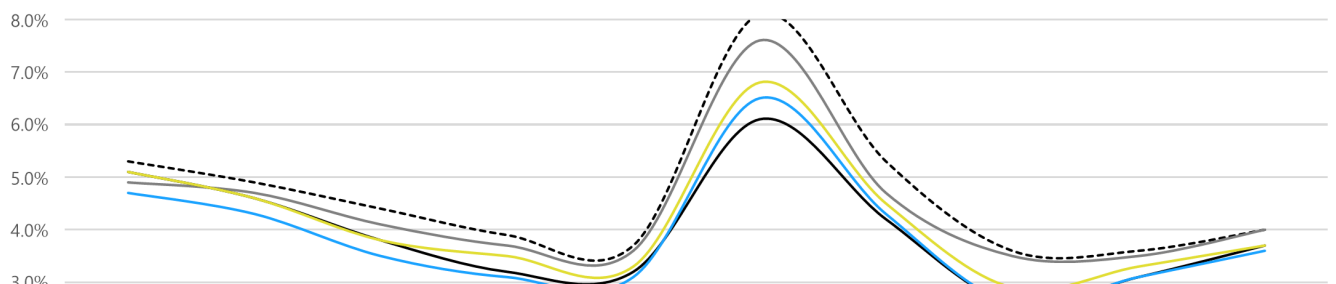
MONTHLY UNEMPLOYMENT RATE (18 MONTHS)



Source: U.S. Bureau of Labor Statistics

	Feb	Mar	Apr	May	Jun	2024 Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	2025 Jul
-----Nation	3.9%	3.9%	3.9%	4.0%	4.1%	4.2%	4.2%	4.1%	4.1%	4.2%	4.1%	4.0%	4.1%	4.2%	4.2%	4.2%	4.1%	4.2%
-----Region	4.2%	4.0%	3.6%	3.8%	4.4%	4.6%	4.2%	3.7%	3.7%	3.8%	3.8%	4.6%	4.7%	4.5%	3.9%	4.0%	4.3%	4.6%
-----State	4.1%	3.9%	3.3%	3.7%	3.9%	4.3%	3.9%	3.0%	3.3%	3.3%	3.2%	4.4%	4.4%	4.4%	3.8%	3.9%	4.4%	4.7%
-----Area	4.1%	3.9%	3.4%	3.8%	4.0%	4.2%	3.9%	3.2%	3.3%	3.3%	3.3%	4.3%	4.2%	4.1%	3.6%	3.7%	4.1%	4.5%
-----County	3.9%	3.8%	3.3%	3.7%	3.9%	4.2%	3.9%	3.1%	3.3%	3.3%	3.3%	4.2%	4.3%	4.4%	3.9%	4.0%	4.5%	4.7%

ANNUAL UNEMPLOYMENT RATE (10 YEARS)

Source: U.S. Bureau of Labor Statistics www.bls.gov

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
-----Nation	5.3%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%	3.6%	4.0%
-----Region	4.9%	4.7%	4.1%	3.7%	3.6%	7.6%	4.7%	3.5%	3.5%	4.0%
-----State	5.1%	4.6%	3.8%	3.2%	3.2%	6.1%	4.2%	2.6%	3.1%	3.7%
-----Area	5.1%	4.6%	3.8%	3.5%	3.3%	6.8%	4.5%	2.9%	3.3%	3.7%
-----County	4.7%	4.3%	3.5%	3.1%	3.1%	6.5%	4.3%	2.6%	3.1%	3.6%

Employment

The following chart shows the trailing 10 years employment for the state of Missouri, St. Louis, MO-IL MSA, and St. Louis County.

STATE & REGIONAL EMPLOYMENT						
YEAR	STATE	% CHG.	AREA	% CHG.	COUNTY	% CHG.
2015	2,895,538	1.8%	1,384,106	1.9%	504,308	1.7%
2016	2,927,598	1.1%	1,403,867	1.4%	500,353	(0.8%)
2017	2,934,928	0.2%	1,403,231	(0.0%)	498,901	(0.3%)
2018	2,944,226	0.3%	1,408,321	0.4%	500,279	0.3%
2019	2,969,069	0.8%	1,423,983	1.1%	505,964	1.1%
2020	2,840,459	(4.5%)	1,342,431	(6.1%)	477,720	(5.9%)
2021	2,905,732	2.2%	1,379,455	2.7%	488,746	2.3%
2022	2,962,942	1.9%	1,405,625	1.9%	498,101	1.9%
2023	2,999,067	1.2%	1,423,194	1.2%	502,910	1.0%
2024	3,016,886	0.6%	1,431,136	0.6%	505,011	0.4%
CAGR	0.5%	-	0.4%	-	0.0%	-

Source: U.S. Bureau of Labor Statistics www.bls.gov

Office Market

The overall weighted average asking rental rate for office space recorded a \$0.12 decrease closing Q2 2025 at \$22.69. Vacancies were stable through the first half of 2025. Class A vacancy recorded its decrease since the start of 2023 closing Q2 2025 at 18.5%. Hybrid or remote work continue to impact the market, but return-to-office initiatives are expected to increase.

Industrial Market

Since bottoming out in 2011, the industrial real estate market in the St. Louis region consistently improved. The St. Louis industrial market ended 2019 with a vacancy rate of 5.1% according to CoStar down from 5.3% in 2018. As of Year End 2022, the overall industrial vacancy rate stood at 3.8%. Closing Q2 2025, the St. Louis industrial sector remained steady at 2.8% vacancy. Decreasing vacancy rates have started to put upward pressure on asking rental rates, and as large contiguous spaces become increasingly hard to find, rates are expected to continue to rise. A total of 14 properties were completed with over 4.4 million square feet of space, the highest amount since 2017. The North County submarket recorded the highest positive net absorption followed by Fenton and then St. Charles during the third quarter of 2020. The St. Louis industrial market asking rent closed Q2 2025 at \$5.82 which marks a \$0.50 increase over last year.

At the end of Q2 2025, an additional 2.5 msf of new industrial product under construction, which is largely being driven by an increase in built-to-suit development.

Retail Market

The St. Louis retail market saw steady improvement over the course of 2013 and 2014 in line with improvements in the overall economy with vacancy rates trending steadily downward. 2019 marked the second time that retail vacancy fell below 6.5% to average 6.4% for the year. The average quoted rental rates in the St. Louis retail market did improve over 2019, ending the fourth quarter 2019 at \$13.28 per square foot. By the third quarter 2020, vacancy rose to 7.1% with average asking rents \$13.27 per square foot. The overall St. Louis retail market slightly tightened year over year in the third quarter of 2022 with vacancy at 5.1%. The average 2022 quoted rental rate is \$14.18 per square foot. By Q1 2025, vacancy was back at 5.1%. Strong demand has led to the market sustaining overall vacancy rates at or below 5.5% over the last six quarters.

The Metro East submarket contains the largest retail inventory in the market. The Downtown submarket (Midtown) contains the Cortex Innovation Community, a tech employment hub, which has inspired more development in that area such as the City Foundry. The City Foundry, in St. Louis City, which was completed

in 2021 and contains 300,000 sf of retail as St. Louis's largest food hall. Alamo Drafthouse announced it will open in November at City Foundry STL. A slowdown in new retail development has been a key contributor to the market's strong performance, as St. Louis had just 3,600 sf of retail space under construction at the close of Q1. This lack of new supply is expected to keep supply levels tight throughout 2025.

Meanwhile, retail rents have fallen on a quarter-by-quarter basis, dropping by -\$0.74, to \$13.96.

Multi-Family Market

The outlook for the St. Louis multifamily market remains steady. The St. Louis multifamily sector recorded its 11th straight quarter of positive demand in Q1, closing the quarter with 302 units of positive absorption. The market closed Q1 with an overall vacancy rate of 10.1%, which marks a decrease since last year. New multifamily inventory continues to be a key driver of supply levels throughout the region as St. Louis has delivered over 2,500 units annually in each of the last three years. Since Q1 2022, St. Louis delivered just over 10,600 new units, resulting in an 8.6% increase in overall inventory. This influx of new supply has elevated overall vacancy rates from a record-low of 6.3% in Q3 2021 to 10.1% in Q1 2025.

The St. Louis multi-family development pipeline has tapered to just over 1,550 units under construction as of Q1 2025. This marks a 36.5% decline since last year, and the lowest amount of active construction in the market since Q4 2014. This slowdown is expected to keep supply levels stable over the near term, as the market continues to absorb newly delivered units. St. Louis' construction activity is spread across seven of the 17 multifamily submarkets, with the largest amount of development concentrated in the Metro East (376 units) and St. Charles County (366 units). The remaining units under construction are located in University City (259 units), Ballwin (226 units), Olivette (205 units), South St. Louis City (65 units) and Kirkwood South (60 units).

Social Forces

The St. Louis Metropolitan Statistical Area (MSA) is currently ranked the 21st largest in population of U.S. major metropolitan areas as of 2020 data, falling out of the top 20 largest MSAs in the United States for the first time since 1840. As of the 2010 Census, the population of the region stood at over 2.8 million. The table that follows reveals general population characteristics of the region. The region was expanded in 2003 with the addition of the Illinois counties of Bond, Calhoun, and Macoupin, and Washington County in Missouri. However, based on the results of the 2010 Census, Washington County was dropped from the MSA in 2013.

REGIONAL POPULATION TRENDS 2000 TO 2023

	<u>2000</u>	<u>2010</u>	<u>2023</u>	<u>2000-2010</u> <u>% Change</u>	<u>2010-2023</u> <u>% Change</u>
St. Louis MSA	2,698,687	2,812,896	2,820,253	4.31%	0.2%
St. Louis City, MO	348,189	319,294	281,754	-8.30%	-13.32%
St. Louis County, MO	1,016,315	998,954	987,059	-1.71%	-1.20%
Jefferson County, MO	198,099	218,733	231,230	10.42%	5.4%
Franklin County, MO	93,807	101,492	106,404	8.19%	4.6%
St. Charles County, MO	283,883	360,485	416,659	26.98%	13.48%
Lincoln County, MO	38,944	52,566	64,699	34.98%	18.75%
Warren County, MO	24,525	32,513	37,806	32.57%	14%
Bond County, IL	17,633	17,768	16,450	0.77%	-8%
Calhoun County, IL	5,084	5,089	4,317	0.10%	-17.88%

Clinton County, IL	35,535	37,762	36,785	6.27%	-2.18%
Jersey County, IL	21,668	22,985	21,091	6.08%	-8.98%
Macoupin County, IL	49,019	47,765	44,018	-2.56%	-8.51%
Madison County, IL	258,941	269,282	262,752	3.99%	-2.48%
Monroe County, IL	27,619	32,957	34,957	19.33%	5.72%
St. Clair County, IL	256,082	270,056	251,018	5.46%	-7.58%

The population of the region has remained fairly stable, growing at the rate of only about 0.4% per year between 2000 and 2010. However, there has been considerable migration to the outlying areas of the region. The suburbs have received, in addition to new economic growth and business, a significant portion of the shifting population. Lincoln, St. Charles, and Warren Counties in Missouri and Monroe County in Illinois are the fastest growing. The heaviest population losses have been seen in St. Louis City and in most of the Illinois counties in the MSA. Within St. Louis County, the suburbs of north county have accounted for most of the loss since 2000.

St. Louis compares favorably with other major metropolitan areas as being a good place to work and live due to the area's reasonable housing costs and relatively short commutes. St. Louis also ranked high in quality-of-life issues such as the availability of cultural opportunities and educational excellence. The cultural aspects of the region are diverse and highly rated. Forest Park in St. Louis City is home to such respected institutions as the St. Louis Zoo, the St. Louis Art Museum, and the St. Louis Science Center all of which are open free of charge to the public. St. Louis also is home to the world class Missouri Botanical Garden and St. Louis Symphony Orchestra. The renovated Fox Theatre attracts many touring Broadway shows. Other major tourist attractions include the Gateway Arch, Grant's Farm, Busch Stadium, Scottrade Center, and Six Flags over Mid-America. St. Louis is home to two professional sports teams, the St. Louis Cardinals baseball team and the St. Louis Blues hockey team. In August 2019, Major League Soccer awarded the league's 28th franchise to a St. Louis based private ownership group that includes the Taylor family of car rental giant Enterprise Holdings and Jim Kavanaugh, CEO and co-founder of World Wide Technology. The team began to play in 2022. The ownership group has pledged to build a mostly privately financed \$200 million stadium in Downtown West, just west of Union Station.

The St. Louis MSA has 60 public school districts with an enrollment of approximately 500,000, which accounts for about 80% of the enrollment of school-aged children in the area. The remaining 20% attend a mix of private, independent, and parochial schools. The area has 82 private high schools and 120 private elementary schools. A wide variety of private and state institutions of higher education are available in the area. The region's five universities are Washington University, St. Louis University, the University of Missouri-St. Louis, Webster University, and Southern Illinois University at Edwardsville (SIUE). Both Washington University and St. Louis University have medical schools which support research and teaching hospitals, resulting in St. Louis being well respected across the country as a strong medical center. These medical schools are complemented by the St. Louis College of Pharmacy, Logan College of Chiropractic, SIUE School of Dental Medicine, the University of Missouri-St. Louis School of Optometry, and several schools for nursing, hospital administration, and allied health services.

Summary of Regional Description

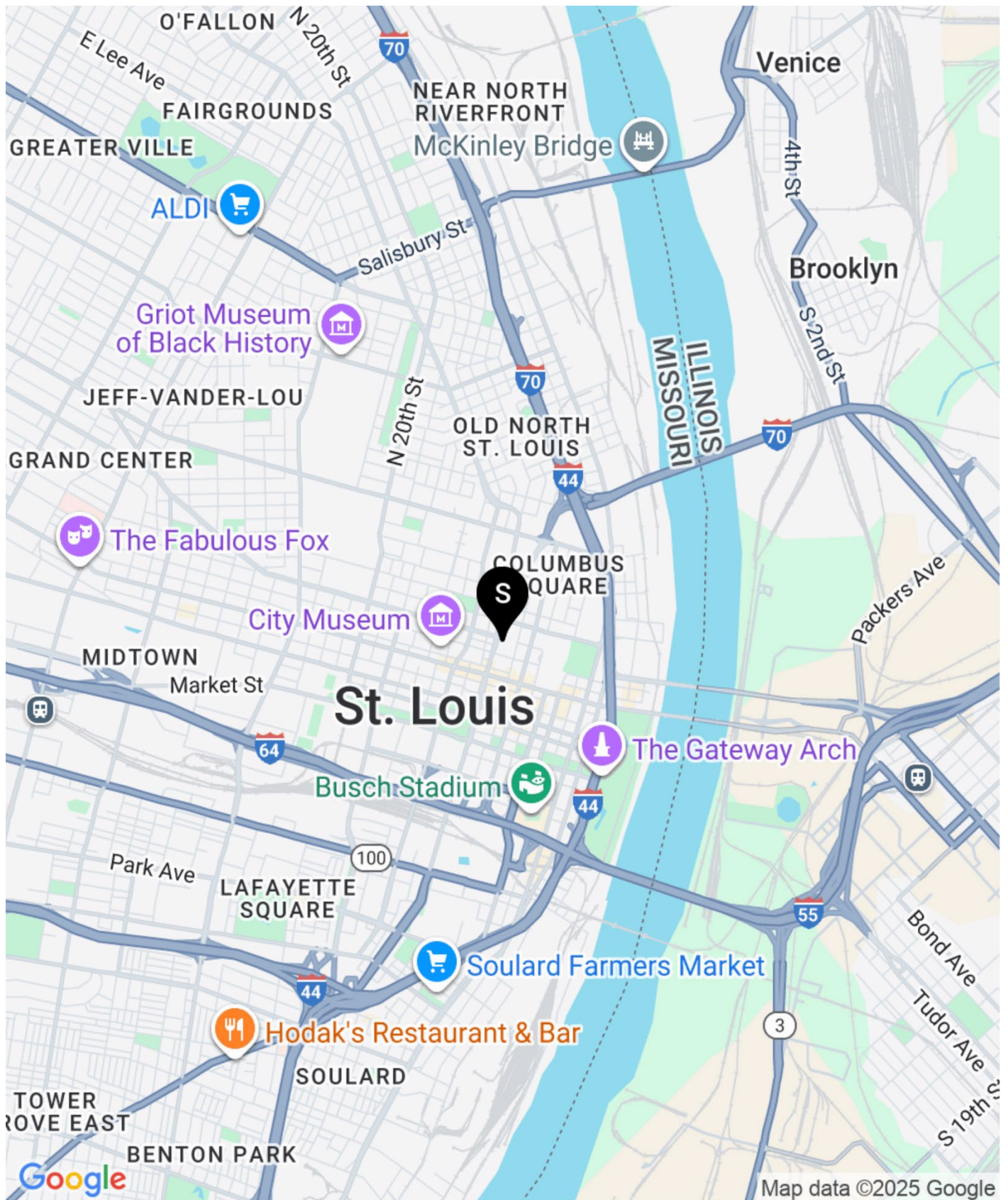
The value of residential and commercial property is affected by the physical, governmental, economic, and social forces of the region. The central location of the St. Louis region affords excellent distribution center possibilities. The region's transportation network minimizes freight costs for consumer and industrial markets from this location. Many major corporations are headquartered in the region. These firms are attracted to St.

Louis by an excellent work force and below average cost of living, as well as excellent recreational and cultural opportunities. The recent economic downturn had a negative impact on property values and increased the number of unemployed workers. Although some sectors and sub-markets are doing better than others, there is optimism for further positive momentum.

REGIONAL AREA ANALYSIS

The subject property is located in St. Louis, Missouri or rather the Downtown neighborhood of St. Louis City of the St. Louis MSA. The map presented on the previous page illustrates the subject property location relative to the St. Louis, MO-IL MSA metropolitan area.

LOCAL AREA MAP



INTRODUCTION

The subject property is located in the St. Louis area of the CBD/St. Louis City submarket. The immediate area of the subject is characterized by office buildings, various retail along Washington Avenue, a hotel and convention center and a mix of multi-family and office buildings along Tucker Boulevard.

Demographics

The following information reflects the demographics for the subject's area.

LOCAL AREA & MSA DEMOGRAPHICS									
DESCRIPTION	1 MILE	3 MILE	5 MILE	MSA	DESCRIPTION	1 MILE	3 MILE	5 MILE	MSA
POPULATION TOTAL					HOUSEHOLDS				
2010 Census	14,733	82,640	229,168	2,787,699	2010 Census	7,315	35,850	99,361	1,109,663
2020 Census	16,574	80,154	211,707	2,820,253	2020 Census	9,253	38,430	100,354	1,149,824
2025 Estimate	16,099	75,415	197,309	2,803,971	2025 Estimate	9,608	38,616	99,765	1,167,951
2030 Projection	16,038	73,912	192,479	2,807,853	2030 Projection	9,931	39,106	100,321	1,183,315
Δ 2010-2020	12.50%	(3.01%)	(7.62%)	1.17%	Δ 2010-2020	26.49%	7.20%	1.00%	3.62%
Δ 2020-2025	(2.87%)	(5.91%)	(6.80%)	(0.58%)	Δ 2020-2025	3.84%	0.48%	(0.59%)	1.58%
Δ 2025-2030	(0.38%)	(1.99%)	(2.45%)	0.14%	Δ 2025-2030	3.36%	1.27%	0.56%	1.32%
Total Daytime Population	64,990	179,402	329,328	2,812,504	HOUSEHOLDS BY INCOME (2025 ESTIMATE)				
HOUSING UNITS					< \$15,000				
Total (2025 Estimate)	11,979	48,435	124,601	1,284,243	\$15,000 - \$24,999	16.9%	19.3%	16.9%	7.0%
Owner Occupied	10.0%	21.5%	28.2%	63.5%	\$25,000 - \$34,999	8.0%	10.0%	9.4%	5.5%
Renter Occupied	70.2%	58.2%	51.8%	27.5%	\$35,000 - \$49,999	8.1%	8.1%	8.1%	6.0%
Vacant Housing Units	19.8%	20.3%	19.9%	9.1%	\$50,000 - \$74,999	10.7%	10.9%	12.4%	10.9%
Total (2030 Projection)	12,157	49,026	125,729	1,302,642	\$75,000 - \$99,999	11.8%	13.6%	15.8%	15.8%
Owner Occupied	10.3%	21.9%	28.7%	64.4%	\$100,000 - \$149,999	11.0%	8.7%	9.2%	12.8%
Renter Occupied	71.4%	57.8%	51.1%	26.4%	\$150,000 - \$199,999	18.6%	14.7%	13.6%	19.4%
Vacant Housing Units	18.3%	20.2%	20.2%	9.2%	\$200,000+	8.0%	6.2%	6.1%	9.6%
AVERAGE HOUSEHOLD INCOME					AVERAGE HOUSEHOLD SIZE				
2025 Estimate	\$84,156	\$82,281	\$84,103	\$114,604	2025 Estimate	1.53	1.77	1.88	2.35
2030 Projection	\$93,556	\$92,810	\$95,314	\$128,314	2030 Projection	1.47	1.71	1.82	2.32
Δ 2025-2030	11.17%	12.80%	13.33%	11.96%	Δ 2025-2030	(3.92%)	(3.39%)	(3.19%)	(1.28%)
MEDIAN HOUSEHOLD INCOME					MEDIAN HOME VALUE				
2025 Estimate	\$62,811	\$52,411	\$54,313	\$82,761	2025 Estimate	\$235,442	\$264,935	\$212,119	\$275,743
2030 Projection	\$75,294	\$60,966	\$62,139	\$94,976	2030 Projection	\$273,179	\$320,000	\$281,052	\$332,972
Δ 2025-2030	19.87%	16.32%	14.41%	14.76%	Δ 2025-2030	16.03%	20.78%	32.50%	20.75%
PER CAPITA INCOME					AVERAGE HOME VALUE				
2025 Estimate	\$50,458	\$42,279	\$42,517	\$47,817	2025 Estimate	\$281,947	\$296,957	\$269,283	\$325,920
2030 Projection	\$58,156	\$49,223	\$49,645	\$54,155	2030 Projection	\$332,706	\$348,833	\$323,587	\$378,547
Δ 2025-2030	15.26%	16.42%	16.77%	13.25%	Δ 2025-2030	18.00%	17.47%	20.17%	16.15%

Source: Sites To Do Business Online

Population

The estimate provided by ESRI for the current 2025 population within the subject neighborhood's 3 mile radius is 75,415 representing a (5.91%) decrease since 2020. ESRI's 2020 population estimate for the subject's 5 mile radius is 197,309, which represents a (6.80%) decrease since 2020.

Looking forward, ESRI estimates that the population within the subject neighborhood's 3 mile radius is forecasted to change to 73,912 by the year 2030. As for the broader area, ESRI forecasts that the population within the subject's 5 mile radius will change to 192,479 over the next five years. The population estimates for the next five years within the subject's 5 mile radius represents a (2.45%) decrease as well as a (0.38%) decrease within the subject's 1 mile radius for the same period.

Households

The estimates provided by ESRI indicate that the number of households within the subject neighborhood's 3 mile radius is 38,616, which is a 0.48% change since 2020. Within the subject's broader 5 mile radius, ESRI estimates that the number of households is 99,765, a (0.59%) change over the same period.

By the year 2030, the estimates provided by ESRI indicate that the number of households within the subject neighborhood's 3 mile radius will change by 1.27% to 39,106 households. Additionally, ESRI's estimate for total households over the next five years within the subject's broader 5 mile radius indicates an expected change of 0.56% which will result in a total household estimate of 100,321.

Looking back, the number of households in the subject neighborhood's 3 mile radius changed 7.20% during the ten-year period of 2010 to 2020. Since then, it has changed by 0.48%.

Income

Income estimates provided by ESRI for the subject neighborhood's 3 mile radius indicates that the median household income is \$52,411 and that the average household income is \$82,281. Further, the estimates provided by ESRI indicate that, for the subject's broader 5 mile radius the median household income is \$54,313, and the average household income is \$84,103.

CONCLUSION

Based on our observation and the data provided by ESRI, it is perceived that the income and population demographics for the subject neighborhood exhibit average characteristics in terms of reported population growth and income levels. As previously mentioned, the population growth for the subject's 3 mile radius has increased (5.91%) since 2020 and based on the projections provided by ESRI, it is expected to continue to increase another (1.99%) during the next 5 years. Lastly, we perceive that, even though the average household incomes are below the St. Louis MSA average (\$82,281, for the subject's 3 mile radius), the area is well-populated (38,616 households in a 3 mile radius) and developments like the subject should be adequately supported.

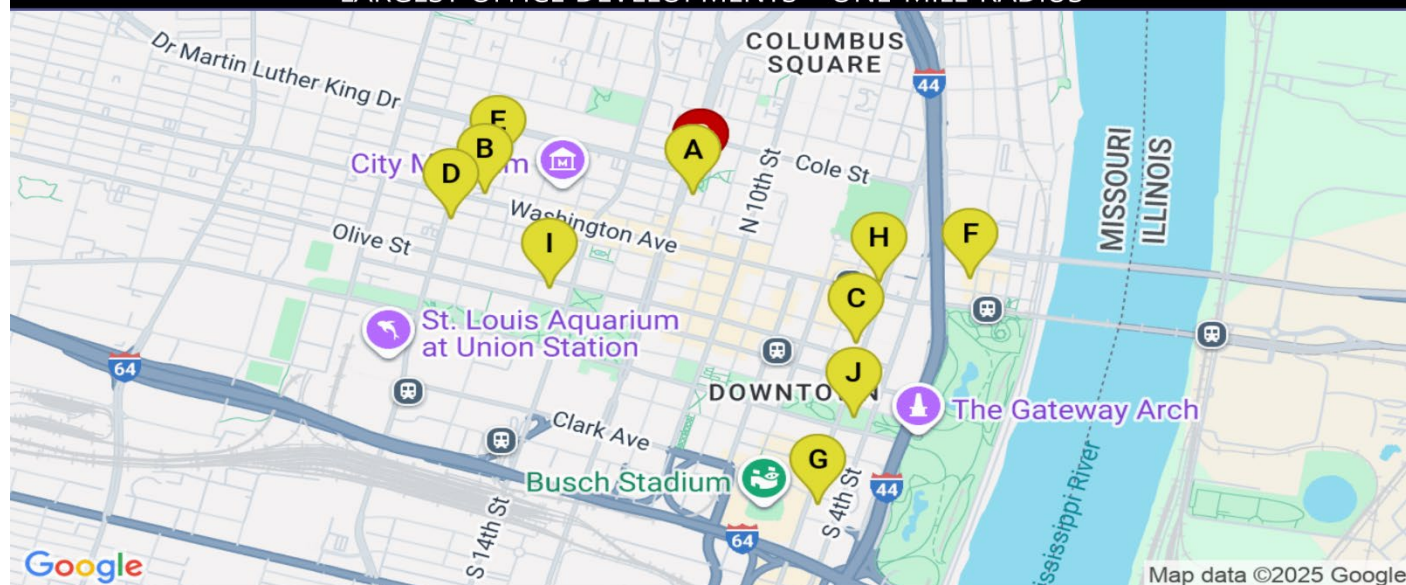
SURROUNDING LAND USES

The following tables and maps highlight the development in and around the subject.

LOCAL AREA OFFICE - ONE-MILE RADIUS				
CLASS	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
A	62,168 SF	1991	100.0	1
B	2,197,535 SF	1929	83.4	62
C	2,087,040 SF	1915	85.3	69
TOTAL	4,346,743 SF	1923	84.5	132

Source: CoStar

LARGEST OFFICE DEVELOPMENTS - ONE-MILE RADIUS



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A	St. Patrick Center	800 N Tucker Blvd, Saint Louis	0.0 mi	95,085	1936	C	100
B	King Bee Bldg	1701-1709 Washington Ave, Saint Louis	0.5 mi	93,366	1912	C	100
C	Broadway Telecommunications Bldg	313-323 N Broadway, Saint Louis	0.5 mi	91,008	1898	B	100
D		1727 Locust St, Saint Louis	0.5 mi	87,870	1909	C	100
E	Moon Bros. Carriage Lofts	719 N 17th St, Saint Louis	0.4 mi	85,000	1885	C	100
F	The Witte Hardware Building	707 N 2nd St, Saint Louis	0.6 mi	84,120	1895	C	100
G		300 S Broadway, Saint Louis	0.8 mi	81,720	1900	B	100
H	The 505 Building	505 Washington Ave, Saint Louis	0.5 mi	80,000	1958	B	0
I	Parkside Plaza	1430 Olive St, Saint Louis	0.4 mi	78,798	1961	C	43.78
J	Old Courthouse	11 N 4th St, Saint Louis	0.7 mi	78,597	1862	C	100

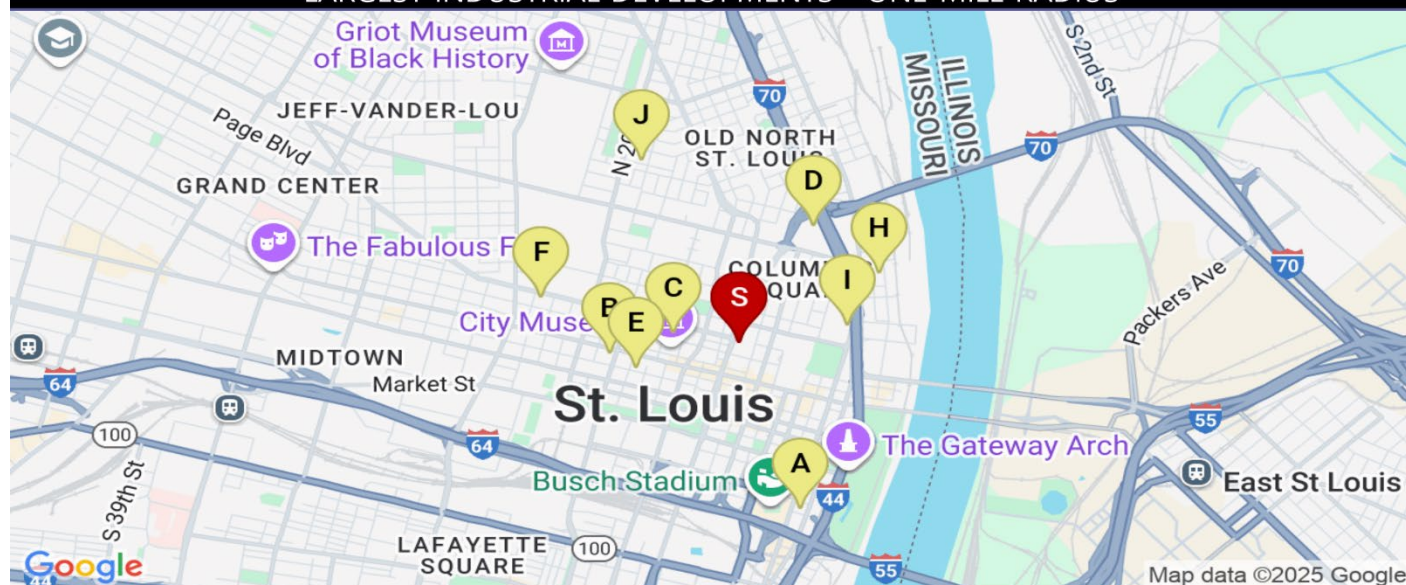
Source: CoStar

LOCAL AREA INDUSTRIAL - ONE-MILE RADIUS

TYPE	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
Flex	244,837 SF	1921	84	12
Gen-Ind <25,000 FT	1,148,275 SF	1932	87	96
Gen-Ind >25,000 FT	3,239,536 SF	1937	63	62
TOTAL	4,632,648 SF	1935	69.5	172

Source: CoStar

LARGEST INDUSTRIAL DEVELOPMENTS - ONE-MILE RADIUS



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	TYPE	%LEASED
A		319 S 4th St, Saint Louis	0.8 mi	100,000	1901	Industrial	100
B		1808 Washington Ave, Saint Louis	0.6 mi	96,042	1943	Industrial	100
C		1533 Delmar Blvd, Saint Louis	0.3 mi	95,000	1980	Industrial	100
D		910-916 Howard St, Saint Louis	0.6 mi	93,100	1943	Industrial	0
E	Printers Lofts	1611-1617 Locust St, Saint Louis	0.5 mi	92,255	1925	Industrial	0
F		2201 Delmar Blvd, Saint Louis	0.9 mi	92,000	1966	Industrial	100
G		2201 Delmar Blvd, Saint Louis	0.9 mi	92,000	1966	Industrial	100
H		1425 N 2nd St, Saint Louis	0.7 mi	81,500	1950	Industrial	0
I	Buffalo Tool	1111 N Broadway, Saint Louis	0.5 mi	80,000	1950	Industrial	0
J		1825 19th St, Saint Louis	1.0 mi	79,002	1916	Industrial	100

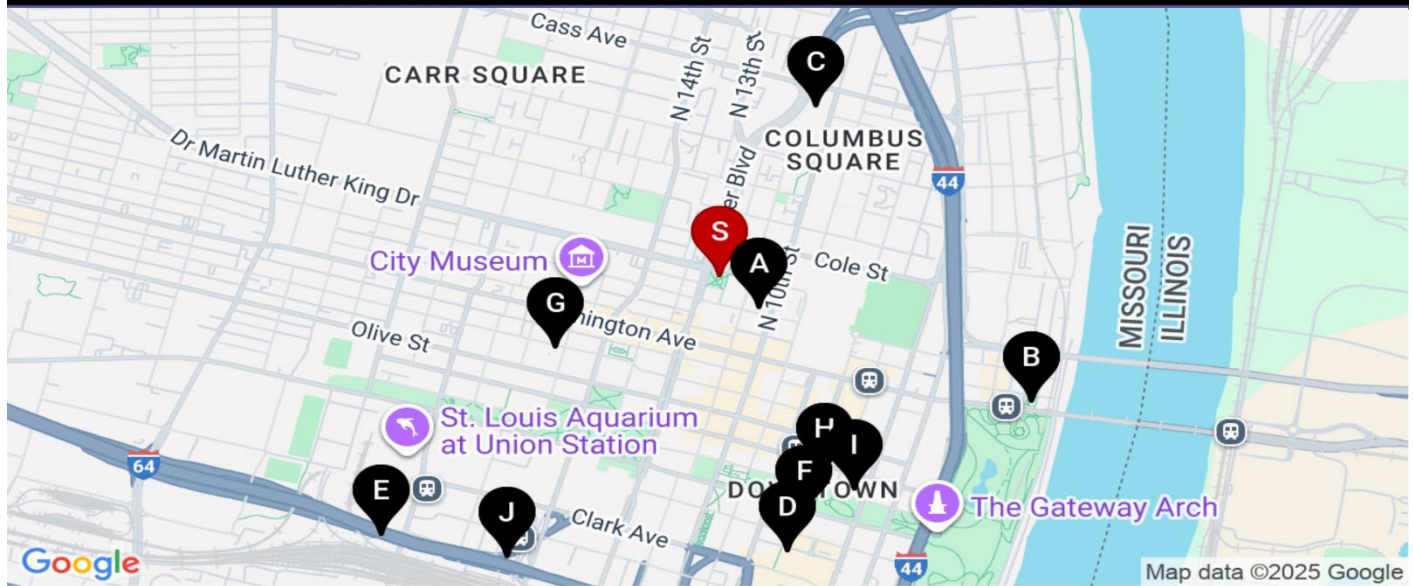
Source: CoStar

LOCAL AREA RETAIL - ONE-MILE RADIUS

SIZE	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
<5,000 FT	0 SF	-	-	0
>5,000 FT-<20,000 FT	742,522 SF	1932	82.8	69
>20,000 FT	492,953 SF	1952	54.5	12
TOTAL	1,235,475 SF	1937	71.7	83

Source: CoStar

LARGEST RETAIL DEVELOPMENTS - ONE-MILE RADIUS



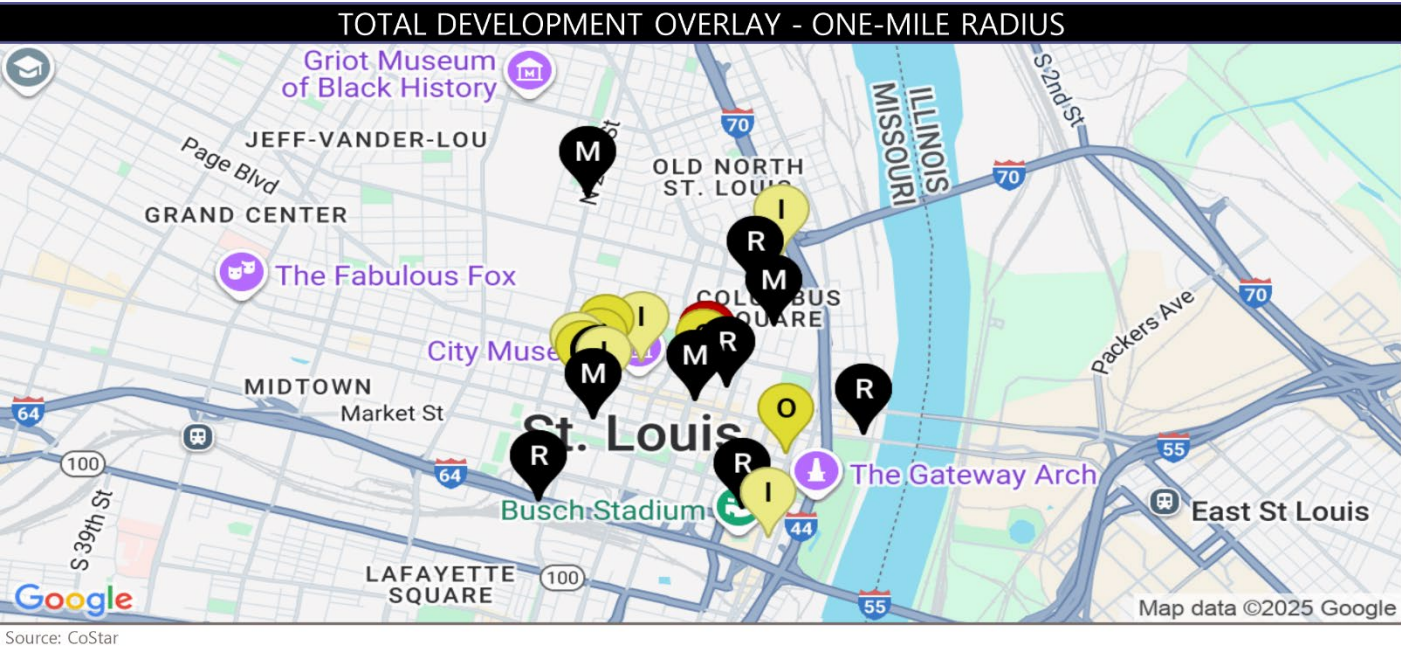
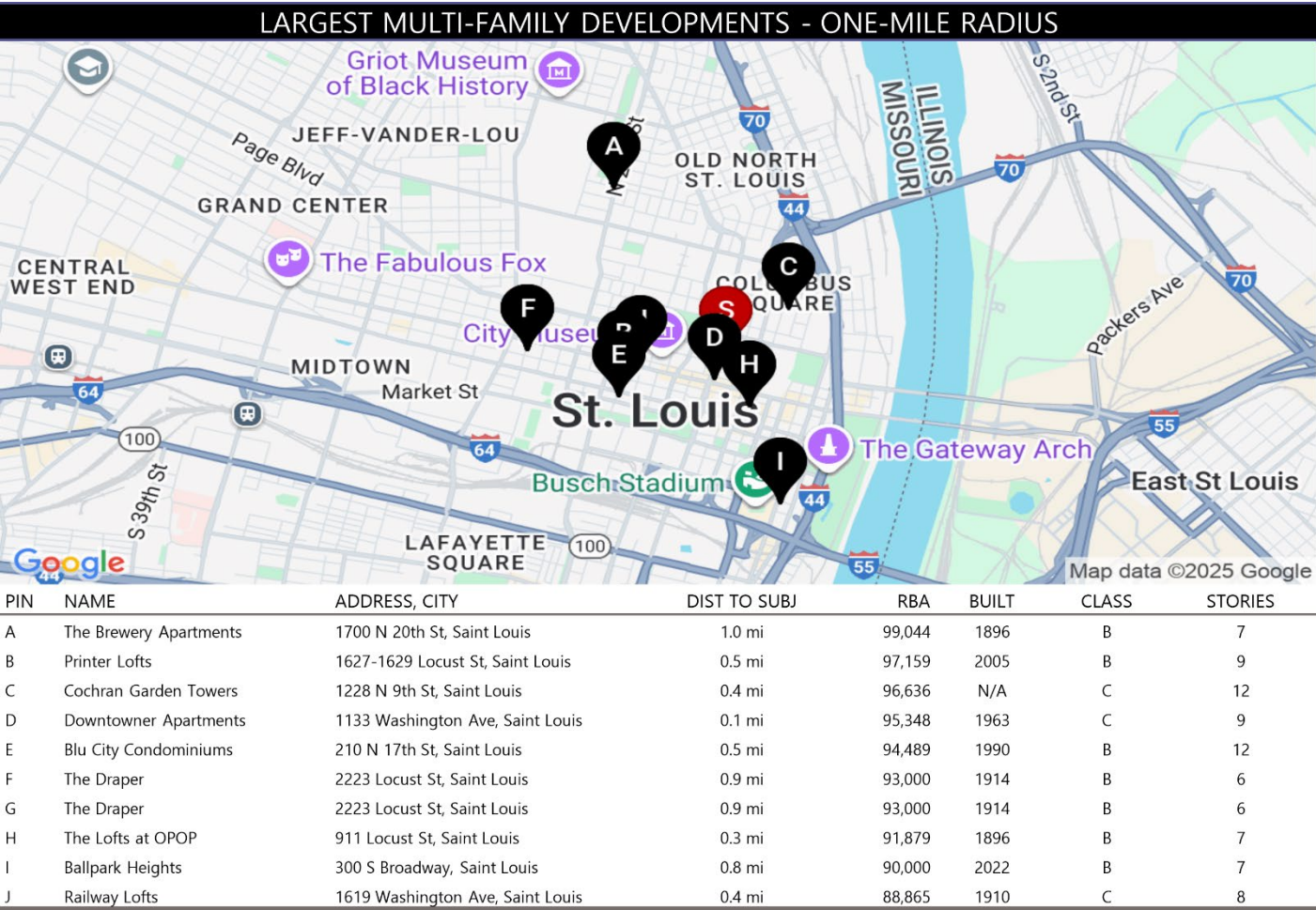
PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A		10005 Convention Plz, Saint Louis	0.1 mi	58,619	N/A	B	100
B	Switzer's Licorice Bldg	612 N 1st St, Saint Louis	0.7 mi	56,332	N/A	B	0
C	Schnucks Building	1030 Cass Ave, Saint Louis	0.5 mi	56,000	N/A	C	0
D	Building 2	3 Cardinal Way, Saint Louis	0.7 mi	48,000	2019	A	100
E	The Theatre	407 S 18th St, Saint Louis	0.9 mi	43,700	1900	C	0
F		620 Market St, Saint Louis	0.6 mi	41,734	1968	B	100
G		1528 Locust St, Saint Louis	0.4 mi	40,000	1926	B	100
H	Kiener Plaza West	111 N 6th St, Saint Louis	0.5 mi	38,881	1964	A	69.31
I	Kiener Plaza East	529 Chestnut St, Saint Louis	0.6 mi	35,148	1964	C	0
J	Gateway Station	430 S 15th St, Saint Louis	0.8 mi	32,753	N/A	C	100

Source: CoStar

LOCAL AREA MULTI-FAMILY - ONE-MILE RADIUS

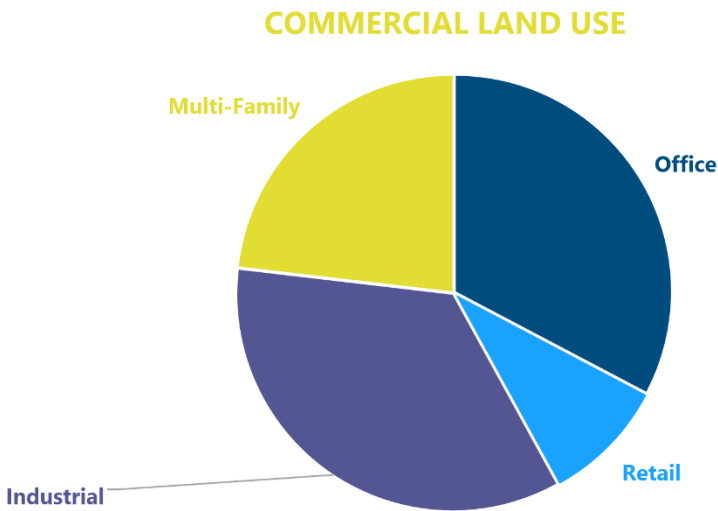
CLASS	RBA	YEAR BUILT	UNITS	PROPERTIES
A	210,035 SF	1937	158	4
B	2,025,157 SF	1954	1,911	37
C	841,628 SF	1919	581	18
TOTAL	3,076,820 SF	1944	2,650	59

Source: CoStar



The land use in the subject’s immediate neighborhood consists of a significant amount of commercial property, comprising of a mix of many property types. Commercial uses in the area include the medium sized freestanding office and retail properties, as well as service-related uses, restaurants, gas stations/convenience

stores and a convention center. The following chart illustrates the high concentration of multifamily and office compared to industrial and retail properties.



RECENT DEVELOPMENT

Recent developments in a one-mile radius include a multi-family building.

The following table details our findings:



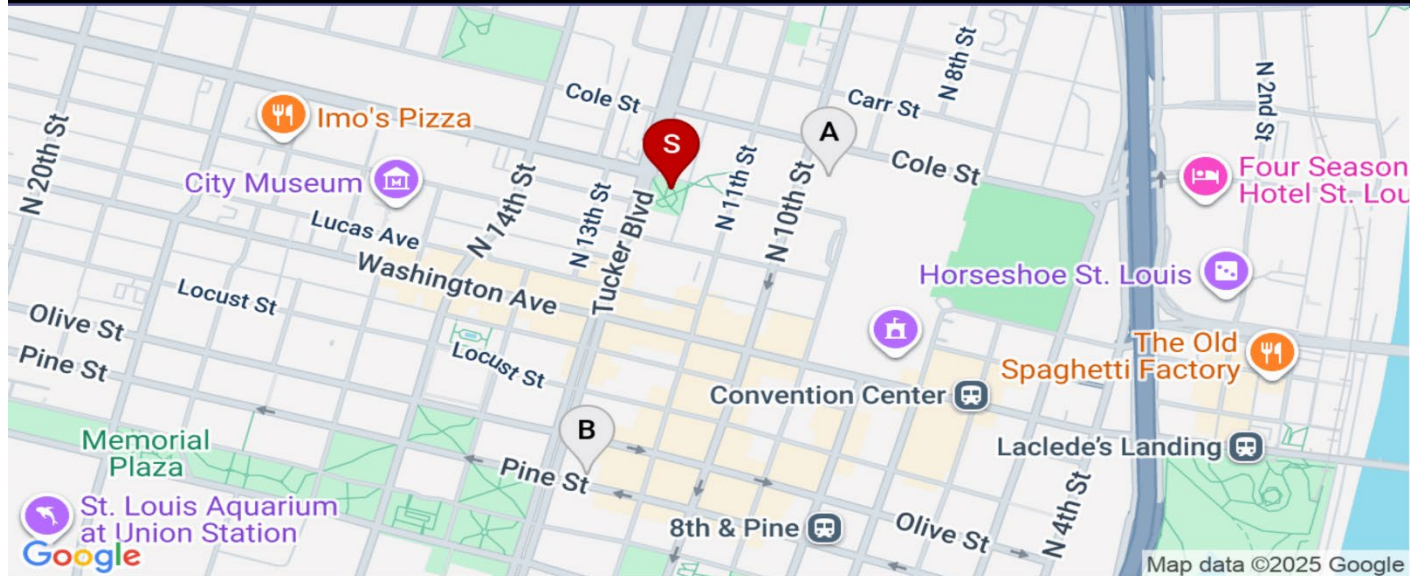
DEVELOPMENT PIPELINE

Under Construction

Developments currently under construction include significant expansion and modernization of the Convention Center and a multi-family building.

The following table details our findings:

CURRENT DEVELOPMENTS UNDER CONSTRUCTION IN A ONE-MILE RADIUS



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	TYPE	CLASS
A	America's Center	901 Convention Plaza St, Saint Louis	0.2 mi	72,000	Specialty	B
B	Publicity Flats	1133 Pine St, Saint Louis	0.4 mi	28,122	Multi-Family	B

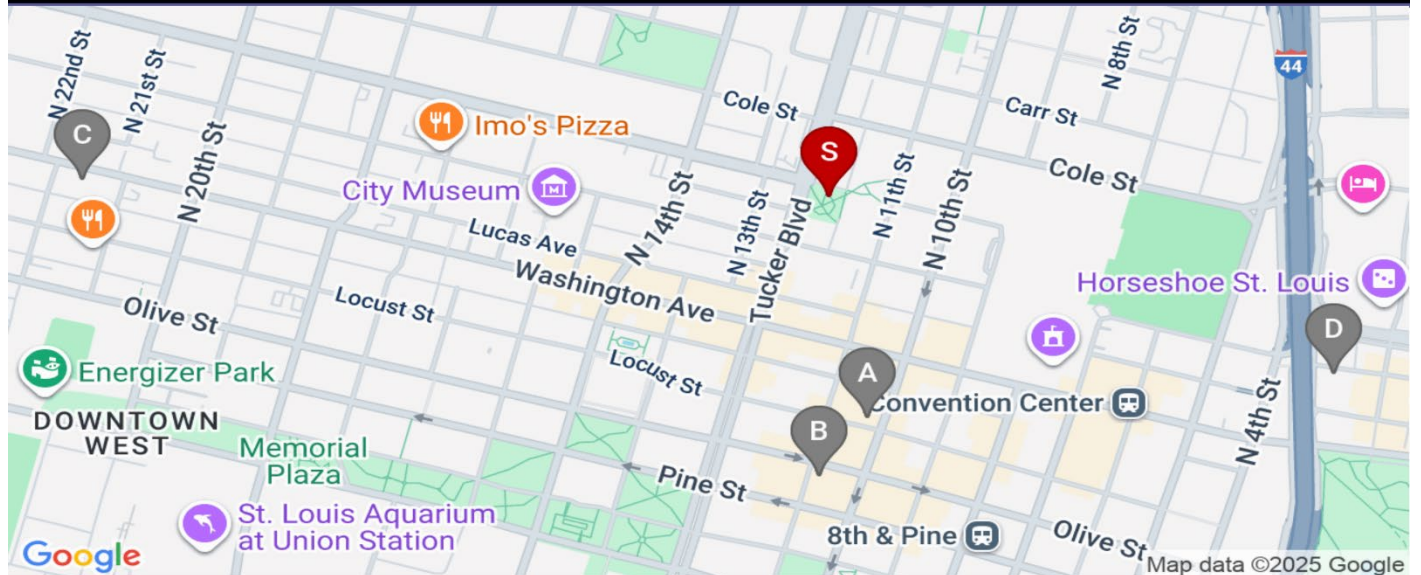
Source: CoStar

Proposed

Proposed developments in a one-mile radius include more multi-family projects and a 12 story Moxy Hotel.

The following table details our findings:

CURRENTLY PROPOSED DEVELOPMENT IN A ONE-MILE RADIUS



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	TYPE	CLASS
A		1001 Locust St, Saint Louis	0.3 mi	88,410	Multi-Family	B
B	MOXY St. Louis Downtown	SEQ Olive Street and North 11th Street,, Sair	0.3 mi	77,000	Hospitality	B
C		2120 Washington Ave, Saint Louis	0.8 mi	25,000	Multi-Family	B
D		718 Lumiere Place Blvd, Saint Louis	0.6 mi	5,600	Multi-Family	C

Source: CoStar

ECONOMIC INFLUENCES

The local area economic status is important to recognize as the measurement of income levels provides an indication of the ability of the area population to buy, rent and maintain property. The economic status of an area also provides an indication of the population's appetite for goods and services. Relevant economic

information includes income levels, property ownership vs. rent, property rent levels, rent level trends, property vacancy and new construction.

The vast majority of the housing units within the area are owner occupied, which contrasts with relative similarity to other parts of St. Louis.

GOVERNMENT INFLUENCE

Governmental considerations relate to zoning, building codes, regulations, flood plain restrictions, special assessment, property tax and empowerment zones.

Zoning in the area is mixed, including commercial, residential, and industrial designations. Zoning code is enforced by the municipality and enforcement in all areas of City of St. Louis is considered to be strong. Rezoning is typically discouraged and requires public input in all municipalities. Building codes are in force and require a certain standard of construction quality and design. This is a typical influence on properties similar to the subject and falls in line with the zoning classification.

Property taxes in the area are established by St. Louis City and are assessed based on valuation. Considering broad authority of the county administration, the assessments in the neighborhood are similar to other neighborhoods in the metropolitan area. There are no known special assessments that affect property in the neighborhood.

ACCESS/PUBLIC TRANSPORTATION

The streets within the neighborhood are laid out in a grid pattern with major streets generally along the section and ½ section lines. The major north/south street in the neighborhood is Tucker Boulevard. The major east/west streets include Washington Avenue and Dr. Martin Luther King Drive. With the existing transportation system, most areas of metropolitan St. Louis are accessible from the subject neighborhood and access is considered for the metropolitan area. Public bus service is available throughout the area. Overall, access within the neighborhood is average for the metropolitan area.

ENVIRONMENTAL INFLUENCES

The subject area is considered to be a typical neighborhood with average building size and density. There are no extraordinary topographical features, nuisances or hazards. Public utilities are available in most all areas in quantities from public and private sources. The area has both public and private schools in adequate supply and quality.

LOCAL AREA SUMMARY

The market benefits from a diverse blend of residential, commercial, and community uses and close proximity to many recreational activities. The outlook for this market area is good into the foreseeable future.

SITE DESCRIPTION

The subject property consists of two parcels with a total site area of 25,135 SF (0.58 AC) which is based on information obtained from St. Louis County Assessor. It is perceived that there is no surplus or excess land at the subject. For the purposes of this report, we have relied on this site area and reserve the right to amend our analysis upon receipt of a formal legal plan. The following summaries the salient characteristics of the subject site.

Address	1134 Dr Martin Luther King Dr, St. Louis, Missouri.		
Census Tract	29-510-125600		
Number of Parcels	2		
Assessor Parcels	0534-00-0010-0 0534-00-0015-0		
Land Area	Square Feet		Acres
Economic Unit (Primary) Site Size	25,135		0.58
Usable Site Size	25,135		0.58
Total Land Area	25,135		0.58
Excess/Surplus Land	No		
Corner	No		
Floor Area Ratio (FAR)	Not Available		
Site Topography	Level		
Site Shape	Irregular		
Site Grade	At street grade		
Site Quality	Average		
Site Access	Good		
Site Exposure	Average		
Site Utility	Fair		
Utilities	All to site		
Comments	0534-00-0010-0 - ; 0534-00-0015-0 - ;		

Adjacent Properties

North	a mix of multi-family and office buildings along Tucker Blvd.
South	a library, office buildings with some first-floor retail along Tucker Blvd.
East	a hotel, convention center
West	a museum, restaurants, retail, and apartment building along Washington Avenue

Accessibility Access to the subject site is considered good overall.

STREET & TRAFFIC DETAIL

Street Improvements	Type	Direction	Lanes	Lights	Curbs	Sidewalks	Signals	Median	Parking	Center Lane	Bike Lane
Tucker Blvd	Major arterial	Two-Way	4	x	x	x	x			x	
Washington Avenue	Major arterial	Two-Way	4	x	x	x	x		x		
Dr. Martin Luther King Dr	Major arterial	Two-Way	0	x	x	x	x		x		
Frontage											
Tucker Blvd	feet; . North South										
Washington Avenue	feet; . East West										
Dr. Martin Luther King Dr	208 feet; . East-West										
Traffic Counts	Location	Date	Source	Count							
Tucker Blvd	0	Mar-25	ESRI	7,178							
Washington Avenue	0	Mar-25	ESRI	8,464							
Dr. Martin Luther King Dr	0	Mar-25	ESRI	5,922							
TOTAL											21,564

Exposure & Visibility

Exposure of the subject is average balancing the frontage on Dr Martin Luther King Dr, the primary local arterial, with the obscured visibility to southbound traffic from the newer building constructed to the north. This building was constructed up against the front property line obscuring visibility of the subject to some degree.

Flood Plain

Zone X (Unshaded). This is referenced by Panel Number 2903850064C, dated May 24, 2011. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Seismic

The subject is in a low risk area.

Easements

A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.

Soils

A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

Hazardous Waste

Based on a review of an independent investigation to determine the presence or absence of toxins on the subject property, none are present. If questions arise, the reader is strongly cautioned to seek qualified professional assistance

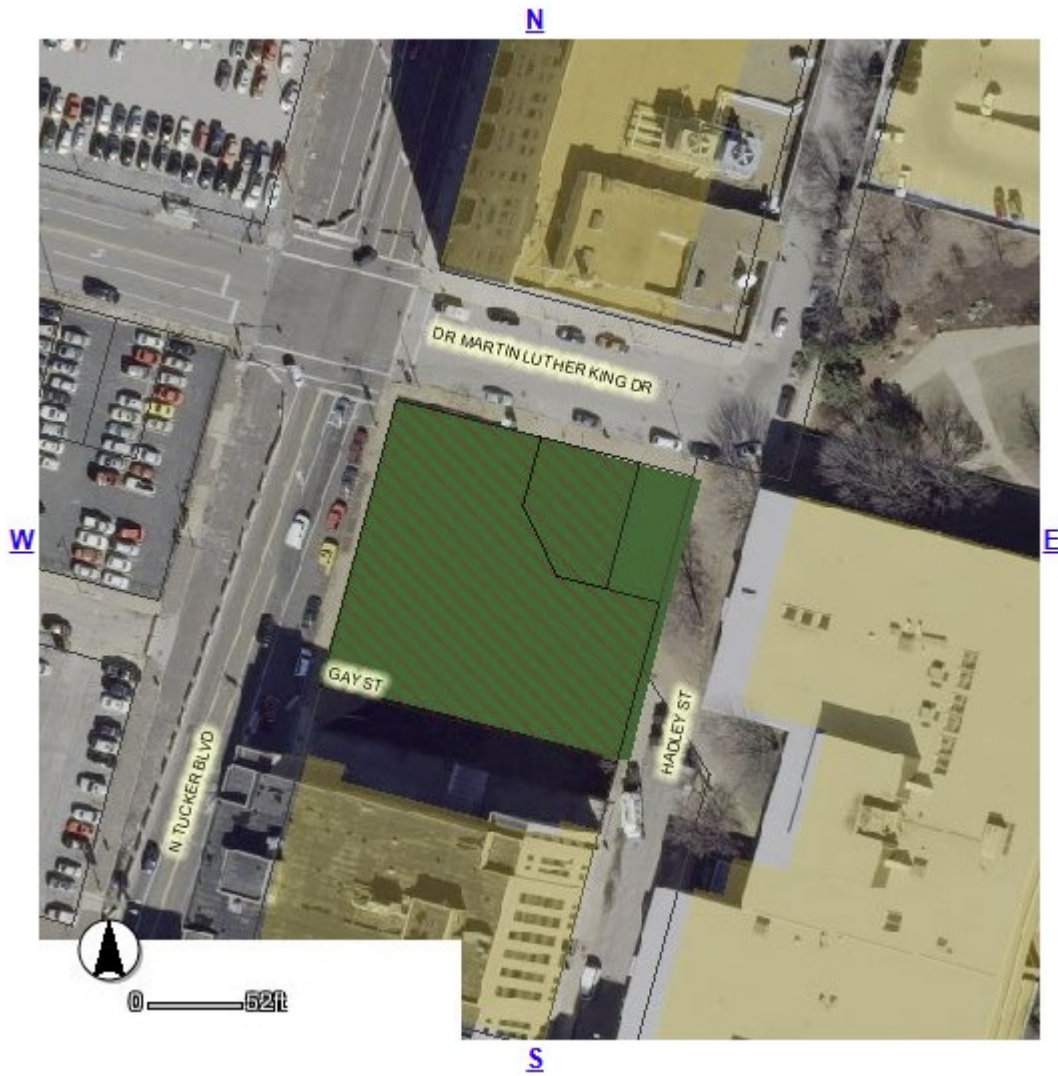
in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Site Rating

Overall, the subject site is considered average as a land site in terms of its location, exposure and access to employment, education, and shopping centers, based on its location along a major arterial. However, there are physical limitations that would prohibit development of some of the by-right uses on the site, such as a building. The site is filled with a foam substance per the buyer, due to an old train track transportation system that ran underground beneath the subject site. St. Louis City, current owners of the site, was going to fill the old train tunnels in with dirt; however, due to the high cost, they chose to fill in the area with a foam substance. Per the buyer the ground is not sturdy enough to build a building on the site without an extraordinary high cost to remove the foam and refill the area with compressed dirt. For this factor, the site utility is poor for development.

Site Conclusion

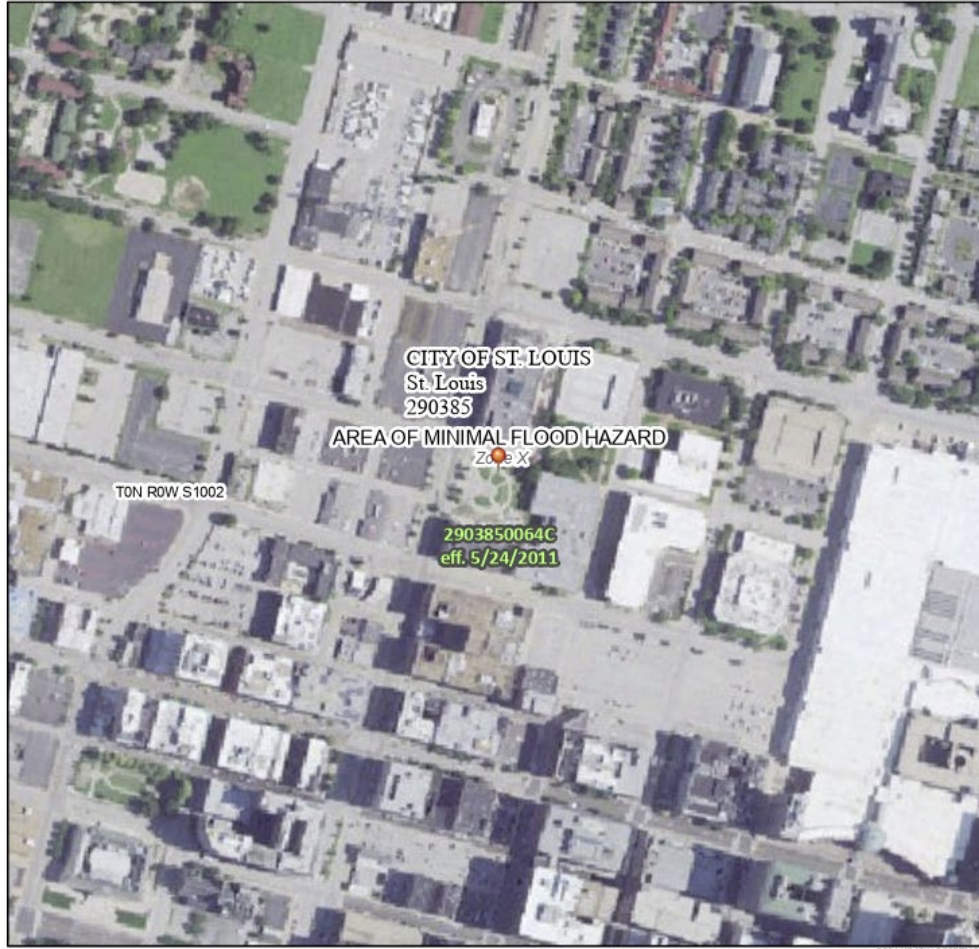
In conclusion, the site's physical characteristics appear to be supportive of the subject's current use and there are significant detriments discovered that would inhibit development.



National Flood Hazard Layer FIRMette



90°12'2"W 38°38'16"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2025 at 9:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

TAX HISTORY

The subject's assessment history is shown in the following table:

SUBJECT PROPERTY ASSESSMENT AND TAX HISTORY						
YEAR	TOTAL ASSESSED VALUE	TAX RATE	TAXES	TAXES/SF	CHANGE	
2024	\$0	-	\$0	\$0.00	0.0%	
2023	\$0	-	\$0	\$0.00	0.0%	
2022	\$0	-	\$0	\$0.00	0.0%	
2021	\$0	-	\$0	\$0.00	0.0%	
2020	\$0	-	\$0	\$0.00	-	

CURRENT TAXATION & ASSESSMENT DESCRIPTION

In Missouri, commercial real estate is assessed at 32% of market value. The total assessment for the subject property for the tax year 2024 is \$0 or \$0.00 PSF. The subject is tax exempt. The total tax bill for the property is \$0 or \$0.00 PSF. The subject's assessed values and property taxes for the current year are summarized in more detail in the following table.

ASSESSMENT & TAXES (2024)						
TAX RATE AREA					TAX RATE	#DIV/0!
ASSESSOR PARCEL #	LAND	IMPROVEMENTS	TOTAL	EXEMPTIONS	TAXABLE	BASE TAX
0534-00-0010-0	\$0	\$0	\$0	\$0	\$0	\$0
0534-00-0015-0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal \$/Total Land Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL BASE TAX \$/TOTAL LAND AREA / \$ TOTAL					\$0.00	\$0

Source: St. Louis City Assessment & Taxation

ZONING

The subject is located in the I- Central Business District (I) zoning area which is to support urban mix of office and community uses.

ZONING	
Designation	I- Central Business District (I)
Zoning Authority	City of St. Louis
Permitted Uses	the use may be a variety of light manufacturing, restaurant use, general office, and parking garage use
Prohibited Uses	Salvage yards, junk storage yards and heavy manufacturing and the conditional uses include bathhouses, billard rooms, day care centers, hotels, pawnbrokers and penal institutions
Current Use	Vacant commercial land
Current Use Legally Permitted	Yes
Conforming Use	The bulk of the improvements as vacant with some sidewalks conform to the requirements ordinance.
Conforming Lot	The bulk of the improvements as vacant with some sidewalks conform to the requirements ..
Zoning Change	Not Likely
Parking Spaces Required	No parking regulations shall be required for this district
Parking Spaces Provided	0

Source: City of St. Louis Planning & Zoning Department

PARKING REQUIREMENTS

No parking regulations are required for the district.

ZONING CONCLUSION

The current use for the subject property is commercial land and is a permitted use based on the current zoning guidelines. A zoning change for the subject does not appear likely. Based on the foregoing, it appears that the subject's improvements are a legally conforming use of the subject site.



[View larger map](#) [stlcity.maps.arcgis.com]

Legend

A. Single Family Residential

C. Multi Family Residential

E. Multi Family Residential

G. Local Commercial

I. Central Business

K. Unrestricted

B. Two Family Residential

D. Multi Family Residential

F. Neighborhood Commercial

H. Area Commercial

J. Industrial

L. Jefferson National Memorial

INTRODUCTION

The highest and best use of the subject property provides the foundation for the valuation section. Highest and best use is defined in the 7th edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2022), as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.
3. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

Highest and best use analysis uses the following steps for the subject:

- ▶ Highest & Best Use As Vacant
- ▶ Determination of the ideal improvements
- ▶ Highest & Best Use As Improved
- ▶ Conclusion of the Highest & Best Use

The analysis of highest and best use can be thought of as the logical end of a spectrum of market analysis procedures, running from the macroeconomic overview of a general market study, through more detailed marketability studies and analyses of financial feasibility, to the formal analysis of highest and best use. In theory, the highest and best use is commonly described as that reasonable and most profitable use that will support its highest present value. The highest and best use, or most profitable use, must be legally permissible, physically possible, financially feasible, and maximally productive.

This section develops the highest and best use of the subject property As-Vacant and As Improved.

AS VACANT ANALYSIS

In this section the highest and best use of the subject as vacant is concluded after taking into consideration financial feasibility, maximal productivity, marketability, legal, and physical factors.

Legally Permissible

Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. The legal factors influencing the highest and best use of the subject site are primarily government regulations such as zoning ordinances. Permitted uses of the subject's I- Central Business District (I) include the use may be a variety of light manufacturing, restaurant use, general office, and parking garage use projects. Zoning change is not likely; therefore, uses outside of those permitted by the I zoning are not considered moving forward in the as-vacant analysis.

Physical Possible

The test of what is physically possible for the subject site considers physical and locational characteristics that influence its highest and best use. In terms of physical features, the subject site totals 0.5770-acres (25,135 SF), it is irregular in shape and has a level topography. The site has average exposure, good overall access and fair functional utility. There are physical limitations that would prohibit development of any of the by-right uses on the site. The site is filled with a foam substance per the buyer, due to an old train track transportation use that run underground beneath the subject site. St. Louis City, current owners of the site, were going to fill

the old train tunnels in with dirt; however, due to the extraordinary cost, they chose to fill the area in with a foam substance. Per the buyer the ground is not sturdy enough to build a building on the site without an astonishing large cost to remove the foam and refill the area with compressed dirt. Therefore, as of the date of this appraisal, the site would be limited to the development of a parking lot or for it to remain vacant land with some type of park, food truck, and or gathering use for entertainment.

Financial Feasibility

Feasible uses include only physically possible and legally permissible uses which provide a return on and return of capital. If a specific land use cannot be utilized profitably, no investor would develop the site for that specific use. Land uses surrounding the subject include predominantly office and parking lots. It appears that parking use would be feasible as the land "as is" would support the weight of a parking lot.

Maximum Productivity

There is only one use that creates value and at the same time conforms to the requirements of the first three tests. Financial feasibility, maximal productivity, marketability, legal, and physical factors have been considered and the highest and best use of the subject site as-vacant concluded to be for the future development of a parking lot based upon market demand.

In traditional valuation theory, the three approaches to estimating the value of an asset are the cost approach, sales comparison approach, and income capitalization approach. Each approach assumes valuation of the property at the property's highest and best use. From the indications of these analyses, an opinion of value is reached based upon expert judgment within the outline of the appraisal process.

SITE VALUATION

The site value is a specific scope requirement of this assignment. Considering the subject property comprises a vacant site, the inclusion of estimate of vacant land value is deemed appropriate. Therefore, a valuation of the subject site has been provided herein.

COST APPROACH

The cost approach considers the cost to replace the proposed improvements, less accrued depreciation, plus the market value of the land. The cost approach is based on the understanding that market participants relate value to cost. The value of the property is derived by adding the estimated value of the land to the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of depreciation in the structure from all causes. Profit for coordination by the entrepreneur is included in the value indication.

The Cost Approach is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that this valuation technique is developed. Based on the preceding information, the Cost Approach will not be presented.

SALES COMPARISON APPROACH

The sales comparison approach estimates value based on what other purchasers and sellers in the market have agreed to as price for comparable properties. This approach is based upon the principle of substitution, which states that the limits of prices, rents, and rates tend to be set by the prevailing prices, rents, and rates of equally desirable substitutes. In conducting the sales comparison approach, we gather data on reasonably substitutable properties and make adjustments for transactional and property characteristics. The resulting adjusted prices lead to an estimate of the price one might expect to realize upon sale of the property.

The Sales Comparison Approach is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that this valuation technique be developed. Based on this reasoning, the Improved Sales Comparison Approach is not presented within this appraisal.

INCOME CAPITALIZATION APPROACH

The income capitalization approach ("income approach") simulates the reasoning of an investor who views the cash flows that would result from the anticipated revenue and expense on a property throughout its lifetime. The net income developed in our analysis is the balance of potential income remaining after vacancy and collection loss, and operating expenses. This net income is then capitalized at an appropriate rate to derive an estimate of value or discounted by an appropriate yield rate over a typical projection period in a discounted cash flow analysis. Thus, two key steps are involved: (1) estimating the net income applicable to the subject and (2) choosing appropriate capitalization rates and discount rates. The appropriate rates are ones that will provide both a return on the investment and a return of the investment over the life of the particular property.

The Income Approach is not a scope requirement for this assignment. The appraisal scope of this assignment was to develop the single best approach to value. While the Income Approach is applicable, it does not represent the best approach. Therefore, the Income Approach is not developed.

CORRELATION AND CONCLUSION

Based on the agreed upon scope with the client, the subject's specific characteristics and the interest appraised, this appraisal developed Land Sales Comparison Approach. The values presented represent the As-Is Market Value (Fee Simple Estate) This appraisal does not develop the Income Capitalization Approach, the impact of which is addressed in the reconciliation section.

INTRODUCTION

This section values the subject site by comparing it with substitute land sales or listings within the local market area or in competitive areas throughout the region. Land value is influenced by a number of factors; most notably development and use potential. These factors, as well as others, are factored in the following analysis.

UNIT OF COMPARISON

The most relevant unit of comparison for competing land is the \$/SF. All of the comparable sales presented in this section were reported on this basis.

ADJUSTMENTS

Adjustments to the comparable sales were considered and made when warranted for expenditures after purchase, property rights transferred, conditions of sale, financing terms, and market conditions.

1. **Property Rights** - All of the sales comparables were fee simple sales reflecting the property rights appraised herein per the agreed upon scope of work.
2. **Financing** - The sales all reflected typical cash equivalent, lender-financed transactions and no adjustments were required for financing terms.
3. **Sale Conditions** - None of the comparables required a condition of sale adjustment, as all were confirmed to be arm's length transactions.
4. **Expenditures After Sale** - Expenses that the buyer incurs after purchase (demolition, cleanup costs, etc.). Land Sale 1 required upward adjustment for demolition costs of existing improvements.
5. **Market Conditions (Time)** - Based on the analysis performed, which includes research and interpretation of value trends of the comparables presented herein, a market conditions adjustment of 2% is applied on an Annual basis reflecting the relatively consistent appreciation that occurred between the oldest comparable sale date up through the effective valuation date.

QUANTITATIVE ADJUSTMENT PROCESS

Quantitative percentage adjustments are also made for location and physical characteristics such as size, location quality, access, exposure, as well as other applicable elements of comparison. Where possible the adjustments applied are based on paired data or other statistical analysis. It should be stressed that the adjustments are subjective in nature and are meant to illustrate the logic in deriving a value opinion for the subject property by the Land Sales Comparison Approach.

COMPARABLE SELECTION

A thorough search was made for similar land sales in the area. The parameters of the survey were highest and best use, zoning, proximity to the subject, size, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales used represent the best comparables available for this analysis. Current sales comparable to the subject in the CBD were scarce; therefore, we expanded our search to the city of St. Louis.

PRESENTATION

The following Land Sales Comparison Table, location map and exhibits summarize the sales data. Following these items, the sales are adjusted for applicable elements of comparison and the site value is concluded.

LAND SALES COMPARISON TABLE

SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4
Address	1134 Dr Martin Luther King Dr	4400 S Kingshighway Blvd	3830 S. Grand Avenue	5956-5958 Delmar Blvd,5956 Delmar Blvd
City	St. Louis	St. Louis	St. Louis	St. Louis
State	MO	MO	MO	MO
Zip	63101	63109	63118	63112
County	St. Louis	-	-	St. Louis
Submarket	CBD/St. Louis City	St. Louis City South	St. Louis City South	St. Louis City
Parcel(s)	0534-00-0015-0	6455-00-0240-0	1608-00-00154	5514-00-0010-0
				0937-00-0115-0

SALE INFORMATION

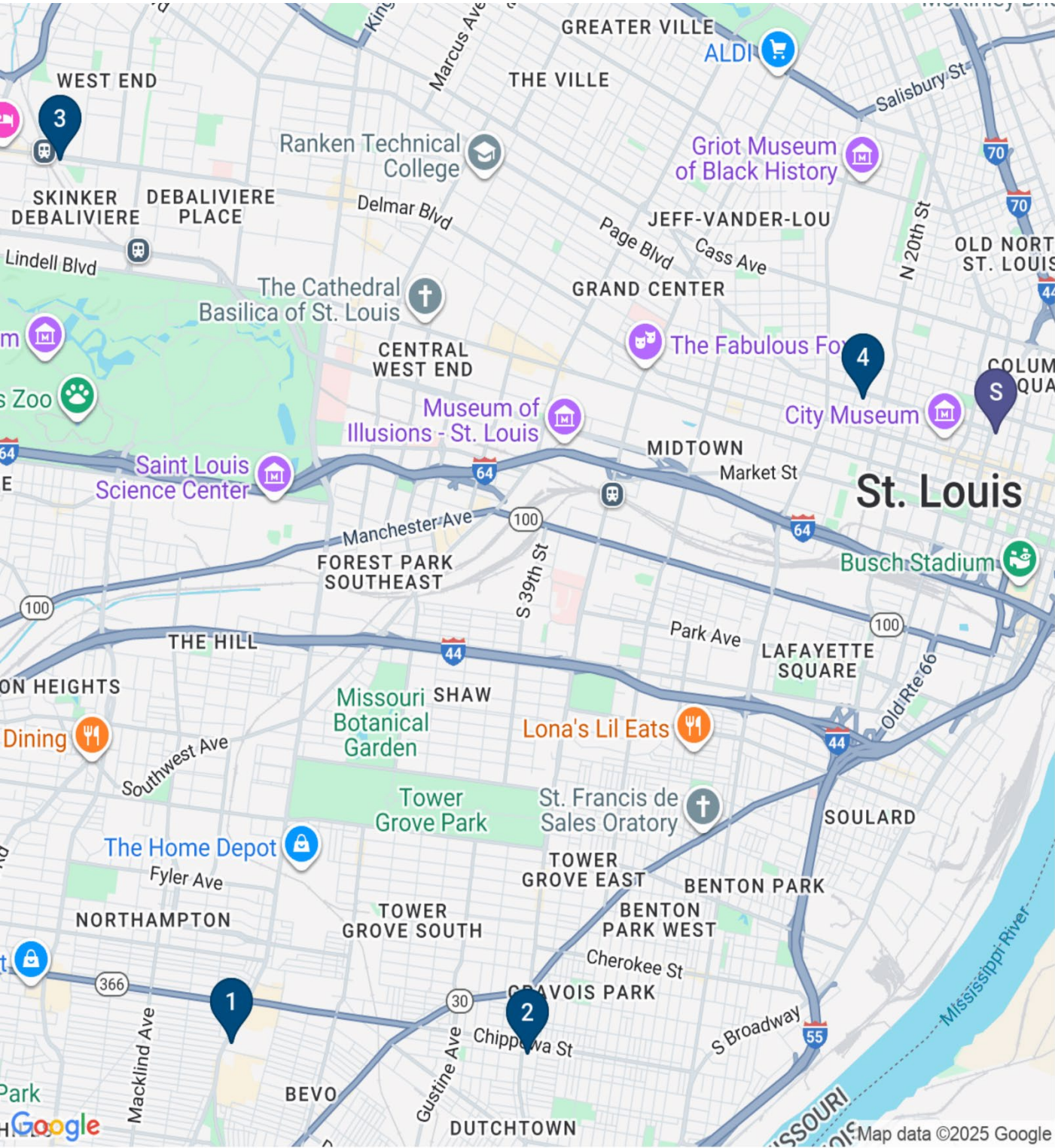
Transaction Price	\$400,000	\$862,448	\$150,000	\$1,910,000
Transaction Price \$/SF	\$15	\$16	\$19	\$17
Property Rights ¹	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing ²	Conventional	Cash	Cash	Conventional
Sale Conditions ³	Arm's Length	Normal	Normal	Normal
Expenditures After Sale ⁴	\$3,600 0.9%	\$0	-	-
Market Conditions ⁵	2/26/2024	8/30/2024	9/30/2024	11/20/2024
Sale Status	Recorded	Closed	Closed	Closed
Recording Number	Not Reported	Not recorded	Not reocrded	2024.177
Marketing Status	Open Market	Open Market	Open Market	Open Market
Marketing Period (Months)	9.2 Months	80.1 Months	1.9 Months	-
Total Transactional Adjustments	\$0 0%	\$0 0%	\$0 0%	\$0 0%
Adjusted \$/SF	\$15	\$16	\$19	\$17

PHYSICAL INFORMATION

Square Feet	25,135	26,528	52,272 5%	7,762 (5%)	113,600 10%
Location	Average	Above Average (5%)	Good (10%)	Good (10%)	Average
Access	Good	Above Average 5%	Above Average 5%	Above Average 5%	Good
Exposure	Average	Average	Above Average (5%)	Above Average (5%)	Good (10%)
Shape	Irregular	Rectangular (5%)	Rectangular (5%)	Irregular	Rectangular (5%)
Zoning	I	F	F	F	J
Topography	Level	Level	Level	Level	Level
Utility of Site	Poor/not developable with a buildidng	Good (20%)	Good (20%)	Good (20%)	Good (20%)
Total Physical Adjustments	(\$4) (25%)	(\$5) (30%)	(\$7) (35%)	(\$4) (25%)	
Adjusted \$/SF	\$11	\$11	\$12	\$13	

CONFIRMATION INFORMATION

Company	L3 Corporation	Avison Young	Nai Desco	Compstak: Costar
Name	John Notter	Jay Travis	Michelle Goodwin	Confidential



COMPARABLE	LABEL	ADDRESS	MILES FROM SUBJECT
COMPARABLE 1	1	4400 S Kingshighway Blvd, St. Louis, MO, 63109	5.3
COMPARABLE 2	2	3830 S. Grand Avenue, St. Louis, MO, 63118	4.2
COMPARABLE 3	3	5956-5958 Delmar Blvd, 5956 Delmar Blvd, St. Louis, MO, 63112	5.4
COMPARABLE 4	4	2101 Delmar Blvd, St. Louis, MO, 63103	0.8

LAND SALE EXHIBITS



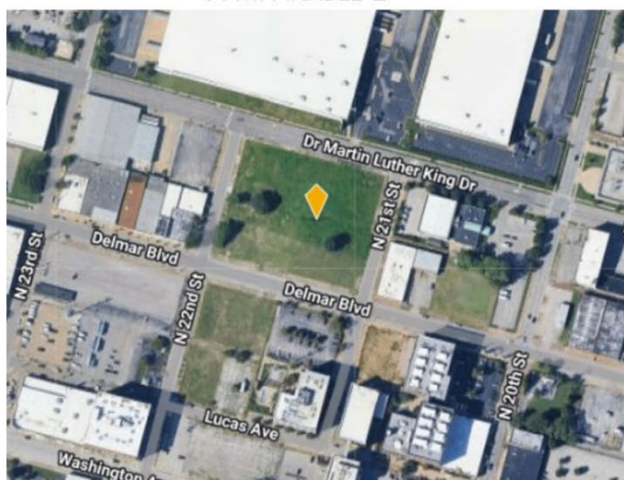
COMPARABLE 1



COMPARABLE 2



COMPARABLE 3



COMPARABLE 4

LAND SALES ADJUSTMENT DISCUSSION

The comparable land sales indicate an overall unadjusted value range from \$15/SF to \$19/SF, and average of \$17/SF. After adjustments, the comparables indicate a narrower range for the subject site between \$11/SF and \$13/SF with an average of \$12/SF. The adjustment process is described below.

Land Sale 1 (\$11/SF Adjusted) – Site containing 0.61 acres is a previously developed site with a 600 SF building with double drive thru. Marketed for land only. Located on a corner at a lighted intersection. Property was listed for \$450,000 and sold for \$400,000 "as is". The sale price did not include demolition cost. Therefore, the adjusted sale price is estimated at \$403,600. The new owner most likely is going to develop the site with a Duncan Donuts.

This comparable is superior for location, shape and site utility warranting downward adjustments. It is inferior for access warranting an upward adjustment.

Land Sale 2 (\$11/SF Adjusted) – The site is an outlot on the corner of Grand Boulevard and Chippewas street with good exposure. Located .25 miles south of Gravois Road. Sale of vacant outlot to an urgent care user for new construction of an urgent care facility. Site was listed for \$940,896 or \$18.00/PSF.

This comparable is superior for location, exposure, shape, and site utility warranting downward adjustments. It is inferior for access warranting an upward adjustment.

Land Sale 3 (\$12/SF Adjusted) – The site is a single parcel located at the corner of Delmar Boulevard and De Griverville Ave which is a residential street. Site is located on Delmar Blvd just east of the Loop in close proximity to the Delmar Loop Metrolink stations and three blocks from the Washington University North Campus. The site is also just north of Forest Park and west of Central West End neighborhood.

This comparable is superior for size, location, exposure, and site utility warranting downward adjustments. It is inferior for access warranting an upward adjustment.

Land Sale 4 (\$13/SF Adjusted) – Two sites containing a total of 2.61 acres. Sites are level and grass/weed covered at time of sale. Two parcels sold together containing 2.61 acres with frontage along Delmar Boulevard and Dr Martin Luther King Drive. Secondary frontage is along N 22nd Street and N 21st Street. Per St. Louis City Assessors Office, a permit was filed in March 2025 for office use.

This comparable is inferior for size warranting an upward adjustment. It is superior for exposure, shape, and site utility warranting downward adjustments.

LAND VALUE CONCLUSION

The comparables indicate a unit value, based on a general bracketing analysis, between \$11/SF and \$13/SF. Based on the subject's overall locational and physical features, a unit value conclusion of \$11/SF is supported. The appraiser has given most weight to the lower end of the range based upon the unknown effect of the foam substance inhibiting the development of the site with an improved building and the cost to cure the site for development. The following table summarizes the comparable land sales analysis and applies the unit value conclusion to the site area to provide an indication of the as-vacant land value.

LAND SALES COMPARISON APPROACH CONCLUSION (SF)							
	TRANSACTION	ADJUSTMENT				NET	GROSS
	PRICE	TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²	FINAL	ADJ	ADJ
1	\$15	0%	\$15	(25%)	\$11	(27%)	36%
2	\$16	0%	\$16	(30%)	\$11	(31%)	50%
3	\$19	0%	\$19	(35%)	\$12	(37%)	45%
4	\$17	0%	\$17	(25%)	\$13	(24%)	45%
HIGH	\$19	0%	\$19	(25%)	\$13	(24%)	50%
AVG	\$17	0%	\$17	(29%)	\$12	(30%)	44%
MED	\$17	0%	\$17	(28%)	\$12	(29%)	45%
LOW	\$15	0%	\$15	(35%)	\$11	(37%)	36%
SUBJECT SF				\$/SF		VALUE	
Total Land Area		25,135	x	\$11	=	\$276,485	
INDICATED VALUE (ROUNDED TO NEAREST \$10,000)				\$11		\$275,000	

¹Cumulative ²Additive

We recognize that all four of the comparables are adjusted downward, and the value is not bracketed. As a test of reasonableness, we looked at an improved sale purchased by the client in 2023 at 909 N 14th, St. Louis Mo for \$350,000. The property was improved with a 6,200 square foot single story office building. To determine the value of the land we utilized the building's current marketed lease rate of \$12.00/sf full service. We calculated a rate of \$9.16/sf for the land. We feel the location is slightly inferior, a time adjustment upward should be applied, and the size is slightly larger, a rate for the subject would be higher. The rate of \$11.00 per square foot is considered reasonable.

909 N 14th Street

sf	6200	
Asking Rent	\$12.00	Full-Service Terms
Deduction for Negotiation	\$10.20	15% off for negotiation
Market Expense \$/sf	\$8.00	\$ /sf estimated expenses
Net rent	\$2.20	Net rent after expenses including reserves
Potential Gross Rent	\$13,640	potential gross rent
Downtown Vacancy Rate	20%	CBD office vacancy rate
Effective Rent	10912	Effective rent
Cap Rate	14%	12% going cap rate for building & Land in Stl CBD, adding 2% for building only.
Building only/value	77942.86	Building value
Purchase Price	350000	Spent \$350,000
Land less building	272057.1	Residual land value
Land Area	0.68	
Square Feet	29700	
Price/sf	9.160173	

Value is below that of the subject but is a rough calculation to support.

Indicates that land is not worth less than \$9.16/sf.

The subject is in slightly better location and merits a slightly higher rate per square foot.

RECONCILIATION OF VALUE CONCLUSIONS

Based on the agreed upon scope with the client, the subject's specific characteristics and the interest appraised, this appraisal developed Land Sales Comparison Approach. The values presented represent the As-Is Market Value (Fee Simple Estate).

The Reconciliation of Value Conclusions is the final step in the appraisal process and involves the weighing of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property. Below, the individual strengths and weaknesses of each approach are analyzed.

As previously discussed, the **Cost Approach** was not presented in this analysis. This approach has no application due to the fact that there are no improvements on the subject site. The exclusion of the Cost Approach does not diminish the credibility of the value conclusion.

The price per square foot method has been presented in the **Sales Comparison Approach**. There have been limited sales of properties similar to the subject in the market area in the current market conditions, which decreases the validity of this approach. The most likely buyer for the subject would be an investor-developer and this approach is attributed single emphasis.

The **Income Approach** to value is not utilized herein given that there is not any income in place at the site, nor is there a potential for revenue to be present once developed.

After considering all factors relevant to the valuation of the subject property, single emphasis is attributed to the Sales Comparison Approach only in the following As-Is market value.

RECONCILIATION OF VALUES	
VALUATION SCENARIOS	AS-IS MARKET VALUE
Interest	Fee Simple Estate
Date	September 4, 2025
LAND VALUE	
LAND CONCLUSION	\$275,000
\$/SF Total Land Area	\$11
FINAL VALUE CONCLUSION	
FINAL VALUE CONCLUSION	\$275,000
\$/SF Total Land Area	\$11

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ▶ The signers of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ▶ Michael Jersa has performed no services, specifically as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ▶ The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ▶ The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ▶ The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- ▶ Michael Jersa has not physically inspected the property that is the subject of this report. Susan Meldrum has physically inspected the site which is the subject of this report.
- ▶ No one provided significant real property appraisal assistance to the appraisers signing the certification.
- ▶ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ▶ As of the date of this report, Michael Jersa has not completed the continuing education program for Candidates of the Appraisal Institute.



Michael Jersa
Certified General Real Estate Appraiser
Missouri License No. 2016042302
Expiration Date 6/30/2026



Susan Meldrum
Certified General Real Estate Appraiser
Missouri License No. 2013012875
Expiration Date 6/30/2026

ASSUMPTIONS & LIMITING CONDITIONS

- ▶ Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- ▶ This analysis assumes that the information provided for this appraisal accurately reflect the current condition of the subject property.
- ▶ This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- ▶ The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made.
- ▶ The statements of value and all conclusions shall apply as of the dates shown herein.
- ▶ There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- ▶ Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the company with which the appraisers are connected.
- ▶ This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- ▶ We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- ▶ The appraisal has provided exhibits to assist the client(s)/intended user(s) to understand from a graphical standpoint some of the salient issues which impact the subject property. We have made no survey of the property and if further verification is required, a survey by a registered surveyor is advised.
- ▶ The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- ▶ The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- ▶ The liability of Lauer, Jersa & Associates, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- ▶ The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Lauer, Jersa & Associates and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.
- ▶ The appraiserS assume no responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). Lauer, Jersa & Associates, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance.
- ▶ This appraisal assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- ▶ Unless otherwise noted herein, a detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection of the subject property and surrounding properties, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.

QUALIFICATIONS OF MICHAEL JERSA III, CCIM, MBA

EXPERIENCE

Mr. Jersa, has worked in the commercial real estate field since 2008. He joined The Lauer Appraisal Company as an associate appraiser in 2012. Prior to joining Lauer Appraisal, Mr. Jersa was a commercial real estate agent with Solon Gershman Inc, and Coldwell Banker Commercial focusing on office, industrial, and investment properties. In 2019, Mr. Jersa purchased the firm and renamed firm to Lauer, Jersa & Associates. Mr. Jersa has appraised a variety of property types including industrial, general and medical office, office/warehouse, vacant land, retail, and special purpose properties.

PROFESSIONAL AFFILIATIONS

CCIM Certified Commercial Investment Member
Missouri State Certified General Real Estate Appraiser (License Number 2016042302) Illinois State Certified General Real Estate Appraiser (License Number 553.002747)

ACADEMIC

Lindenwood University: Masters Business Administration
Benedictine College: B.S. in History with minor in Business Administration
CCIM: Real Estate Investment Courses
St. Louis Real Estate Board, Numerous Real Estate Courses
Candidate for Designation with the Appraisal Institute

APPRAISAL INSTITUTE COURSES

Basic Appraisal Principles
Basic Appraisal Procedures
National USPAP course
General Appraiser Market Analysis and Highest and Best Use Statistics, Modeling and Finance
General Appraiser Sales Comparison Approach
General Appraiser Site valuation and Cost Approach
General Appraiser Income Approach
General Appraiser Report Writing and Case Studies
Advanced Income Capitalization
Advanced Concepts and Case Studies
Quantitative Analysis
Advanced Highest and Best Use

GEOGRAPHIC EXPERIENCE

Mr. Jersa's primary appraisal experience is in the St. Louis Metropolitan Area, including the City of St. Louis, St. Louis County, St. Charles County, Jefferson County, St. Francois County, Franklin County, St. Clair County, Monroe County, Madison County and Jersey County

State of Missouri

Division of Professional Registration
State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2026
ORIGINAL CERTIFICATE/LICENSE NO. 2016042302
MICHAEL J JERSA, III
LAUER, JERSA & ASSOCIATES
100 CHESTERFIELD BUS. PKWY. STE 200
SAINT LOUIS MO 63005
USA

MICHAEL J JERSA, III
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100 CHESTERFIELD BUS. PKWY. STE 200
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USA

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission
State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2026
ORIGINAL CERTIFICATE/LICENSE NO. 2016042302

MICHAEL J JERSA, III
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Vivian Beauchamp
EXECUTIVE DIRECTOR

Sheila Solen
DIVISION DIRECTOR

QUALIFICATIONS OF SUSAN F. MELDRUM

EXPERIENCE

Susan F. Meldrum has been in the real estate industry from 2005 to present. During 2005, she worked as an assistant to a certified general appraiser. In 2006, she started taking classes to accomplish and obtain a certified general license with the state of Missouri. In 2013, Susan obtained her certified general license. Since 2006, Susan has appraised all forms of commercial real estate including office worship facilities, condominium projects shopping centers, daycares, industrial buildings, mobile home parks, storage lots, retail centers, multi-family, restaurants and auto dealerships. Susan has experience with the tax appeal process and has attended hearings. Susan is currently working towards her designation of MAI.

PROFESSIONAL AFFILIATIONS

Missouri State Certified General Real Estate Appraiser (License Number 2013012875)

ACADEMIC

University of Missouri BSBA with an emphasis in marketing - St. Louis 2002

APPRAISAL INSTITUTE COURSES

Basic Appraisal Principles
Basic Appraisal Procedures
National USPAP course
General Appraiser Market Analysis and Highest and Best Use
Exploring Appraiser Liability
Appraising Complex Residential Properties
Appraisal Reviews: Residential and Commercial
Income Approach: Direct and Yield Capitalization
Eminent Domain and Condemnation
Analyzing Operating Expenses
Forecasting Revenue
Advanced Concepts & Case Studies
Advanced Income Capitalization
Real Estate Finance Statistics
Analyzing Tenant Credit Risk and Commercial Lease Analysis
Forecasting Revenue

GEOGRAPHIC EXPERIENCE

Ms. Meldrum's primary appraisal experience is in the St. Louis Metropolitan Area, including the City of St. Louis, St. Louis County, St. Charles County, Jefferson County, St. Francois County and Franklin County

State of Missouri

Missouri Department of Commerce and Insurance

Division of Professional Registration

Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2026
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SUSAN F MELDRUM
1334 VIRGINIA DR
ELLISVILLE MO 63011
USA



Vivian Beauchamps
EXECUTIVE DIRECTOR

Sheila Solon
DIVISION DIRECTOR

4400 S Kingshighway Blvd

Comparable 1

Sale Information

Buyer	DSV Properties LLC	
Seller	Blackstone Properties LLC	
Sale Date	2/26/2024	
Transaction Status	Recorded	
Sale Price	\$400,000	\$15.08 /SF Land
Analysis Price	\$403,600	\$15.21 /SF Land
Recording Number	Not Reported	
Rights Transferred	Fee Simple	
Financing	Conventional	
Conditions of Sale	Arm's Length	
Marketing Time	277 days	

Property

Land Area	0.609 Acres (26,528 SF)
Number of Parcels	1
Zoning	F
Shape	Generally Rectangular
Topography	Level
Corner	No



4400 S Kingshighway Blvd
St. Louis, MO 63109

Submarket
St. Louis City South

APN
6455-00-0240-0



Confirmation

Name	John Notter
Company	L3 Corporation
Phone Number	314-282-9825
Affiliation	Listing Broker
Date	7/15/2024

Remarks

Site containing 0.61 acres is a previously developed site with a 600 SF building with double drive thru. Marketed for land only. Located on a corner at a lighted intersection.

Property was listed for \$450,000 and sold for \$400,000 "as is". The sale price did not include demolition cost. Therefore, the adjusted sale price is estimated at \$403,600. The new owner most likely is going to develop the site with a Duncan Donuts.

South Grand (3830)

Comparable 2

Sale Information

Buyer	Family Care Health Centers	
Seller	HFHSL QALICB Real Estate Holding LLC	
Sale Date	8/30/2024	
Transaction Status	Closed	
Sale Price	\$862,448	\$16.50 /SF Land
Analysis Price	\$862,448	\$16.50 /SF Land
Rights Transferred	Fee Simple	
Financing	Cash	
Conditions of Sale	Normal	
Marketing Time	2404 days	

Property

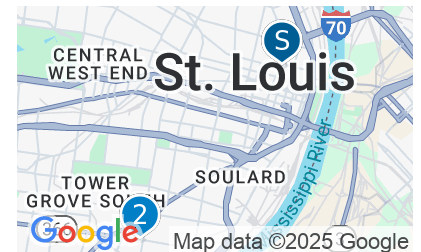
Land Area	1.2 Acres (52,272 SF)
Number of Parcels	1
Zoning	F
Shape	Rectangular
Topography	Level
Corner	Yes
View	No
Utilities	All to site
Easements	None note
Environmental	None noted



3830 S. Grand Avenue
St. Louis, MO 63118

Submarket
St. Louis City South

APN
1608-00-00154



Confirmation

Name	Jay Travis
Company	Avison Young
Affiliation	Listing agent
Date	3/12/2025

Remarks

The site is an outlot on the corner of Grand Boulevard and Chippewas street with good exposure. Located .25 miles south of Gravois Road.

Sale of vacant outlot to an urgent care user for new construction of an urgent care facility. Site was listed for \$940,896 or \$18.00/PSF.

5956-5958 Delmar Blvd, 5956 Delmar Blvd

Comparable 3

Sale Information

Buyer	Gloria Montano
Seller	800 N 17th LLC
Sale Date	9/30/2024
Transaction Status	Closed
Sale Price	\$150,000 \$19.32 /SF Land
Recording Number	Not recorded
Rights Transferred	Fee Simple
Financing	Cash
Conditions of Sale	Normal
Marketing Time	58 days

Property

Land Area	0.1782 Acres (7,762 SF)
Number of Parcels	1
Zoning	F
Shape	Irregular
Topography	Level
Corner	Yes

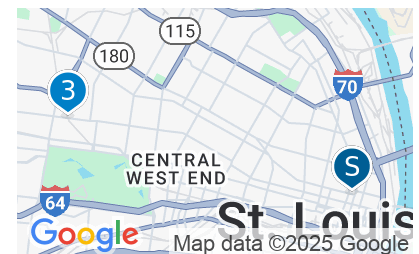


5956-5958 Delmar
Blvd, 5956 Delmar Blvd
St. Louis, MO 63112

County
St. Louis

Submarket
St. Louis City

APN
5514-00-0010-0



Confirmation

Name	Michelle Goodwin
Company	Nai Desco

Remarks

The site is a single parcel located at the corner of Delmar Boulevard and De Griverville Ave which is a residential street.

Site is located on Delmar Blvd just east of the Loop in close proximity to the Delmar Loop Metrolink stations and three blocks from the Washington University North Campus. The site is also just north of Forest Park and west of Central West End neighborhood.

2101 Delmar Blvd

Comparable 4

Sale Information

Buyer	Marshall Road Enterprises LLC
Seller	2233 Delmar LLC
Sale Date	11/20/2024
Transaction Status	Closed
Sale Price	\$1,910,000 \$16.81 /SF Land
Recording Number	2024.177
Rights Transferred	Fee Simple
Financing	Conventional
Conditions of Sale	Normal

Property

Land Area	2.6079 Acres (113,600 SF)
Number of Parcels	2
Zoning	J
Shape	Rectangular
Topography	Level

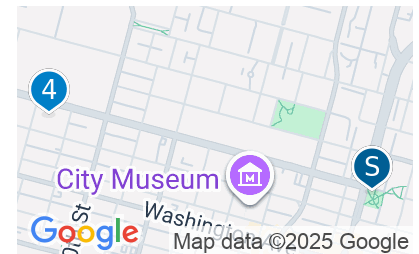


2101 Delmar Blvd
St. Louis, MO 63103

County
St. Louis

Submarket
CBD

APN
0937-00-0105-0,
0937-00-0115-0



Confirmation

Company Abbott Properties, Compstak: Costar

Remarks

Two sites containing a total of 2.61 acres. Sites are level and grass/weed covered at time of sale.

Two parcels sold together containing 2.61 acres with frontage along Delmar Boulevard and Dr Martin Luther King Drive. Secondary frontage is along N 22nd Street and N 21st Street. Per St. Louis City Assessors Office, a permit was filed in March 2025 for office use.

Date of Agreement: Friday, August 8, 2025

900 N Tucker Building, LLC
John Berglund
P.O. Box 16220
Clayton, MO 63105

Michael Jersa
Principal
314-531-4000 Ext 105
mjersa@lauerjersa.com

john@starwoodstl.com

PROFESSIONAL SERVICE AGREEMENT ("Agreement")

This Professional Services Agreement (this "Agreement") is made and entered into on August 8, 2025 (the "Effective Date"), by and between Lauer, Jersa & Associates and 900 N Tucker Building, LLC (herein referred to as "Client").

Project Name

Property Identification

1134 Dr Martin Luther King Dr, St. Louis, MO 63106

Property Type

Retail

Interest Valued

Fee Simple Interest

Intended User(s)

The appraisal will be prepared for the above-mentioned client. Intended users include the client.

Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.

The client is also hereby informed that if this engagement is directly with the owner of the Property, the Appraisal may not be accepted by many federally insured lenders due to FIRREA Compliance and would likely not be accepted for future financing of said property.

Intended Use

The report to be performed under this Agreement ("Appraisal") is intended for Establish Sales Price.

Note: No other use is intended by Appraiser. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.

Type of Value

As-Is

Date of Value

Date of inspection

Report Type

Appraisal Report

Level of Analysis

Detailed

Professional Fee

\$1,900

Retainer

100% - Retainer payment is required to begin the work. Please include a check with the original executed Professional Service Agreement.

Expenses

Fees include all associated expenses.

Payment Terms

Appraiser shall invoice Client for services rendered pursuant to this Agreement based upon the fees specified in this Agreement. Appraiser's invoices are considered due upon receipt by Client and shall be deemed delinquent if not paid within five (5) days of the date of Appraiser's invoice.

SCOPE OF WORK

Site Inspection	Interior and exterior observation, on-site
Valuation Approaches	Appraiser will provide the Appraisal in accordance with Uniform Standards of Professional Appraisal (USPAP), The Code of Professional Ethics of the Appraisal Institute, Standards of Professional Appraisal Practice of the Appraisal Institute, and State Licensing Laws. Appraiser will research relevant market data, and perform analysis to the extent necessary to produce credible appraisal results. Appraiser anticipates developing the following valuation approaches: ▶ Sales Comparison Approach The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request. <i>Note: Appraiser shall use all approaches necessary to develop a credible opinion of value.</i>
Delivery	3 weeks (effective from date of 100% retainer or signed/returned engagement contract, whichever is later)
Number of Reports	One (1) Electronic Final Appraisal and Two (2) hard copies (for \$100 each at the request of Client)
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within 5 business days from the date of this letter.

PROPERTY DATA REQUEST

Please forward any additional materials you would consider relevant in the analysis of the subject property. Such items may include, as applicable, an accurate property description, site survey, current rent roll, copies of leases, at least three years of historical operating statements, purchase and sale agreement, title report, any environmental reports or other third party reports, or any other sources of information known to exist that may impact the valuation of the property.

Our ability to honor the terms of this Agreement will require Client's response within five (5) business days. If you have questions regarding the enclosed, please feel free to contact me. Lauer, Jersa & Associates appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, John Berglund, agree to the above stated terms and authorize Lauer, Jersa & Associates to prepare the above referenced appraisal.



John Berglund

Date: 8.11.2025

Respectfully,

LAUER, JERSA & ASSOCIATES


Michael Jersa
Principal

TERMS AND CONDITIONS

CONFIDENTIALITY

Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement to, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Appraiser may use employees or independent contractors at Appraiser's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

SERVICES NOT PROVIDED

The fees set forth in this Agreement apply to the appraisal services rendered by Appraiser as set forth in this Agreement. Unless otherwise specified herein, Appraiser's services for which the fees in this Agreement apply shall not include meetings with persons other than Client or Client's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by Appraiser not set forth in this Agreement will be performed on terms and conditions set forth in an amendment to this Agreement, or in a separate agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

Unless otherwise stated in this Agreement, Client agrees that Appraiser's assignment pursuant to this Agreement shall not include Appraiser's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery; sworn testimony in a judicial, arbitration or administrative proceeding; or attendance at any judicial, arbitration or administrative proceeding relating to this assignment.

CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the Client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new Agreement.

CANCELLATION

Client may cancel this Agreement at any time prior to Appraiser's delivery of the Appraisal Report upon written notification to Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by the law of the state in which Appraiser's office as specified in this Agreement is located, exclusive of that state's choice of law rules. The parties agree that any legal proceeding brought by either party to interpret or enforce this Agreement, or to enforce an arbitration award entered pursuant to this Agreement, shall be brought in a state or federal court having jurisdiction over the location of Appraiser's office as specified in this Agreement, and the parties hereby waive any objections to the personal jurisdiction of said court.

APPRAISER INDEPENDENCE

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot ensure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective of Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality and objectivity.

NOTICES

Any notice or request required or permitted to be given to any party shall be given in writing and shall be delivered to the receiving party by: a) registered or certified mail, postage prepaid; (b) overnight courier, such as Federal Express, United Parcel Service or equivalent; or (c) hand delivery. The address for delivery of any notice shall be the address for the party as specified in this Agreement, or at such other address as party may designate by written notice to the other party in conformance with this paragraph. Unless otherwise specified herein, notice shall be effective the date it is postmarked or given to a third party for delivery to the receiving party, whether or not the receiving party signs for or accepts delivery of such notice.

NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between Appraiser or Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

MEDIATION & ARBITRATION

In the event of a dispute concerning the subject matter of this Agreement, the parties shall in good faith attempt to resolve such dispute by negotiation between the parties' principals, or, if such negotiation is unsuccessful, by mediation conducted by a third-party mediator. If such mediation results in an impasse, the parties shall submit their dispute to binding arbitration. Such mediation or, if necessary, binding arbitration shall be conducted pursuant to

the mediation procedures or the commercial arbitration rules of the American Arbitration Association. Any arbitration shall be conducted in the city in which Appraiser's office as specified herein is located. The parties shall share equally the costs of any mediation. In the event of binding arbitration, the arbitrators shall, in addition to any relief appropriate to be awarded to the prevailing party, enter an award in favor of the prevailing party for that party's costs of the arbitration, including the party's reasonable attorneys' fees and arbitration expenses incurred in prosecuting or defending the arbitration proceeding. Subject to the right of the prevailing party to recover its share of the costs of the arbitration services pursuant to the arbitrator's award, the costs of the arbitration services shall be borne equally by the parties. If the prevailing party seeks judicial confirmation of any arbitration award entered pursuant to this Agreement, the court shall, in addition to any other appropriate relief, enter an award to the prevailing party in such confirmation proceeding for its reasonable attorneys' fees and litigation expenses incurred in confirming or successfully opposing the confirmation of such an award.

SPECIAL OR CONSEQUENTIAL DAMAGES

Neither party shall under any circumstances be liable to the other party for special, exemplary, punitive or consequential damages, including, without limitation, loss of profits or damages proximately caused by loss of use of any property, whether arising from either party's negligence, breach of the Agreement or otherwise, whether or not a party was advised, or knew, of the possibility of such damages, or such possibility was foreseeable by that party. In no event shall Appraiser be liable to Client for any amounts that exceed the fees and costs paid by Client to Appraiser pursuant to this Agreement.

ASSIGNMENT

Neither party may assign this Agreement to a third party without the express written consent of the other party, which the non-assigning party may withhold in its sole discretion. In the event this Agreement is assigned by mutual consent of the parties, it shall become binding on the assigning party's permitted assigns.

SEVERABILITY

In the event any provision of this Agreement shall be determined to be void or unenforceable by any court of competent jurisdiction, then such determination shall not affect any other provision of this Agreement and all such other provisions shall remain in full force and effect. Template for Agreement for Professional Valuation Services

CLIENT'S DUTY TO INDEMNIFY APPRAISER

Client agrees to defend, indemnify and hold harmless Appraiser from any damages, losses or expenses, including attorneys' fees and litigation expenses at trial or on appeal, arising from allegations asserted against Appraiser by any third party that if proven to be true would constitute a breach by Client of any of Client's obligations, representations or warranties made in this Agreement, or any violation by Client of any federal, state or local law, ordinance or regulation, or common law (a "Claim"). In the event of a Claim, Appraiser shall promptly notify Client of such Claim, and shall cooperate with Client in the defense or settlement of any Claim. Client shall have the right to select legal counsel to defend any Claim, provided that Appraiser shall have the right to engage independent counsel at Appraiser's expense to monitor the defense or settlement of any Claim. Client shall have the right to settle any Claim, provided that Appraiser shall have the right to approve any settlement that results in any modification of Appraiser's rights under this Agreement, which approval will not be unreasonably withheld, delayed or conditioned.

CLIENT'S REPRESENTATIONS AND WARRANTIES

Client represents and warrants to Appraiser that (1) Client has all right, power and authority to enter into this Agreement; (2) Client's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by Client under any agreement between Client and any other party; and (3) Client has not engaged Appraiser, nor will Client use Appraiser's Appraisal Report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.

EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the Client and Appraiser and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both Client and Appraiser. This Agreement includes the following Appendices, which are incorporated into, and made a part of this Agreement:

Appendix A: Extraordinary Assumptions and Hypothetical Conditions contained within the appraisal report

Appendix B: Information Request

RESOLUTION NUMBER 136
ENSURING ETHICAL INVESTMENT OF CITY RETIREMENT FUNDS

WHEREAS, the Board of Aldermen of the City of St. Louis is steadfast in its commitment to advancing justice, equity, and the protection of human rights for all people, both within our own city and across the globe; and

WHEREAS, the Board of Aldermen of the City of St. Louis recognizes that public funds are not merely financial tools but a direct reflection of public values, and therefore, carry a moral obligation to ensure its investments do not enable, support, or profit from violence or perpetuate violence, whether through occupation, apartheid, or genocide abroad, or the furthering of historical, systemic, or individual racism here in the City; and

WHEREAS, throughout this year's annual budget process, St. Louis residents have expressed a clear and consistent desire for greater investment in public health, calling for resources to be directed toward improving access to care, addressing health disparities, and strengthening community well-being since that is the moral thing to do; and

WHEREAS, the Board of Aldermen of the City of St. Louis responded to this call by taking significant steps in the most recent budget cycle to prioritize public health, increasing funding for critical health programs and services, and demonstrating a commitment to the long-term health and vitality of all residents; and

WHEREAS, The Board of Aldermen is entrusted with safeguarding the investment policies of the City, ensuring they align with the social policies we hold ourselves to; and

WHEREAS, on January 12, 2024, the Board of Aldermen affirmed as one of our social policies the commitment to peace by passing a resolution calling for an immediate ceasefire in Gaza; and

WHEREAS, continuing to invest municipal resources in companies, whether domestic or abroad, that profit directly from perpetuating violence runs counter to these many renewed commitments; and

WHEREAS, as determined by the Not Another Nickel campaign's audit of city investments, the investments held by the City of St. Louis' retirement board are the only funds that do not meet the guidelines of the American Friends Service Committee.

NOW THEREFORE BE IT RESOLVED, that the Board of Aldermen of the City of St. Louis calls on the Board of Trustees of the Employees Retirement System of the City of St. Louis, to ensure that all of the city resources entrusted to their stewardship, including stock holdings, bond investments, and pension funds are not invested in companies that are complicit in perpetuating violence against people within our city or abroad according to the guidelines established by the American Friends Service Committee.

BE IT FURTHER RESOLVED, that the Board of Aldermen directs the Clerk of this Board of Aldermen to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy of this resolution to the end that it may be presented to those deemed appropriate by the sponsor.

Introduced this 31st day of October, 2025 by:
The Honorable Rasheen Aldridge, Alderman 14th Ward

Adopted this 31st day of October, 2025 as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

RESOLUTION NIUMBER 137
REQUESTING LEGISLATORS AND GOVERNOR OF MISSOURI
TO ESTABLISH A SYSTEM FOR APPOINTMENT AND REMOVAL OF THE SHERIFF BY THE
JUDGES OF THE 22nd JUDICIAL CIRCUIT

WHEREAS, in 2017 a bill was introduced in the Missouri Senate, Senate Bill No. 494, that would have made the office of Sheriff of the City of St. Louis an appointed position of the 22nd Judicial Circuit and in 2018 an identical bill was introduced in the Missouri House of Representatives neither of which were passed; and

WHEREAS, under the forgoing bills the circuit and associate court judges of the 22nd Judicial Circuit sitting en banc would by majority vote appoint the Sheriff of the City of St. Louis and would have the power to remove the sheriff for good cause by a majority vote pursuant to the Missouri Supreme Court administrative rules governing court personnel; and

WHEREAS, under this system the person so appointed must be a resident and voter in the City of St. Louis for more than one year prior to their appointment and capable of the efficient discharge of the duties of Sheriff of the City of St. Louis as required under Section 57.010 of the Revised Statutes of Missouri and as otherwise may be required by law; and

WHEREAS, Section 483.015 of the Revised Statutes of Missouri establishes the same system of appointment and removal for the circuit clerk by the judges of the 22nd Judicial Circuit; and

WHEREAS, the implementation of such a system would ensure that the Sheriff of the City of St. Louis is qualified and capable of efficiently carrying out their duties in a professional manner in accordance with the laws of this State and, more importantly, provide needed oversight and accountability in the office of Sheriff.

NOW THEREFORE BE IT RESOLVED, by the Board of Aldermen of the City of St. Louis, that this body agrees that such a system for the appointment and removal of the Sheriff of the City of St. Louis would ensure that the City's sheriff is capable of carrying out their duties of in a professional manner in accordance with the laws of this State and provide needed oversight and accountability in the office of Sheriff.

BE IT FURTHER RESOLVED, by the Board of Aldermen of the City of St. Louis that this body hereby requests that members of the Missouri General Assembly and the Governor of the State of Missouri take steps to pass a law to establish such a system for the appointment and removal of the Sheriff of the City of St. Louis by the judges of the 22nd Judicial Circuit.

Introduced this 31st day of October, 2025 by:
The Honorable Thomas Oldenburg, Alderman 2nd Ward

Adopted this 31st day of October, 2025 as attested by:

Terry Kennedy
Clerk, Board of Alderman

Megan Green
President, Board of Alderman