ST. LOUIS BOARD OF ALDERMEN
REGULAR FULL BOARD MEETING
CHAMBERS
FRIDAY, NOVEMBER 14, 2025 AT 10:00 AM
AGENDA NO. 29
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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, November 7, 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 Third Read and Finally passed by the Board, signed by the President and delivered to the Mayor for their signature pursuant to law. The list below shows the Bill Number, Name of the Sponsor, and Date Delivered:

B.B. #89	**Browning**	**11-7-2025**

b) Office of the Mayor
None

c) Office of the Comptroller
None

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d) Office of the President
None

8. Petitions and Communications
None

9. Board Bills for Perfection – Informal Calendar

B.B. # #34AAIC - Alderwoman Laura 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.

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 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.

B.B. #74 - 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.

11. **Resolutions – Informal Calendar**
None

12. **First Reading of Board Bills**

B.B. #99 - Alderwoman Alisha Sonnier - An Ordinance establishing a three-way stop site at the intersection of Shenandoah Avenue and Virginia Avenue in the Tower Grove East neighborhood in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

B.B. #100 - Alderwoman Jami Cox Antwi, Mayor Spencer - An ordinance submitting to the qualified voters of the City of St. Louis, pursuant to Section 92.115 RSMo, the question of whether to continue the earnings tax imposed by the City of St. Louis for a period of five years; providing for an election and the manner of voting; providing that if such question shall receive the votes of a majority of the voters voting thereon that such earnings tax shall continue; and containing a severability clause and emergency clause.

13. **Reference to Committee of Board Bills**

PIFU B.B. #99

BDGT B.B. #98

14. **Second Reading and Report of Standing Committees**

a) Do Pass Recommendation

PIFU **B.B. #79AAIC - Alderman Matthew Devoti** - 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 in the 5th ward.

PIFU **B.B. #86 - Alderwoman Jami Cox Antwi** - 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 in the 8th ward.

PIFU **B.B. #96 - Alderwoman Jami Cox Antwi** - An Ordinance directing the Director of Streets to establish the direction of Marine Avenue as a one-way street south-bound from the 3600 Block to the 3700 Block.

PIFU **B.B. #97 - Alderwoman Shameem Clark-Hubbard** - An Ordinance authorizing the honorary street name Kym Kimberli’s Way pursuant to Ordinance Number 68937, which shall begin at the intersection of Deer Street and run North on Deer Street to the intersection of Martin Luther King BLVD.

b) Do Not Pass Recommendation
None

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

B.B. #55 - Alderwoman Shameem Clark-Hubbard, Alderwoman Alisha Sonnier, Alderman Shane Cohn, Alderman Michael Browning, Alderwoman Laura Keys, Alderman Rasheen Aldridge - An ordinance approving a Redevelopment Plan dated January 28, 2025 for the 5105 Cabanne Ave. Area in the City of St. Louis.

B.B. #58 - Alderwoman Alisha Sonnier, Alderman Shane Cohn, Alderman Michael Browning, Alderwoman Shameem Clark-Hubbard, Alderwoman Laura Keys, Alderman Rasheen Aldridge - An ordinance approving a Redevelopment Plan dated November 14, 2023 for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Area in the City of St. Louis.

17. Board Bills for Perfection
None

18. **Report of Engrossment**
B.B. #84, #13, #75, #85, #93, #94, & #95

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

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.

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.

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.

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.

B.B. #93 - Alderman Rasheen Aldridge, Mayor Spencer, President Green, Alderwoman Alisha Sonnier, Alderwoman Laura Keys, Alderwoman Shameem Clark-Hubbard, Alderman Michael Browning, Alderman Matthew Devoti, Alderwoman Jami Cox Antwi - An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of One Million and 0/100ths ($1,000,000) Dollars of Rams Settlement Funds for deposit into the Impacted Tenants Fund as authorized by Ordinance 71840 and revised by Ordinance 72002, and containing a severability clause and an emergency clause.

B.B. #94 - Alderwoman Alisha Sonnier, Mayor Spencer, President Green, Alderman Matthew Devoti, Alderman Rasheen Aldridge, Alderwoman Laura Keys, Alderwoman Shameem Clark-Hubbard, Alderman Michael Browning - An ordinance, recommended by the Board of Estimate and Apportionment, appropriating the sum of Three Million Three Hundred Sixty-Five Thousand Five Hundred Thirty-Five and 05/100ths ($3,365,535.05) Dollars of Rams Settlement Funds, for the purpose of supporting winter shelter needs for unhoused residents; authorizing and directing the Director of the Department of Human Services to execute or purchase against existing contracts as may be necessary to expend funds; and containing a severability clause and an emergency clause.

B.B. #95 - Alderwoman Shameem Clark-Hubbard, Mayor Spencer, President Green, Alderman Rasheen Aldridge, Alderman Matthew Devoti, Alderman Michael Browning, Alderwoman Alisha Sonnier, Alderwoman Laura Keys - An Ordinance recommended by the Board of Estimate and Apportionment, appropriating the sum of Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars of one-time unreserved General Operating Reserve funds for deposit into the Tornado Relief and Recovery Fund, for the purpose of supporting winter-related emergency shelter and additional tornado disaster relief to support housing of residents impacted by the May 16, 2025, tornado; and containing a severability clause and an emergency clause.

20. Third Reading and Final Passage of Board Bills
None

21. Report of the Finally Passed and Signing by President
B.B. #84, #13, #75, #85, #93, #94, & #95

22. First Reading of Resolutions and Reference to Committees

Res. #150 - Alderman Michael Browning, Alderwoman Shameem Clark-Hubbard - Supporting the Service Employees International Union (SEIU) Local 1 appeal for living wages and benefits for area janitors who care essential workers.

23. Second Reading Resolutions, Committee Reports & Adoptions

Report from the Health and Human Development Committee: Mayoral re-appointments to the Mental Health Board: Carolyn Jackson, Donna Schmidt, and Brian Phillips.

24. **Courtesy Resolutions**

Res. #151 - Alderwoman Sharon Tyus - Now therefore be it resolved by the Board Aldermen of the City of St. Louis, that this Honorable Board pause in our deliberations to join the sponsor of this resolution expressing her deepest sympathy to the family of **Mr. Orson Williams Abernathy** upon his passing.

Res. #152 - Alderwoman Shameem Clark-Hubbard - Now therefore be it resolved by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to honor and celebrate the life and legacy of **Gloria Jean Weddington.**

Res. #153 - Alderwoman Shameem Clark-Hubbard - Now therefore be it resolved by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize, honor, and celebrate **Queen Mazie Austin on her 100th Birthday.**

Res. #154 - - NUMBER NOT USED THIS SESSION

Res. #155 - Alderwoman Daniela Velazquez, President Green, Alderman Matthew Devoti, Alderman Rasheen Aldridge, Alderwoman Shameem Clark-Hubbard, Alderwoman Anne Schweitzer, Alderman Bret Narayan, Alderwoman Jami Cox Antwi - Now therefore be it resolved by the Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to officially recognize and **celebrate the 65th Anniversary of the St. Louis–Stuttgart Sister Cities partnership**, extend our deepest gratitude to all members for their dedication, and look forward to many more years of fruitful collaboration and friendship between the cities of St. Louis, Missouri, and Stuttgart, Germany.

25. Miscellaneous and Unfinished Business

26. Announcements

Monday, November 17, 2025
None

Tuesday, November 18, 2025
Transportation & Commerce Committee — Kennedy Room 9am

HUDZ Committee - Kennedy Room - 11am

Wednesday, November 19, 2025
Special Committee on Reducing Red Tape — Kennedy Room 12:30pm

HUDZ Committee — Kennedy Room - 6pm

Thursday, November 20, 2025
Personnel & Administration — Kennedy Room - 11am

Public Safety — Kennedy Room - 2pm

Friday, November 21, 2025
Full Board Meeting – Chambers – 10am

27. Excused Aldermen

28. Adjournment

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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)

Friday, 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
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 43
Introduced by Alderman Bret Narayan
June 27, 2025

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 (SEMA); and containing a severability clause.

BOARD BILL NUMBER 43 INTRODUCED BY 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 (SEMA); and containing a severability clause

WHEREAS, the City Emergency Management Agency (CEMA) has been awarded Hazard Mitigation Grant Program funding to conduct flood buyouts for residential properties affected during the July 2022 flash floods, and

WHEREAS, the City Emergency Management Agency works to:

a) promote a culture of preparedness within the City,

b) mitigate, manage, and reduce threats and hazards, and,

c) reduce the risks to life and property in areas prone to repeated flooding.

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

SECTION ONE. The City of St. Louis hereby adopts the voluntary buyout policy set forth in **Attachment A** in accordance with the subaward agreement for the Hazard Mitigation Grant Program (HMGP) funding awarded by the State of Missouri Emergency Management Agency (SEMA).

SECTION TWO. Eligibility. In accordance with the subaward agreement with SEMA, this Ordinance is applicable to the addresses listed in **Appendix 1** of the voluntary buyout policy.

SECTION THREE. Severability Clause. The provisions of this Ordinance shall be severable. In the event any provision of this Ordinance is found by a court of competent jurisdiction to be unconstitutional, invalid, or unenforceable, the remainder hereof shall be valid and enforceable in all other respects and continue to be in effect and each and every remaining provision hereof shall be valid and enforceable to the fullest extent permitted by law, unless the court finds the valid provision of this Ordinance are so essentially and inseparably connected with, and so dependent upon, the void provision that it cannot be presumed that the Board of Alderman would have enacted the provisions without the void ones or unless the court finds the valid provisions, standing alone, are incomplete and incapable of being executed in accordance with legislative intent.

SECTION FOUR. Effective Date. The provisions of this Ordinance shall become effective thirty days after its approval by the mayor.

Board Bill Number 43
Attachment A

City of St. Louis Voluntary Buyout Policy

Priorities of Buyout Program

1. Residential properties on the original application. – see Appendix 1
2. Residential properties added to the buyout will be given consideration based on:
1. Frequency of inundation;
2. Proximity to the river; and
3. Elevation

Open Space Assurance Statement

1. The City of St. Louis, through adoption of this Policy does hereby provide the necessary assurance that all property acquired through the Hazard Mitigation Grant Program will be deed restricted, dedicated and maintained in perpetuity for uses outlined below in 44 CFR 206.434(e).

2. (e) *Property acquisitions and relocation requirements.* Property acquisitions and relocation projects for open space proposed for funding pursuant to a major disaster declared on or after December 3, 2007, must be implemented in accordance with part 80 of this chapter:
(1) The following restrictive covenants shall be conveyed in the deed to any property acquired, accepted, or from which structures are removed (hereafter called in section (d) the property): (i) The property shall be dedicated and maintained in perpetuity for uses compatible with open space, recreational, or wetlands management practices; and (ii) No new structure(s) will be built on the property except as indicated below:
(A) A public facility that is open on all sides and functionally related to a designated open space or recreational use;
(B) A rest room; or
(C) A structure that is compatible with open space, recreational, or wetlands management usage and proper floodplain management policies and practices, which the Administrator approves in writing before the construction of the structure begins.
(iii) After completion of the project, no application for additional disaster assistance will be made for any purpose with respect to the property to any Federal entity or source, and no Federal entity or source will provide such assistance.
(2) In general, allowable open space, recreational, and wetland management uses include parks for outdoor recreational activities, nature reserves, cultivation, grazing, camping (except where adequate warning time is not available to allow evacuation), temporary storage in the open of wheeled vehicles which are easily movable (except mobile homes), unimproved, pervious parking lots, and buffer zones.
(3) Any structures built on the property according to paragraph (d)(1) of this section, shall be flood proofed or elevated to the Base Flood Elevation plus one foot of freeboard.

General Eligibility Requirements

In general, to be eligible to participate in the City of St. Louis flood buyout program, all conditions listed below must be met:

1. Property must be listed in the original buyout application submitted to the Federal Emergency Management Agency.

2. The property must be a **primary** *residential* home (no vacation homes, clubhouses or businesses).

General Buyout Policy

1. A residential buyout package must encompass no more than one (1) acre or less. Any survey fees will be paid for by the City with grant funds.

2. Garages and outbuildings must be located on the same property and be considered as a part of the residential package.

3. The City will conduct a title search to determine the rightful owner(s) of the property prior to making an offer to buy. The cost for the title search will be paid for by the City with grant funds.

4. If a title search is not conclusive regarding true ownership, it will be the sole responsibility of the reported property owner to prove ownership. The City will not pay for any legal costs necessary to prove ownership or provide clear title.

5. The title to the property must be clear of all liens before the city will take title to the property. If the lien amounts cannot be satisfied prior to the closing, all lien amounts due will be deducted from the buyout proceeds at the time of closing. If clear title cannot be provided by the property owner, the property will be withdrawn from the project.

6. All properties will be appraised by a State of Missouri board certified, licensed appraiser. This process is outlined in more detail on page 3. The cost for the appraisal will be paid for with grant funds.

7. All property owners must sign a statement recognizing that this program is voluntary and therefore are not entitled to any relocation assistance under the **Uniform Relocation Assistance Act (URA),** unless CDBG funds are used as matching funds. In this instance, URA benefits must be approved by the State of Missouri Emergency Management Agency (SEMA) and FEMA. By signing the statement, the property owners also indicate their understanding that the City will not invoke any power of eminent domain to take the property as part of the grant program, if the property owner chooses to withdraw from the project.

8. Property owners will be given two (2) weeks from the date of offer to decide if they will accept or reject the City's offer to purchase.

9. Property owners will be required to vacate the premises entirely prior to closing. All personal property remaining on or in the structure(s) will be considered public property after closing.

10. Property owners are not allowed to remove structural items from the home or any outbuildings after the appraisal is completed. If a property owner wishes to remove an item that would normally remain in a real estate transaction (for example, light fixtures, windows, doors, hot water heaters, furnace etc.) the appraisal must be reduced by the current market value of the removed item.

11. Once a property has been acquired by the City, any items within the structure must be disposed of in a public manner. The City may choose to remove usable items and store them until a public auction can be held or bids received by all interested citizens. **Or, salvage rights may be granted to the demolition contractor, in which case, citizens then would contact the demolition contractor if interested in select items.** Any Program Income generated by the project will be documented.

12. Current property owners are responsible for the property taxes on the structure from the first of the year through the date of the closing on a pro-rated basis.

13. Demolition costs and liability expenses for the buyout structure will be the responsibility of the City upon transfer of title. Until the title is transferred, the property owner remains solely responsible for the property.

14. No structure may be demolished until the Missouri State Office of Historic Preservation and the Federal Emergency Management Agency have determined that the property is not historically significant or that historically significant properties have been recorded and documented sufficiently to enable the city to demolish the structure.

15. The Date of Negotiations for the City of St. Louis is the date the property owner accepted the offer to purchase the property.

Fair Market Value Determination

1. All offers to property owners will be based on the pre-flood or current (as determined by SEMA) fair market value established by a State of Missouri board certified, licensed appraiser minus any applicable Duplication of Benefits.

2. The City, in compliance with local procurement procedures, will hire a State of Missouri board certified, licensed appraiser to complete the appraisals. The cost for the appraisal will be paid for by the grant funds.

3. The City Emergency Management Agency (CEMA) grant administrator will coordinate when the property will be appraised with each owner. The City encourages each property owner to be present during the site inspection by the appraiser to aid the appraiser in properly identifying property boundary lines and outbuildings etc.

4. If the property owner has an appraisal that was completed within the last twelve (12) months prior to the flooding event date by a State of Missouri board certified, licensed appraiser, he/she may submit that appraisal to the City for review. (NOTE: property owners are not required to submit the appraisal.) If the City determines that the appraisal was completed in accordance with the City's buyout program guidelines, this appraisal may be used to establish the fair market value of the property. The City will not reimburse property owners for appraisal costs they incurred when this appraisal was completed.

5. The appraisal completed by the City is the official fair market value. If a property owner is in disagreement with the value indicated, he/she may hire a State of Missouri board certified, licensed appraiser, at his/her own expense, and provide an original appraisal to the City for review. The City will then forward both the City of St. Louis and owner appraisal to SEMA. The State's independent licensed appraiser will review both appraisals and determine the final fair market value. The State's decision is final.

6. All property appraisals will be completed with the following special buyout provisions:

- The pre-flood or current appraisal must clearly indicate the value of the entire buyout package **and**
  1) the value of the residential structure only
  2) the value of the underlying real property and outbuildings only

- Appraisals will be based on comparable sales for properties located in a flood hazard area. If properties **not** located in a flood hazard area are used as comparable sales, a location adjustment must be reflected in the appraisal.

- Property previously purchased by the City of St. Louis as part of the flood buyout program may not be used as comparable sales for other buyout appraisals.

- Rental property will be appraised on the sales comparison approach. In no event may rental property be acquired based on a market value established through the rental income approach.

7. All property appraisals (whether completed by the City's appraiser or submitted by a property owner) will be forwarded to the Missouri State Emergency Management Agency prior to an offer being made.

Duplication of Benefits (DOBs)

Financial payments paid to homeowners for structural repairs to the flooded property will be deducted from the pre-flood appraisal if not used for the intended purpose. Each property owner participating in a FEMA flood buyout **must sign an affidavit** disclosing any benefits received from **any sources** in conjunction with the event leading to the buyout project.

Some examples when a DOB may occur include the following:

1. The property owner has received insurance, loans, repair grants, compensation in compliance with a court order, or other assistance available to them to help address damages to the

structure. This is because payment of full pre-flood fair market value (FMV) compensates the owner for the loss of value that has occurred.

2. Legal claims are appropriate or legal obligations arise in connection to the property that may provide a benefit to the property owner. Parties involved in pending legal disputes must take reasonable steps to recover benefits available to them.

3. Relocated tenants receive relocation assistance and rental assistance but have received payments for the same purpose as part of the disaster assistance provided by any agency or payments from any other source. Any buyout-related assistance provided to tenants must be reduced accordingly. However, tenant-related DOB deductions do not affect amounts available to the property owner.

Property owners who have an SBA loan will have to repay the loan or roll it over to a new property at closing as part of the settlement.

When property owners retain receipts for any repairs made, the property owner may submit them through the City to SEMA for review and approval to offset some or all of the DOBs. **(Note: Receipts must be from businesses recognized by local governments. The labor of property owners, friends, family, or volunteers for clean up and repair is not eligible to offset the DOBs.)**

If a property owner carried a policy through the **National Flood Insurance Program (NFIP)** at the time of the event, a payment equal to the amount of premiums for structural coverage paid by the current property owner for up to five years prior to the event ***may be*** refunded to the policy holder as part of the Duplication of Benefits calculation. This amount is determined by SEMA as part of their research of the Duplication of Benefits calculation. It is also dependent upon the availability of grant funds.

Buyout Categories

The appraised value of a property and the occupancy status (owner occupied or renter occupied) will determine what type of buyout offer a participant will receive. The criteria for each type of offer are as follows:

General Buyout

Criteria:

1. Home and underlying real property are owned by the same owner
2. Property is occupied by the owner of the property (at time of event) or a tenant/renter*

A property and property owner meeting the criteria listed above will be acquired at the pre-flood fair or current market value established by a qualified appraisal less any applicable Duplication of Benefits.

Example: Pre-flood property appraised at $40,000
Duplication of Benefits total $5,000
Property owner will be offered $35,000

*Tenant may qualify for a tenant relocation assistance grant minus any Duplication of Benefits; (see page 8)

Owner Relocation Payment

Criteria:

1. Home and underlying real property is owned by the same owner as a primary residence
2. Property is occupied by the owner of the property (i.e., owner-occupied)
3. Meet all requirements as outlined below per the *Hazard Mitigation Assistance Unified Guidance*

For a property owner to receive a supplemental payment for Owner Relocation, the City must demonstrate all the following circumstances exist:

- Decent, safe, and sanitary housing of comparable size and capacity is not available in non-hazard prone sites within the community at the anticipated acquisition price of the property being vacated; and/or

- The project would otherwise have a disproportionately high adverse effect on low-income or minority populations because project participants within those populations would not be able to secure comparable decent, safe, and sanitary housing; and

- Funds cannot be secured from other more appropriate sources, such as housing agencies or voluntary groups.

Post-Flood Owner Purchase

If for some reason, the property was acquired after the disaster event, the offer to the current property owner is (1) the documented purchase price plus any verifiable repairs or (2) the current fair market value, **whichever is less**.

Note, the property owner is responsible for providing documentation verifying the purchase price and verifiable repairs, i.e. receipts, etc.

Relocation Assistance Categories

Based on the buyout categories listed above, two (2) types of "relocation" payments may be available:

1. Replacement Housing Payment a.k.a. Owner Relocation (maximum $31,000)
2. Renter Relocation Assistance payment (maximum $7,200 plus moving costs)

<u>Replacement Housing (aka Owner Relocation) Payment</u>

1. The maximum owner relocation payment a buyout participant may receive is $31,000.

2. Individuals and families entitled to a replacement housing payment are those that:

   1. Own and occupy the dwelling participating in the buyout program as a primary residence, and
   2. Owned and occupied the dwelling participating during the incident period for the disaster, and
   3. Meets all other requirements as listed under the *Buyout Categories* section of this document.

- The property owner must purchase a replacement dwelling outside the Special Flood Hazard Area.

- The replacement housing payment is determined by the purchase price of the replacement dwelling minus the Fair Market Value of the flood damaged dwelling or by using comparable properties.

- It is the responsibility of the homeowner to locate a new replacement home and provide all required documentation to the City's grant administrator.

- Mobile homes are eligible replacement dwelling units provided that the mobile home has been purchased and transported to a dwelling site outside the Special Flood Hazard Area prior to any replacement housing payment being made.

- The City will not make a replacement housing payment until the buyout site is vacated and the new dwelling purchased and occupied. The City's grant administrator will coordinate property closings to ensure that the property owner is provided with the replacement housing payment in the most expedient manner possible.

- The owner may choose between a straight buyout **<u>or</u>** a replacement housing payment offer, whichever creates a better financial assistance payment to the property owner.

Example:

Fair Market Value of Replacement Home	$35,000
Fair Market Value of Flood-Damaged Home	$21,000

Cost of new home:	$35,000
Less: value of flood-damaged home:	<u>($21,000)</u>
Replacement Housing Payment:	$14,000 **CANNOT EXCEED $31,000**

Homeowner receives	$21,000
Plus:	<u>$14,000</u>
Total Buyout Offer:	**<u>$35,000*</u>**

***This amount is subject to a deduction for Duplication of Benefits as outlined previously in this document, if applicable.**

<u>Renter Relocation Assistance Payment</u>

1. Due to the involuntary nature of the impact of a buyout project on tenants/renters, they **MAY** be eligible for relocation assistance should a property they reside in be acquired by the City through the flood buyout program.

2. The maximum renter relocation assistance grant may not exceed $7,200 plus the cost to move personal property located inside the property based on a standard table of costs.

3. It is the responsibility of the property owner or renter to contact the City to determine if a renter is eligible for a grant.

4. A *Relocation Assistance to Tenants/Renters Worksheet* must be completed and certain documentation provided by the renter/landlord to determine the level of assistance, if any.

5. The payment for moving personal property consists of household furniture and is determined by pre-established government charts based on the number of furnished rooms in the property.

6. No renter relocation assistance payment will be provided until the property in the buyout program has been acquired with completed closing procedures.

7. If a tenant/renter has received funds from other primary funding sources (FEMA, other grants, and/or funds from any other sources) such as insurance and other funds to address the same purpose or loss, Duplication of Benefits may apply. This includes any funds received by the tenant/renter provided through the FEMA disaster assistance programs including temporary housing and rental assistance. Any acquisition-related assistance provided to tenants/renters must be reduced accordingly. Tenant/renter-related Duplication of Benefits deductions do not affect amounts available to the property owner.

8. Tenants/renters must also certify that they are a U.S. citizen or are lawfully present in the United States to be considered eligible for this assistance.

Environmental Considerations

Participants in the buyout program must sign a Sales Contract plus all Exhibits which, by signing, represents and warrants to the City that:

1. There are no abandoned wells, agricultural drainage wells, solid waste disposal areas or underground storage tanks (as defined in Revised Statutes of Missouri) located in, on or about the property.

2. There is and has been no hazardous waste stored, generated, treated, transported, installed, dumped, handled, or placed in, on or about the property.

3. At no time have any federal or state hazardous waste cleanup funds been expended with respect to any of the property.

4. There has never been any solid waste disposal site or underground storage tank located in, on or about the property, nor has there been any release from any underground storage tank on real property contiguous to the property which has resulted in any hazardous substance coming in contact with the property.

5. The seller has not received any directive, citation, notice, letter or other communication, whether written or oral, from the Environmental Protection Agency, the Missouri Department of Natural Resources, any other governmental agency with authority under any Environmental Laws, or any other person or entity regarding the release, disposal, discharge or presence of any hazardous waste on the property, or any violation of any Environmental laws; and

6. To the best of property owner's knowledge, neither the property nor any real property contiguous to the property nor any predecessors in title to the property are in violation of or subject to any existing, pending or threatened investigation or inquiry by any governmental authority or to any removal or remedial obligations under Environmental Laws.

Special Considerations

Any scenarios that have not been covered by the approved City of St. Louis Buyout Policy will be reviewed by an advisory council consisting of representatives from SEMA and the City of St. Louis Board of Aldermen. In the event of disputes, differences of interpretation, or disagreements over these guidelines, the decision of the City, acting by and through the Board of Aldermen shall be final and, in all cases, shall be the determining factor, after consultation with the State of Missouri.

Appendix 1

Residential properties included on the initial application:

1. 2741 Queen St., St. Louis, MO 63143
2. 2743 Hermitage Ave., St. Louis, MO 63143
3. 2747 Hermitage Ave., St. Louis, MO 63143
4. 2758 Hermitage Ave., St. Louis, MO 63143
5. 2762 Hermitage Ave., St. Louis, MO 63143
6. 2765 Hermitage Ave., St. Louis, MO 63143
7. 2777 Hermitage Ave., St. Louis, MO 63143

Summary
Board Bill Number 74
Introduced by Alderman Bret Narayan
September 26, 2025

An Ordinance recommended by the Board of 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.

BOARD BILL NUMBER 74 INTRODUCED BY ALDERMAN BRET NARAYAN

An Ordinance recommended by the Board of 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.

WHEREAS, the City Emergency Management Agency (CEMA) has been awarded Hazard Mitigation Grant Program funding to conduct flood buyouts for residential properties affected during the July 2022 flash floods,

WHEREAS, the City Emergency Management Agency works to:

a) promote a culture of preparedness within the City;

b) mitigate, manage, and reduce threats and hazards, and,

c) reduce the risks to life and property in areas prone to repeated flooding.

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

SECTION ONE. The City of St. Louis, through the City Emergency Management Agency, is hereby authorized to accept the Hazard Mitigation Grant Program funding of $697,678.87, by entering into a Grant Agreement in the form of **Attachment A** with the State of Missouri Emergency Management Agency for the purpose of acquiring and demolishing 7 flood-prone properties in the Ellendale neighborhood to be converted into perpetual green space.

SECTION TWO. There is hereby appropriated the sum of up to Six Hundred Ninety-Seven Thousand, Six Hundred Seventy-Eight Dollars and Eighty-Seven Cents ($697,678.87) of SEMA's

Hazard Mitigation Grant Program funding to CEMA to the extent such funds are received. There is further appropriated the sum of Two Hundred Thirty-Two Thousand, Five Hundred Fifty-Nine Dollars and Sixty-Three Cents ($232,559.63) as a required match of City funds as required under this Grant. The Commissioner of CEMA or the Commissioner's authorized designee is hereby authorized to make, negotiate, and execute any and all contracts or other documents on behalf of the City to expend such funds and to expend such funds on behalf of the City for certain purposes substantially in accordance with the purposes detailed in Attachment A to the extent such funds are received. The Comptroller is authorized and directed to issue warrants to the Treasurer for payment of all expenditures authorized in this Section provided that such warrants do not exceed the total amount of funds appropriated by this Section.

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

Missouri State Emergency Management Agency Hazard Mitigation Grant Program City of St. Louis, Ellendale Flood Mitigation Buyout (FEMA-DR-4665-MO, Project #0018) Funding Approval Form

Name and Address of Recipient: Missouri Emergency Management Agency P.O. Box 116 Jefferson City, Missouri 65102	**Name and Address of Subrecipient:** City of St. Louis 1915 Olive St., CEMA 6th Floor St. Louis, Missouri 63103 **UEI: GQFJWBEUYBU1**
Disaster Number: FEMA-DR-4665-MO, Project #0018	**ALN Number:** 97.039
Grant Award Date: October 9, 2024	**Anticipated Project Completion Date:** October 9, 2026 (24 months)
Non-Federal Match Source (25% Cost Share): The City of St. Louis will provide the local non-federal match in cash in the amount of $232,559.63.	
Project Description: Acquire and demolish seven (7) flood-prone properties and deed restrict them into open space for perpetuity.	

Budget			
Description:	**Federal Award**	**Non-Federal Match**	**Total Award**
Total Funds Awarded:	**$697,678.87**	**$232,559.63**	**$930,238.50**

Signature of Authorized Representatives:

Sarah Russell, Commissioner of CEMA
City of St. Louis

10-16-2024
Date

Ronald C. Broxton, Recovery Division Manager
Missouri State Emergency Management Agency

10/24/2024
Date

RECEIVED OCT 2 1 2024

Missouri State Emergency Management Agency
Hazard Mitigation Grant Program (HMGP)
Grant Agreement
FEMA-DR-4665-MO, Project #0018

This grant agreement is made by and between the **Missouri State Emergency Management Agency (SEMA)**, herein called the **"State"** and the **City of St. Louis,** herein called the **"Sub-recipient".**

In reliance upon and in consideration of the mutual representations and obligations hereunder, the State and the Sub-recipient agree as follows:

1. The Sub-recipient agrees to accept responsibility for adherence to this Agreement.

2. The Sub-recipient agrees that any and all such amount of local funds or in-kind services or materials shall be equal to or greater than 25% of the total project costs.
   (A) The following documentation is required for matching cash contributions:
   -Record of source of donor, dates, rates, amounts, deposit slips
   (B) The following documentation is required for matching noncash contributions:
   -Record of donor, dates, rates, and amount.

3. The Sub-recipient agrees that any proposed activity budget variances (from the Funding Approval form) in excess of the amount of this Agreement shall be approved by the State in writing prior to an obligation of funds for such activity; however, any variance shall be approved by the Sub-recipient's governing body in advance of an obligation of such activity.

4. The Sub-recipient agrees to complete the project in its entirety as indicated in the Funding Approval form unless amended in writing by agreement of all parties.

5. The (applicant) sub-recipient shall not contract with any entity identified on the General Services Administration System for Award Management (SAM) https://www.sam.gov/SAM Excluded Parties List (Debarred List).

6. Procurement by noncompetitive proposals: Sub-recipient must follow 2 CFR Part 200.320 (c) Procurement by noncompetitive proposals. Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply: (1) The item is available only from a single source; (2) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;(3) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity; or (4) After solicitation of a number of sources, competition is determined inadequate.

7. The Sub-recipient agrees to implement the project in accordance with the milestones identified in the application work schedule. Should the Sub-recipient determine that any milestone will not be met, the Sub-recipient will contact the State to request approval to revise the work schedule accordingly.

8. The Sub-recipient agrees that any Federal funds remaining from the allocation indicated in the Funding Approval form after the project has been completed shall be returned to the State if they have been drawn to the Sub-recipient's local depository, or canceled if such funds have not been drawn.

9. The Sub-recipient agrees that the State and FEMA officials shall have full access to any documents or materials relating to this Agreement at any reasonable time.

10. The Sub-recipient agrees to comply with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principals, and Audit Requirements for Federal Awards.

11. The Sub-recipient agrees to provide the State Monthly Progress Reports by the 10th of each month, reporting on the prior month.

12. The Sub-recipient agrees to comply with any and all guidance provided by the State in regards to this grant to include the *Local Officials Guide to Managing a Voluntary Buyout* guidebook along with all requirements as outlined in *44 Code of Federal Regulations Part 80: Property Acquisition and Relocation for Open Space.*

13. The Sub-recipient agrees that all funds received under this Agreement shall be held and used by the Sub-recipient for the purpose of accomplishing the project only and none of the funds so held or received shall be diverted to any other use or purpose.

14. The Sub-recipient agrees that any material prepared by the Sub-recipient or persons or firms employed or contracted by the Sub-recipient shall not be subject to copyright, and the State shall have unrestricted authority to publish, disclose, distribute or otherwise use, in whole or in part, any reports, data or other material prepared under this agreement.

15. The Sub-recipient agrees that any approval of contracts, sub-contracts, material or service orders, or any other obligation by the Sub-recipient or its agents shall not be deemed an obligation by the State, and the State shall not be responsible for fulfillment of the Sub-recipient's obligations.

16. Advance Payment Request Requirements:

    Advance Payment: For the purposes of this Grant Agreement, advance payment is defined as funds given to a sub-recipient in advance of the sub-recipient paying a bill. For example, if a sub-recipient requests advance payment prior to paying the vendors bill, receiving the funds would be considered an advance payment. Advances cannot be made until the activity has been performed, i.e. equipment or services has been delivered and invoiced. For example, when purchasing goods and services or an equipment item, an advance cannot be made until the item has been received and the vendor has billed for the item.

    Consequently, the sub-recipient does not have to pay the vendor before submitting the advance request. The sub-recipient must have incurred the debt prior to submitting the advance request.

    For an advance prior to paying a vendor, the following conditions must be taken into consideration:

    (a) There will be a minimum dollar amount established when a sub-recipient requests an advance payment; the dollar amount will be determined on a case-by-case basis.
    (b) When requesting an advance payment, the sub-recipient is required to submit proof of payment (i.e. copy of check or credit card statement) to SEMA within 30 days.

17. In the event that the State or an audit has determined that the Sub-recipient has failed to comply with this Agreement, the Sub-recipient shall perform remedial actions to correct the deficiency, as

determined by the State, which may include:

- Repayment or reimbursement to the State for Federal and State funds spent inappropriately;
- The return of Federal and State funds deposited at the Sub-recipient's local financial institution to the State;
- The return of any equipment, materials or supplies purchased, leased or lease purchased using Federal or State funds to the State or supplier;
- Other actions as the State deems appropriate.

18. The State may terminate this agreement in whole or in part, at any time before the date of completion, whenever it is determined by the State that the Sub-recipient has failed to comply with the conditions of this Agreement. The State shall notify the Sub-recipient in writing of the determination and the reasons for the termination, together with the effective date. The Sub-recipient shall not incur new obligations for the terminated portion after the effective date of the revocation of the Agreement, and it shall be the Sub-recipient's duty to cancel all outstanding obligations that are legally possible.

19. The State and Sub-recipient each binds himself to his successors, executors, administrators, assigns and legal representatives or such other party, in respect to all covenants, agreements, and obligations of this agreement.

20. The State may at any time, in its sole discretion, give any consent, deferment, subordination, release, satisfaction, or termination of any or all of the Sub-recipient's obligations under this Agreement, with or without valuable consideration, upon such terms and conditions as the State may determine to be (a) advisable to further the purpose of the project or to protect the State's financial interest therein, and (b) consistent with both the statutory purposes of the grant and the limitations of the statutory authority under which it was made.

21. The Sub-recipient agrees to complete such action as is required to become fully informed of all State and National laws and county and municipal ordinances and regulations in any manner affecting those engaged or employed in the work, or the materials used in the work, or in any way affecting the conduct of the work and the Sub-recipient shall at all times observe and comply with, all such applicable existing and future laws, ordinances, regulations, orders and decrees and the Sub-recipient further agrees to protect, indemnify and hold harmless, with respect to any damages arising from any completed work or tort done in performing any of the work embraced by this Agreement, SEMA, the State of Missouri and the Federal Emergency Management Agency and the officers and agents of those entities, from any claim or liability arising from or based on the violation of any law, ordinance, regulation, order or decree, whether by the Sub-recipient or the Sub-recipient's employees

22. The Sub-recipient agrees that the remediation of any hazardous materials (except asbestos in acquisition/demolition projects) discovered during the completion of this project is the sole responsibility of the Sub-recipient. The Sub-recipient must follow all Federal and State regulations. SEMA and FEMA will not contribute any funds or resources to the required remediation.

23. The Sub-recipient agrees that it understands and accepts the responsibility under the Revised Statutes of Missouri (RSMo) Sections 285.525 through 285.550 (Illegal Immigrants) to ensure that "no business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri." The Sub-recipient further certifies that any contract awarded by the Sub-recipient will require the contracted business entity to comply with the references mentioned above. The Sub-recipient understands that failure to comply with this requirement will subject the Sub-recipient to the penalties described in the

references mentioned above.

24. The sub-recipient agrees to make every effort to quantify and report losses avoided and success stories to the State, for the recognized life of the project, after an event occurs that realizes the benefit or objective of the project.

Signatory Approval of the Hazard Mitigation Grant Program Flood Buyout Grant Agreement

The parties hereto have made and executed this Agreement as of the day and year indicated in the Funding Approval form.

Sub-recipient Signatory Representative

10-16-2024

Sarah Russell, Commissioner of CEMA
City of St. Louis

Date

State Signatory Representative

10-14-2024

James Remillard, Director
Missouri State Emergency Management Agency

Date

Summary
Board Bill Number 99
Introduced by Alderwoman Alisha Sonnier
November 14, 2025

An Ordinance establishing a three-way stop site at the intersection of Shenandoah Avenue and Virginia Avenue in the Tower Grove East neighborhood in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

BOARD BILL NUMBER 99 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

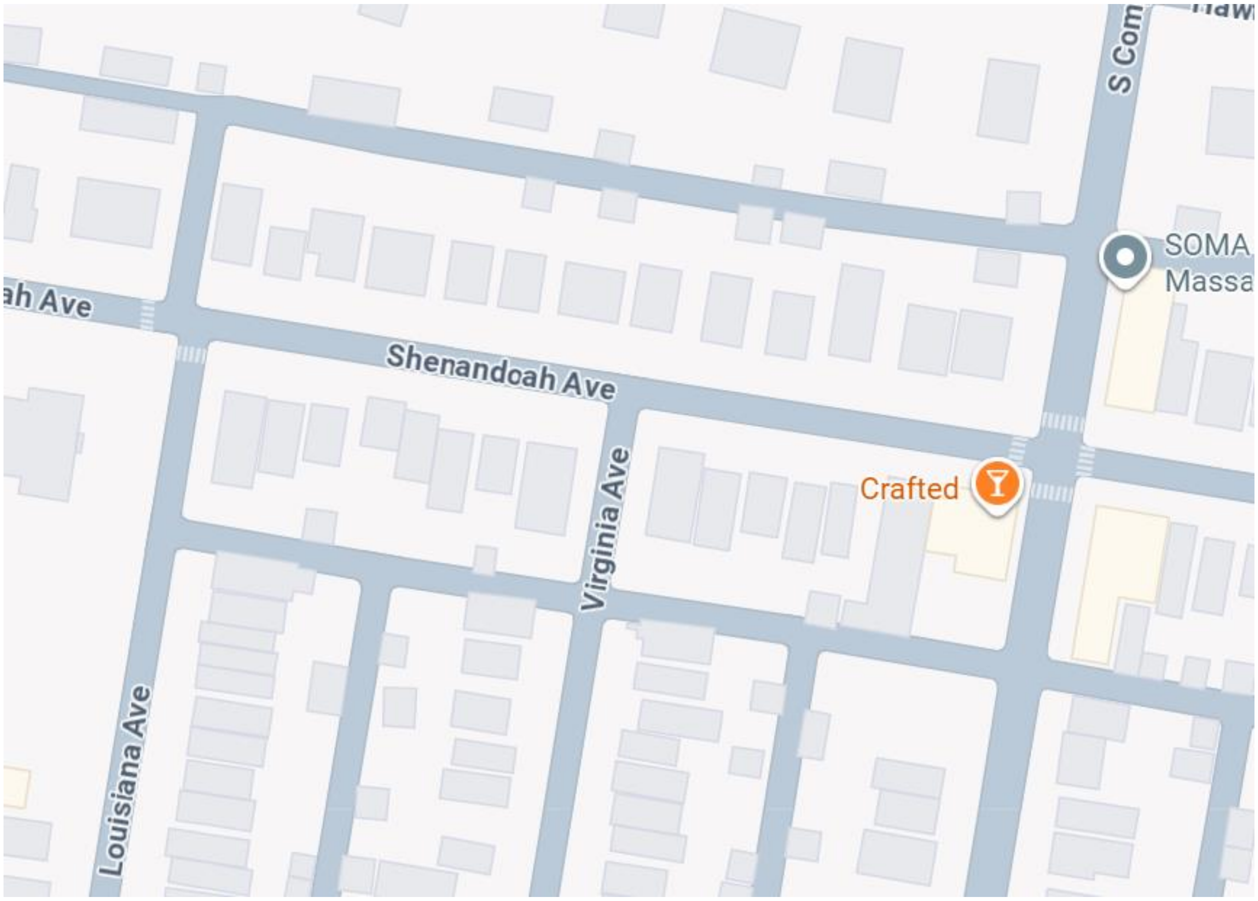
An Ordinance establishing a three-way stop site at the intersection of Shenandoah Avenue and Virginia Avenue in the Tower Grove East neighborhood in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

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

SECTION ONE. There is hereby established a three-way stop site at the intersection of Shenandoah Avenue and Virginia Avenue regulating all traffic traveling in all directions at the intersection of Shenandoah Avenue and Virginia Avenue. The Director of Streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

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

Board Bill Number 99
Map: Intersection of Shenandoah Avenue and Virginia Avenue



Summary
Board Bill Number 100
Introduced by Alderwoman Cox Antwi
November 14, 2025

An ordinance submitting to the qualified voters of the City of St. Louis, pursuant to Section 92.115 RSMo, the question of whether to continue the earnings tax imposed by the City of St. Louis for a period of five years; providing for an election and the manner of voting; providing that if such question shall receive the votes of a majority of the voters voting thereon that such earnings tax shall continue; and containing a severability clause and emergency clause.

BOARD BILL NUMBER 100 INTRODUCED BY ALDERWOMAN COX ANTWI
COSPONSORS: MAYOR CARA SPENCER

An ordinance submitting to the qualified voters of the City of St. Louis, pursuant to Section 92.115 RSMo, the question of whether to continue the earnings tax imposed by the City of St. Louis for a period of five years; providing for an election and the manner of voting; providing that if such question shall receive the votes of a majority of the voters voting thereon that such earnings tax shall continue; and containing a severability clause and emergency clause.

WHEREAS, the City of St. Louis imposes an earnings tax (the "Earnings Tax") for general revenue purposes of one percent (1%) on certain salaries, wages, commissions, other compensation and net profits pursuant to Section 92.110 et seq., RSMo., Article I, Section 4 of the Charter of the City of St. Louis, and Section 5.22.010 et. Seq., of the Revised Code of the City of St. Louis; and

WHEREAS, a state-wide initiative petition ("Proposition A") proposing statutory amendments to Chapter 92, RSMo., relating to earnings taxes, was approved on November 2, 2010, by a majority of Missouri voters; and

WHEREAS, the City of St. Louis desires to submit to the voters of the City of St. Louis the question of whether to continue the Earnings Tax in accordance with sections 92.105 to 92.125, RSMo., as amended by Proposition A.

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

SECTION ONE. The City of St. Louis, a constitutional charter city, imposes an earnings tax (the "Earnings Tax") for general revenue purpose of one percent (1%) on certain salaries, wages, commissions, other compensation and net profits pursuant to Section 92.110 et. seq., RSMo., Article I, Section 4 of the Charter of the City of St. Louis, and Section 5.22.010 et. seq., of the Revised Code of the City of St. Louis. Pursuant to Section 92.115, RSMo., the question whether to continue to impose and levy the earnings tax authorized pursuant to Sections 92.110

to 92.200, RSMo., is hereby submitted to the qualified voters of the City of St. Louis and shall be voted upon at an election to be held as hereinafter provided.

> The question shall read exactly in the words and figures as follows:
> Shall the earnings tax of 1%, imposed by the City of St. Louis, be
> Continued for a period of five (5) years commencing January 1
> Immediately following the date of this election?

SECTION TWO. The foregoing proposed question shall be submitted to the qualified voters of the City of St. Louis at the general municipal election to be held on Tuesday, the 7th of April, 2026, and if said proposed question shall receive in its favor the votes of a majority of the qualified voters voting thereon, the proposal shall be adopted and the Earnings Tax shall be continued. The qualified voters may, at such election, vote a ballot in the following form:

OFFICIAL BALLOT

Instructions to voters:

> To vote in favor of the proposition submitted upon this ballot, place an “X” in the square opposite the word “Yes” and to vote against any proposition submitted upon this ballot, place an “X” in the square opposite the word “No.”

The proposition shall appear on the ballot as follows:

> Shall the earnings tax of 1%, imposed by the City of St. Louis, be continued for a period of five (5) years, commencing January 1 immediately following the date of this election:

_____Yes _____No

SECTION THREE. The Board of Election Commissioners of the City of St. Louis shall provide notice of such election, shall provide the ballots or voting machines, or both, and conduct the election and shall ascertain and certify the result thereof, all according to the laws regulating such elections. If voting machines are used, the aforesaid "OFFICIAL BALLOT" shall be placed or posted on the said voting machines wherever said machines are used under the direction of the Board of Election Commissioners for the City of St. Louis and according to the laws regulating such elections.

SECTION FOUR. Upon the approval of this Ordinance, it shall be published once in the City Journal. Proof of the publication of this Ordinance shall be made by affidavit of the City Register, and such affidavit shall be filed in the office of the City Register and a copy of such publication shall be attached thereto.

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

SECTON SIX. This being an Ordinance calling for an election or vote by or submission to the people of the City of St. Louis, it is hereby declared to be an emergency measure and shall become effective immediately upon its passage and approval by the Mayor pursuant to Article IV, Sections 19 and 20 of the Charter of the City of St. Louis.

BOARD BILL NUMBER 100

FISCAL NOTE

Preparer's Name: Casey Millburg

Email Address: millburgc@stlouis-mo.gov

Bill Sponsor: Ald. Jami Cox Antwi

Bill Synopsis:	An ordinance submitting to the qualified voters of the City of St. Louis, pursuant to Section 92.115 RSMo, the question of whether to continue the earnings tax imposed by the City of St. Louis for a period of five years; providing for an election and the manner of voting.
Type of Impact:	Renewal of earnings tax.
Agencies Affected:	City-wide.

SECTION A
Does this bill authorize:

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

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

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

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

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

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

BOARD BILL NUMBER 100

FISCAL NOTE

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

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

SECTION B

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

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

____
____
____
____
____

- 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:
    It is possible the City Assessor's office could need additional staff to implement the provisions of the legislation.

- 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:

BOARD BILL NUMBER 100

FISCAL NOTE

Financial Estimate of Impact on General Fund			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	0	0	0
Additional Revenue	0	0	0
Net	0	0	0

Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	Unknown	Unknown	Unknown
Additional Revenue	0	0	0
Net	Unknown	Unknown	Unknown

- Describe any assumptions used in preparing this fiscal note:
- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:
- Have the financial estimates of this bill been verified by the City Budget Division?
  ____Yes __X_No.
  - If yes, by whom? ________________________________ .

Summary
Board Bill Number 79
Introduced by Alderman Matt Devoti
October 10, 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 in the 5th ward.

BOARD BILL NUMBER 79 INTRODUCED BY ALDERMAN MATT DEVOTI

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 in the 5th ward.

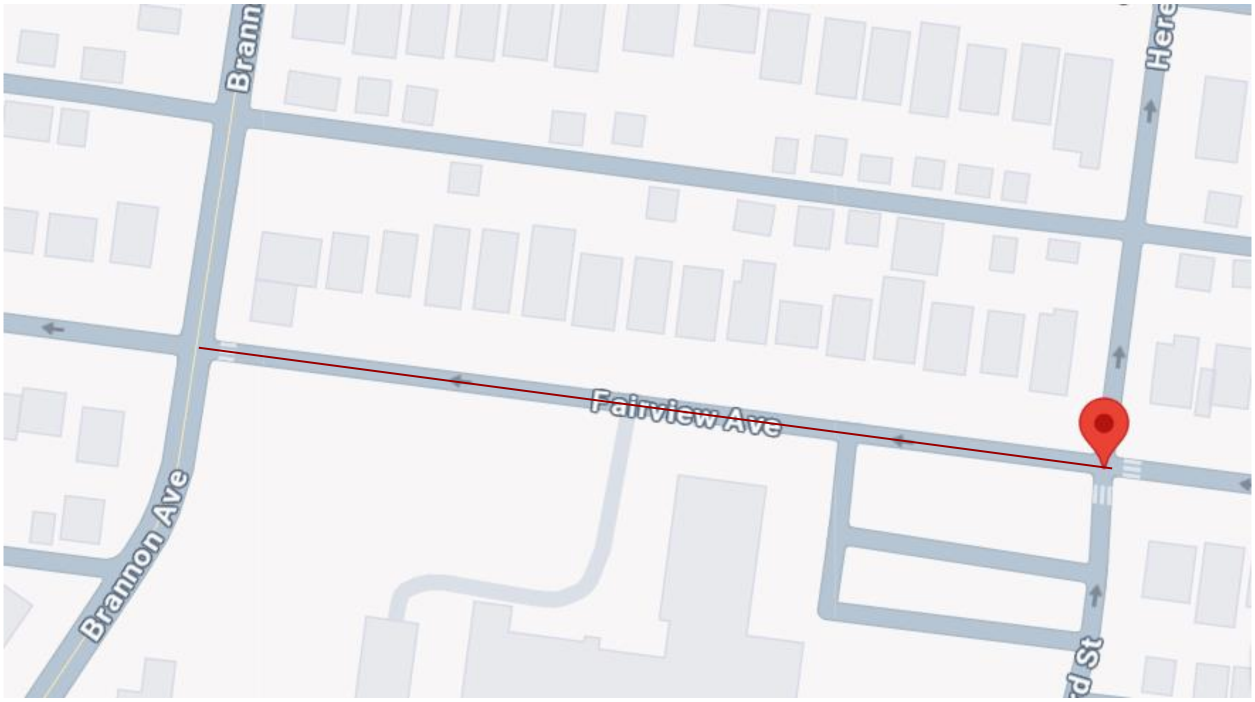
BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:

SECTION ONE. Pursuant to **Ordinance Number 7033** as amended by **Ordinance Number 71394** the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on various blocks in the 5th ward as follows:

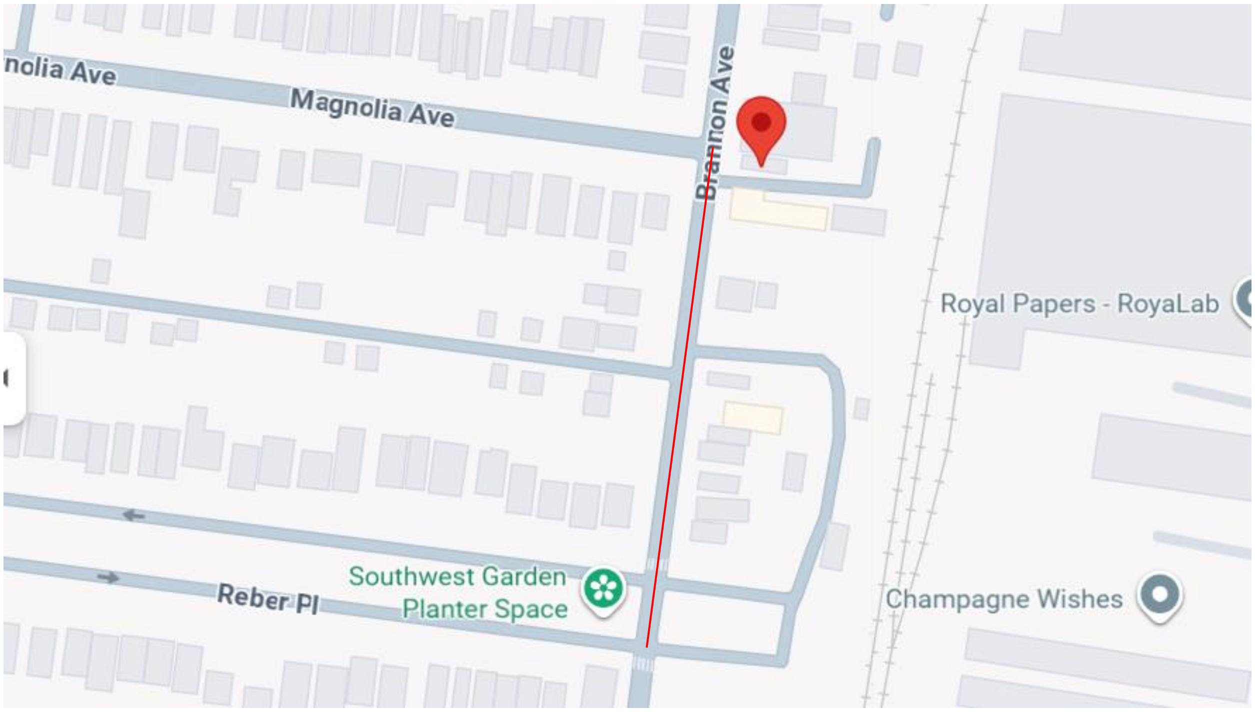
1. Speed Humps shall be installed on the 4900 block of Reber Place between Kingshighway Boulevard and Hereford Street.
2. Speed Humps shall be installed on the 5000 block of Fairview Avenue between Hereford Street and Brannon Avenue.
3. Speed Humps shall be installed on the 2700 block of Brannon Avenue between Magnolia Avenue and Reber Place.

Board Bill Number 79
Map: 4900 Block of Reber Place between Kingshighway Boulevard and Hereford Street

Board Bill Number 79
Map: 5000 Block of Fairview Avenue Between Hereford Street and Brannon and Avenue



Board Bill 79
Map: 2700 Block of Brannon Avenue between Magnolia Avenue and Reber Place



Summary
Board Bill Number 86
Introduced by Alderwoman Jami Cox-Antwi
October 24, 2025

A Board Bill, pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394,** directing the Director of Streets to install speed humps to calm the flow of traffic on the 2100 block of Victor Street.

BOARD BILL NUMBER 86 INTRODUCED BY ALDERWOMAN JAMI COX - ANTWI

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 in the 8th ward.

WHEREAS, the Office of the 8th Ward has developed a procedure for requesting speed humps to calm the flow of traffic which includes the use of a citizen petition; and

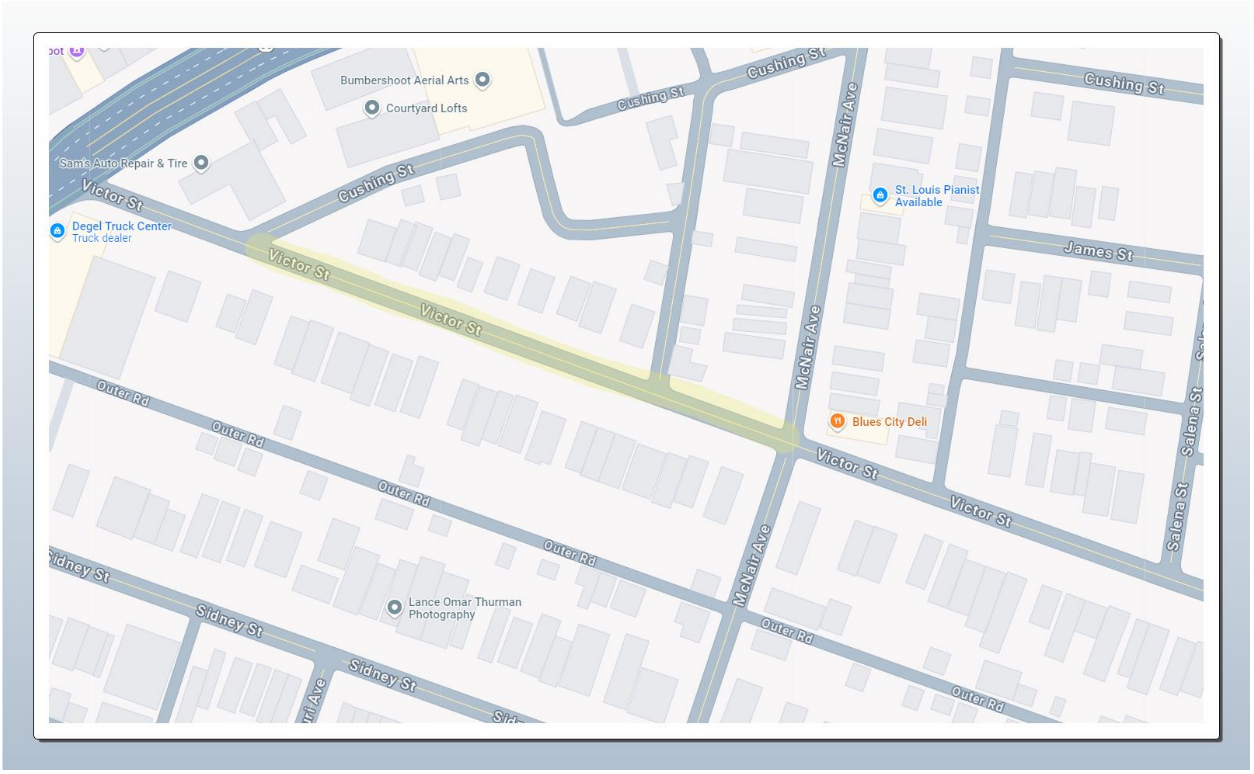
WHEREAS, the requirements of procedure were met for the following area(s) within the 8th ward

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 on various blocks in the 8th ward as follows:

1. Speed Humps shall be installed on the 2100 Block of Victor Street.

Board Bill Number 86
Exhibit 1: 2100 Block of Victor Street



Summary
Board Bill Number 96
Introduced by Alderwoman Jami Cox Antwi
November 7, 2025

An Ordinance, to address traffic safety concerns in the 8th Ward, directing the Director of Streets to establish the direction of Marine Avenue as a one-way street south-bound from the 3600 Block to the 3700 Block.

BOARD BILL NUMBER 96 INTRODUCED BY ALDERWOMAN JAMI COX ANTWI

An Ordinance directing the Director of Streets to establish the direction of Marine Avenue as a one-way street south-bound from the 3600 Block to the 3700 Block.

WHEREAS, the Office of the 8th Ward has developed a procedure for requesting traffic calming measures which includes the use of a citizen petition; and

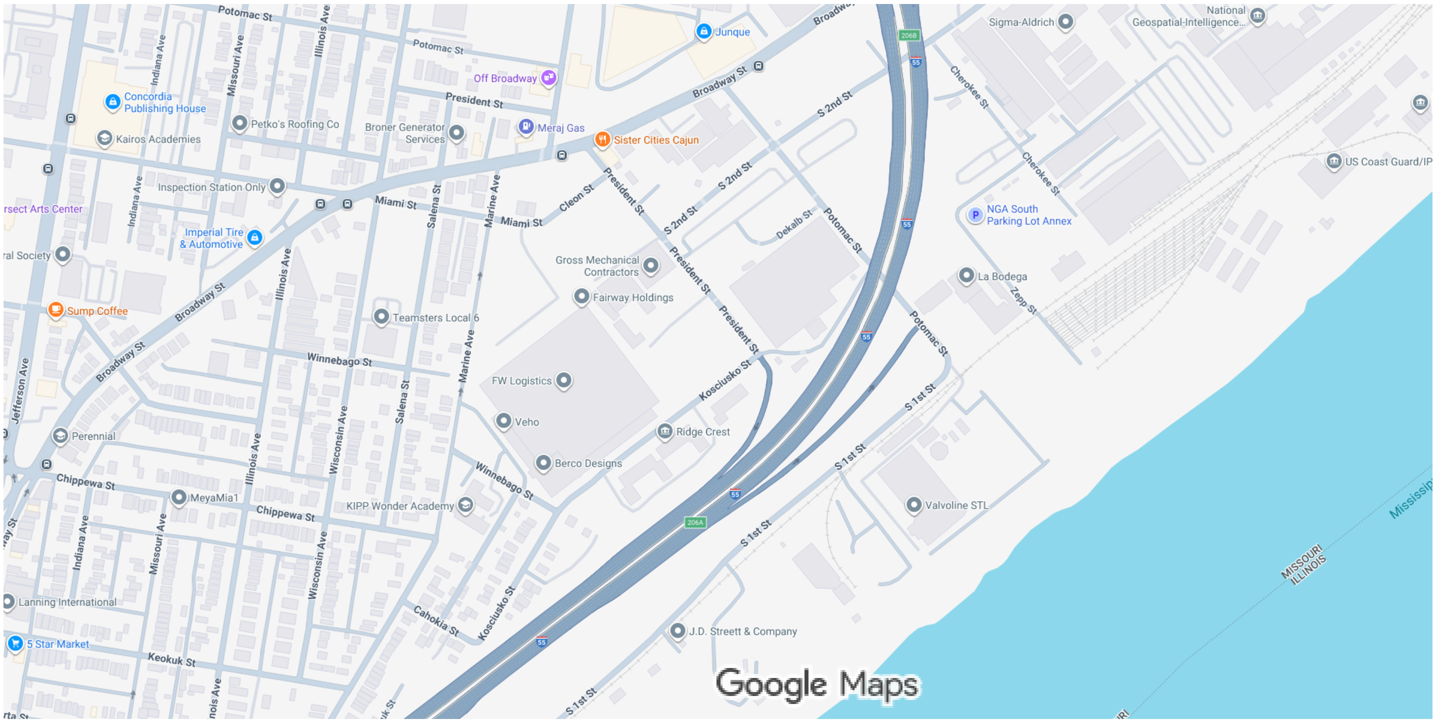
WHEREAS, the requirements of procedure were met for the following area(s) within the 8th Ward.

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

SECTION ONE: The Director of Streets is hereby authorized to change the direction of traffic flow to establish the direction of Marine Avenue as a one-way street south-bound on the 3600 Block and 3700 Block as of the effective date of the passage of this ordinance.

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

Board Bill Number 96
Map: 3600 - 3700 Blocks of Marine Avenue



Map data ©2025 Google 200 ft

Summary
Board Bill Number 97
Introduced by Alderwoman Shameem Clark-Hubbard
November 7, 2025

Pursuant to **Ordinance Number 68937** the proposed bill authorizes the honorary street name Kym Kimberli's Way, which shall begin at the intersection of Deer Street and Evans Ave and run North on Deer Street to the intersection of Martin Luther King BLVD.

BOARD BILL NUMBER 97 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK - HUBBARD

An Ordinance authorizing the honorary street name Kym Kimberli's Way pursuant to **Ordinance Number 68937**, which shall begin at the intersection of Deer Street and run North on Deer Street to the intersection of Martin Luther King BLVD.

WHEREAS, Kymberli Jean Smith's path to some could be considered "unorthodox", however she was a true believer who exuded God's love to others. Likewise, her interaction with people exemplified her spiritual relationship and the goodness of God's grace; and

WHEREAS, Kymberli's life was a true demonstration of how to LIVE LIFE TO THE FULLEST! She departed this world, but life for the believer has no end. Still, her presence will be missed, leaving a mark on the hearts of all who encountered her, which cannot be erased

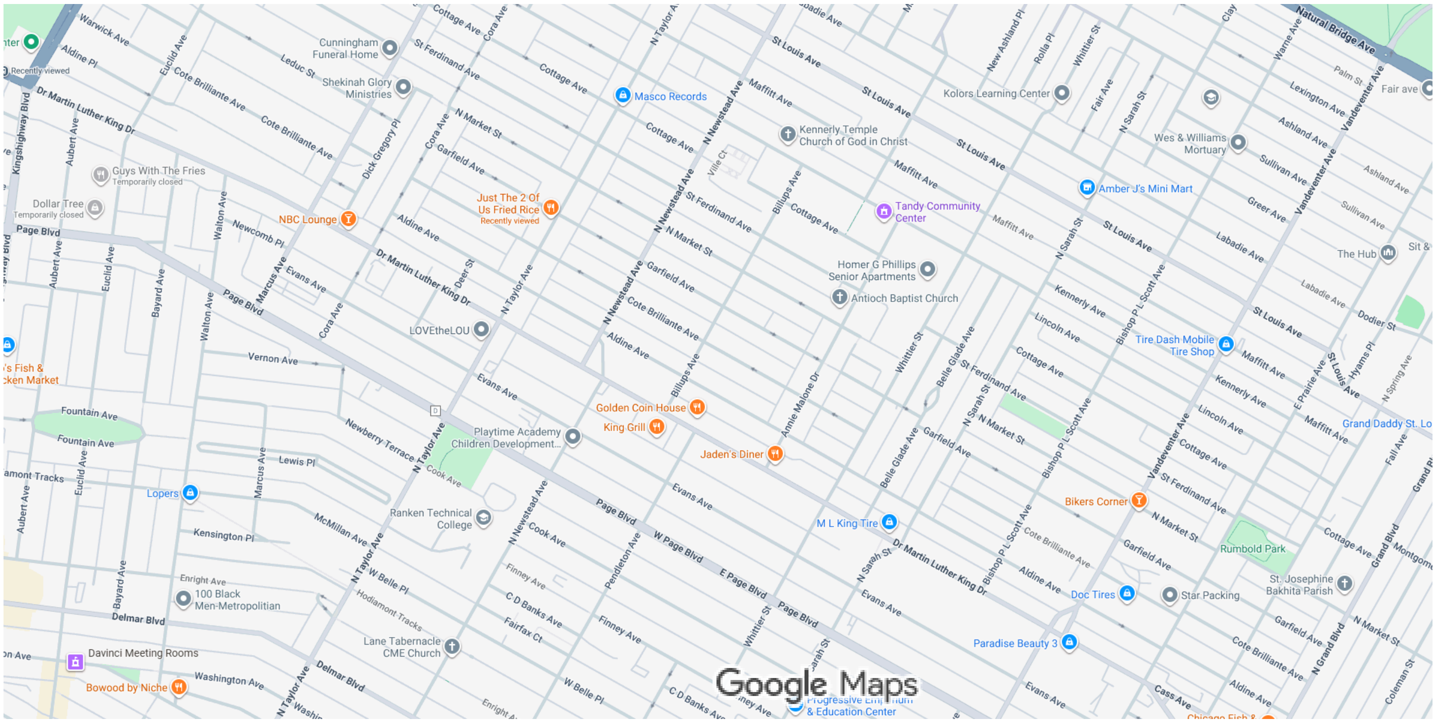
BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:

SECTION ONE. The honorary street name Kym Kimberli's Way shall begin at the intersection of Deer Street and Evans Ave and run North on Deer Street to the intersection of Martin Luther King BLVD.

SECTION TWO. Pursuant to **Ordinance Number 68937**, at least sixty percent of all registered voters and / or persons owning a business on Deer Street between the intersections of Deer Street and Evans Ave and Martin Luther King BLVD have signed a petition in support of this honorary street name.

SECTION THREE. Upon receipt of payment for manufacturing and installing the honorary street signs, the Director of Streets shall install the honorary the street signs, "Kym Kimberli's Way" at the intersections of Deer Street and Evans Ave.

Board Bill Number 97
Map: Deer Street from Evans Avenue to Dr. Martin Luther



Map data ©2025 500 ft

Summary
Board Bill Number 55
Introduced by Alderwoman Shameem Clark-Hubbard
July 11, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 5105 Cabanne Ave. Redevelopment Area. The project consists of the renovation of a single-family building in the Academy neighborhood. The prospective redeveloper acquired the property for $56,000 and plans on renovating the building consisting of 4 bedrooms units and 3.5 bathrooms at the cost of $305,000. The redeveloper plans to utilize private funds and historic tax credits for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 75% of the assessed value of the of the incremental improvements.

BOARD BILL NUMBER INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD
COSPONSORS: ALDERMAN SHANE COHN/ALDERWOMAN LAURA KEYS/ ALDERWOMAN ALISHA SONNIER/ALDERMAN MICHAEL BROWNING/ ALDERMAN RASHEEN ALDRIDGE

An ordinance approving a Redevelopment Plan dated January 28, 2025 (“Plan”) for the 5105 Cabanne Ave. Area ("Area") in the City of St. Louis (“City’) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax abatement (10 years based on 75% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen.

WHEREAS, the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factor in the Area, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use, said Area being more fully described in **Attachment "A"**; and

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 5105 Cabanne Ave. Area," dated January 28, 2025 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein, known as the 5105 Cabanne Ave. Area.

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated January 28, 2025, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

SECTION EIGHT. The Plan for the Area provides that the LCRA may not acquire any property in the Area by the exercise of eminent domain.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(51) percent ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

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

SECTION FOURTEEN. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and

During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount equal to twenty-five percent (25%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

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

SECTION SIXTEEN. 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.

Board Bill Number 55
ATTACHMENT "A"

5105 Cabanne Ave.
LEGAL DESCRIPTION

C.B.5146 CABANNE,
33 FT X 127 FT 6 IN,
RAYMOND PL ADDN,
LOT W-1, E-2
Parcel #5146-00-02100

Board Bill Number 55
ATTACHMENT "B"
Form: 1/24/20

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

5105 Cabanne Ave. Redevelopment Area

PROJECT # 2478

January 28, 2025

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR
Cara Spencer

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR 5105 Cabanne Ave. REDEVELOPMENT AREA

E X H I B I T S

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
“F”	BLIGHTING REPORT
“G”	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 5105 Cabanne Ave. Redevelopment Area ("Area") encompasses approximately .10 acres in the Academy neighborhood of the City of St. Louis ("City").

The legal description of the Area is attached and labeled **Exhibit "A"**. The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Blocks 5146, and includes 5105 Cabanne Ave. The Area is in Poor condition. The parcel by parcel physical conditions within the Area are shown on **Exhibit "B"** (Project Area Plan) and enumerated **in Exhibit "F"** (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 3.8% unemployment rate for the City as of May 2025. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area includes unoccupied residential property.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on **Exhibit "B".**

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential purposes.

Residential density for the surrounding neighborhoods is approximately 9.83 persons per acre in the Academy neighborhood.

5. CURRENT ZONING

The Area is currently zoned "C" Multiple Family Residential, by the City of St. Louis Zoning Code, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and in the conditions, outlined in **Exhibit "F".** The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled **Exhibit "F"** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential use.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. As Amended this Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (**Exhibit G**).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "C" Multiple Family Residential, by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall not be permitted to use the property within the Area only for residential use.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2022).

3. PROPOSED ZONING

The zoning for the Area can remain "C" Multiple Family Residential. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (2022). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

There are no new jobs are proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The properties shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. Urban Design Regulations

1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design

2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.

3.) **Exterior Materials** All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to approval.

4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.

5.) **Roof Shapes**. When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping and Sidewalk Maintenance

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees shall be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, this Plan and agreements between the LCRA and the Redeveloper(s).

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of the effective date of the City ordinance approving this plan and completed within approximately three (3) years of the effective date of the City ordinance approving this plan.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area Plan-Acquisition Map, **Exhibit "D"** attached, identifies all the properties located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes ("PILOTs") as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and
- During each year of the Tax Abatement Period, PILOTs shall equal:
    - In each of years one through ten of the Tax Abatement Period, an amount equal to twenty-five percent (25%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. <u>LAND USE</u>

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in **Exhibit "E"**, attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

EXHIBIT “A”

5105 Cabanne Ave.
LEGAL DESCRIPTION

C.B.5146 CABANNE,
33 FT X 127 FT 6 IN,
RAYMOND PL ADDN,
LOT W-1, E-2
Parcel #5146-00-02100

Exhibit B
Project Area Plan:
Existing Uses & Conditions

5105 Cabanne Ave

Exhibit B

Exhibit C
Project Area Plan:
Proposed Land Use

5105 Cabanne Ave

Exhibit C

Exhibit D
Project Area Plan:
Project Acquisition

5105 Cabanne Ave

No Eminent Domain
Parks

0 87.5 175 350 Feet

N

Exhibit D

EXHIBIT “E”
FORM: 09/30/19

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

Blighting Report for the 5105 Cabanne Ave.

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deteriorating or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2016) as amended.

Subject Property is: ______ vacant land ___X__ unoccupied residential
______ occupied/occupied commercial

Subject Property is: __X___ secured

The subject property _______ has ___X_____ has not a predominance of defective or inadequate streets
If answer is yes, explain: ____

The subject property _X_____ has ________ has not unsanitary or unsafe conditions
If answer is yes, explain: ___The property is subject to illegal dumping.____________________
____

The subject property _X_____ has ________ has not deterioration of site conditions
If answer is yes, explain: ___The unoccupied property is in poor condition -need to be updated.

The subject property _______ has X_ has not improper subdivision or obsolete platting
If answer is yes, explain: ____

The subject property _X_ has_______ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: _____Unoccupied buildings are subject to illegal dumping which makes it a significant fire risk.

The subject property _______ does __X_____ does not retard the provision of housing accommodations
If answer is yes, explain: ____

The subject property _X_____ does _______ does not constitute an economic liability___

If answer is yes, explain: The unoccupied property is significantly deteriorated. This reduces the value of surrounding properties and would take significant investment to bring up to code

The subject property _______ does __X_____ does not constitute a social liability
If answer is yes, explain: ____

The subject property __X_____ is __________ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The unoccupied property is subject to illegal dumping, rat infestation, and fire.

The subject property __X__ is ________ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The unoccupied property is significantly deteriorated, with the deteriorated site conditions listed above.

The subject property _______ is ____X_____ is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: ____
____

The subject property _______ is ____X_____ is not detrimental because of high density of population.
If answer is yes, explain: ____

The subject property _______ is ____X_____ is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: ________________________________
____

The subject property _______ has ___X_____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency.
If answer is yes, explain: The unoccupied property is subject to illegal dumping.

EXHIBIT "G"

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

I. URBAN CHARACTER, VITALITY AND ECOLOGY		**Applicable**	**Not Applicable**
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		X
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy		X
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		X
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability	X	
F2	Continue to integrate preservation into the planning and building approval process	X	
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition	X	
F5	Promote the redevelopment of historic homes and commercial properties	X	
G1	Develop affordable homes in concert with long-range transit and development planning	X	

G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		X
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

Exhibit G-2

End chronic Homelessness		X
Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development		X
Increase bike racks by 150%		X
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		
Encourage small scale redevelopment with economic incentives	X	
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates		X
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment	X	
Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.		

Exhibit G-3

BOARD BILL NUMBER 55
FISCAL NOTE

Preparer's Name _Zachary Wilson

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

Bill Sponsors _ Alderwoman Clark-Hubbard

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 5105 Cabanne Ave. Redevelopment Area. The project consists of the renovation of a single-family building in the Academy neighborhood. The prospective redeveloper acquired the property for $56,000 and plans on renovating the building consisting of 4 bedrooms units and 3.5 bathrooms at the cost of $305,000. The redeveloper plans to utilize private funds and historic tax credits for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 75% of the assessed value of the incremental improvements.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A
Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ____Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ____Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ____Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ____Yes __X__No.

(01/2017)

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

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

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

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

SECTION B

- Does the bill require the construction of any new physical facilities? ____Yes ____No.
    - If yes, describe the facilities and provide the estimated cost:

____
____
____
____
____

- Is the bill estimated to have a direct fiscal impact on any city department or office? ____Yes ____No.
    - If yes, explain the impact and the estimated cost:

____
____
____
____
____

- Does the bill create a program or administrative subdivision? ____Yes ____No.
    - If yes, then is there a similar existing program or administrative subdivision? ____Yes ____No.
    - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

____
____
____

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

  ____

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

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

- Describe any assumptions used in preparing this fiscal note:

  NA- No expenditures will occur with this bill____

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

  _____SLDC____

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

  ____Yes ____No. X

  - f yes, by whom? ______________________________ .

Estimated Fiscal Impact of Tax Abatement on Affected Taxing Jurisdictions in 2025 +

5105 Cabanne Ave.

% Of Tax Abatement		75%	
Residential rate=$8.3818/$100** Commercial rate=$10.0218**	Est. Annual Share of Property Tax Fractions	Est. Annual Revenue (Yr) 1 to 10	Est. Annual Revenue (Yr) 11 +
State - Blind Pension	0.0300	$11	$24
School District - General Fund	5.1211	$1,888	$4,114
St. Louis Community College	0.2185	$81	$176
Metropolitan Sew er District (MSD)	0.1196	$44	$96
Library District	0.5600	$206	$450
Zoo, Museum, & Botanical Garden	0.2795	$103	$225
Community Mental Health	0.0900	$33	$72
Sheltered Workshop	0.1500	$55	$120
Community Children Service Fund	0.1900	$70	$153
City of St. Louis		$0	
Municipal Operation	1.4900	$549	$1,197
Interest and Public Debt	0.1331	$49	$107
M & M Surtax (Commercial Only)	1.6400	$605	$0
Total Annual Revenues	*10.0218*	**$3,694**	**$6,733**
Total Value of the Tax Abatement			**$30,384**

ASSUMPTIONS:

No change in property tax; No inflation; Property will be taxed at full assessment after expiration of abatement period; Assessment based on original cost of project; Assessment will remain constant due to project's current characterization; Investment assumed to result in an assessed value after end of tax abatement period

of $80,327

***Tax rates are subject to change*

Summary
Board Bill Number 58
Introduced by Alderwoman Alisha Sonnier
July 11, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Redevelopment Area. The prospective redeveloper is producing 71 affordable units ranging from 1-3 bedrooms, at the cost of $14.2 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. Staff supports up to fifteen (15) years of tax abatement as follows: ten years (10) years of tax abatement based on 90% of the assessed value of incremental improvements followed by five (5) years of tax abatement based on 50% of the assessed value of incremental improvements.

BOARD BILL NUMBER 58 INTRODUCED BY ALDERWOMAN ALISHA SONNIER COSPONSORS: ALDERWOMAN CLARK-HUBBARD/ALDERMAN SHANE COHN/ ALDERWOMAN LAURA KEYS/ALDERMAN MICHAEL BROWNING/ALDERMAN RASHEEN ALDRIDGE

An ordinance approving a Redevelopment Plan dated November 14, 2023 (“Plan”) for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Area ("Area") in the City of St. Louis (“City’) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 15-year tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen.

WHEREAS, the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factor in the Area, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use, said Area being more fully described in **Attachment "A"**; and

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Area," dated November 14, 2023 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein, known as the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Area.

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated November 14, 2023, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

SECTION EIGHT. The Plan for the Area provides that the LCRA may not acquire any property in the Area by the exercise of eminent domain.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one (51) percent ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native

Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one (51) percent ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

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

SECTION FOURTEEN. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the

City Code, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the "Chapter 353 Tax Abatement Period"), provided, however, that:

PILOTs will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section 353.110, RSMo) equals at least:

For years one through ten of the Chapter 353 Tax Abatement period, at least:

One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation's acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus

ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.

In years 11 – 15 of the tax abatement period, the Redeveloper shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.

The tax abatement described above shall not apply to any taxes excluded from abatement by law or special assessments. The tax abatement shall also not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after any urban redevelopment corporation shall have acquired title to the property.

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

SECTION SIXTEEN. 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.

Board Bill Number 58
ATTACHMENT "A"

BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES REDEVELOPMENT AREA LEGAL DESCRIPTION

Parcel 1
C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-4 & N-5

Parcel 2
C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 6 & N-7 & S-5

Parcel 3
C. B. 2076 CALIFORNIA AV
50 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 18 & 19

Parcel 4
CB 2082 VICTOR
53 FT 9 1/4 IN X 127 FT 6 IN
COMPTON HILL ADDN
LOTS 46 W-45

Parcel 5
C.B. 1380 ARMAND
25 FT X 125 FT
SARPYS ADDN
LOT 8

Parcel 6
C.B. 1380 ARMAND
45 FT X 125 FT
SARPYS ADDN
LOT 7 - E6

Parcel 7
C.B. 1484 JUNIATA
66 FT 1 IN X 127 FT 6 IN
TOWER GROVE HTS AMD ADDN
LOT 36 & 37

Parcel 8
C.B. 1354 RUSSELL
30 FT X 125 FT
ALLENS ADDN
BLK 2 LOT 30 & W-29

Parcel 9
C B 1315 RUSSELL
26 FT 1 1/2 IN /26 FT 3 1/2 IN X 125 FT
ALLENS ADDN
BLOCK 3 LOT 1

Parcel 10
C.B.1314 CALIFORNIA AVE
25 FT X 125 FT
MULLANPHY EMIGRANT RELIEF FUND
SUBD N ADDN LOT 42

Parcel 11
C. B. 2076 OREGON AV
45 FT X 125 FT 1/2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 46 & S-47

Parcel 12
C.B. 2077 OREGON
25 FT X 125 FT 2 IN
TUCKERS ADDN
LOT 26

Parcel 13
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-24 & N-25

Parcel 14
C.B. 1422 OHIO
42 FT / 75 FT X 128 FT 6 IN / IRREG
LABADIE & LYNCH ADDN
BLOCK 14
LOT 21 SE 22 E-23

Parcel 15
C.B. 1422 OHIO
33 FT X 70 FT
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 16
C.B. 1422 OHIO
35 FT X 128 FT 6 IN
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 17
C.B. 2075 IOWA
40 FT 1 IN X 125 FT 1 IN
TUCKERS ADDN
LOT 4 N-5

Parcel 18
C.B. 2075 IOWA AVE
35 FT X 125 FT 2 IN
O D TUCKERS ADDN
BLOCK 6 LOT S-5 6

Parcel 19
C.B. 2075 CALIFORNIA
50 FT X 125 FT 2 IN
TUCKERS ADDN
LOTS 30 31

Parcel 20
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOT 21

Parcel 21
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 4 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOT 22

Parcel 22
C. B. 2076 OREGON AV
42 FT X 125 FT 3 IN
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 37 & N-36

Parcel 23
C. B. 2076 OREGON AV
58 FT X 125 FT
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 34 & 35 & S-36

Parcel 24
C.B. 2077 OREGON
50 FT X 125 FT 2 IN
O D TUCKERS ADDN
LOTS 20 21

Parcel 25
C.B. 1451 E HALLIDAY
40 FT X 140 FT
SWITZER PLACE ADDN
BOUNDED E-COMPTON

Parcel 26
C.B. 1500 HUMPHREY
43 FT 2 IN / 54 FT X 120 FT
IRMA PL ADDN
LOT 10 & E-11

Parcel 27
C.B. 1500 HUMPHREY ST
41 FT 9 IN / 63 FT 7 IN X 132 FT 1 3/8 I
IRMA PLACE 2ND SUBDN
LOT 12 W-11

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES REDEVELOPMENT AREA

PROJECT # 2465

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

November 14,2023

MAYOR

Tishaura O. Jones

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES AREA

E X H I B I T S

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
“F”	BLIGHTING REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Benton Park West, Fox Park, and Tower Grove East Scattered Sites Redevelopment Area ("Area") encompasses twenty-seven parcels totaling approximately 3.1 acres in the Benton Park West, Fox Park, and Tower Grove East Neighborhoods of the City of St. Louis ("City"). The scattered sites are in an Area roughly bounded by Geyer Ave. on the north, Texas Ave. on the east, Connecticut St. on the south, and South Grand Ave. on the west.

The legal description of the Area is attached and labeled **Exhibit "A".** The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises portions of City Blocks 1314, 1315, 1354, 1380, 1422, 1451.03, 1484, 1500, 2075, 2076, 2077, and 2082 and includes the following addresses: 2001 California, 2611 California.; 2615 California, 2645-2647 California, 2659 California, 2642 California, 2653-2655 California, 2857-59 Victor, 2738 Armand, 2742-2744 Armand, 3530-3534 Juniata, 2714 Russell, 2759 Russell, 2608-2610 Oregon, 2632 Oregon, 2636-2638 Oregon, 2645-2647 Oregon, 2659 Oregon, 2814 Ohio, 2816 Ohio, 2818 Ohio, 2820-2822 Ohio, 2609-2911 Iowa, 2613 Iowa, 3203-3205 Halliday, 3303-3305 Humphrey, 3307-3309 Humphrey. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on **Exhibit "B"** (Project Area Plan) and enumerated in **Exhibit “F”** (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate an 3.2% unemployment rate for the City as of November 2023. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are 4 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include 28 occupied residential buildings and one mixed use building.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on **Exhibit "B".**

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential purposes. .

Residential density for the surrounding neighborhoods is approximately 16.95, 17.73 and 14.60 persons per acre.

5. CURRENT ZONING

The Area is currently zoned “C” Multiple Family Residential, “B” Two- Family Residential, and “F” Neighborhood Commercial pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area are occupied and in the conditions outlined in **Exhibit “F”.** The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and as defined in Section 353.020 of Revised Statute (2016) as evidenced by the Blighting Report attached hereto, labeled **Exhibit “F”** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential and commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "“C” Multiple Family Residential, “B” Two- Family Residential, and “F” Neighborhood Commercial by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall not be permitted to use the property within the Area only for residential use.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain “C” Multiple Family Residential, “B” Two- Family Residential, and “F” Neighborhood Commercial. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (as amended 2023).

Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

No new jobs proposed for the Area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) (“Agreement”), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The property shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. Urban Design Regulations

1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design

2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.

3.) **Exterior Materials** All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to approval.

4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.

5.) **Roof Shapes**. When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center as determined by the Parks Department of the City, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Where feasible, parking shall be limited to the rear of the property off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of the effective date of the approval of this Plan by ordinance and completed within approximately three (3) years of the effective date of the approval of this Plan by ordinance.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by property owners including Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Property Acquisition Map**, Exhibit "D"** attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

All of the property within the Area is currently occupied. Existing residents shall be temporally relocated during construction. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the City Code, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the "Chapter 353 Tax Abatement Period"), provided, however, that:

- PILOTs or taxes will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section 353.110, RSMo) equals at least:
    - For years one through ten of the Chapter 353 Tax Abatement period, at least:
        - One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the

assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation's acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus

    - ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.

- In years 11 – 15 of the tax abatement period, the Redeveloper shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.
- The tax abatement described above shall not apply to any taxes excluded from abatement by law or special assessments. The tax abatement shall also not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 71.801, RSMo., all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after any urban redevelopment corporation shall have acquired title to the property.

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. <u>LAND USE</u>

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the "Equal Opportunity and Nondiscrimination Guidelines" in **Exhibit "E",** attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan. Notwithstanding anything to the contrary contained herein, this plan shall not be terminated so long as any bonds issued under the Authority if this Plan are outstanding.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

EXHIBIT “A”

BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES REDEVELOPMENT AREA
LEGAL DESCRIPTION

Parcel 1
C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-4 & N-5

Parcel 2
C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 6 & N-7 & S-5

Parcel 3
C. B. 2076 CALIFORNIA AV
50 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 18 & 19

Parcel 4
CB 2082 VICTOR
53 FT 9 1/4 IN X 127 FT 6 IN
COMPTON HILL ADDN
LOTS 46 W-45

Parcel 5
C.B. 1380 ARMAND
25 FT X 125 FT
SARPYS ADDN
LOT 8

Parcel 6
C.B. 1380 ARMAND
45 FT X 125 FT
SARPYS ADDN
LOT 7 - E6

Parcel 7
C.B. 1484 JUNIATA
66 FT 1 IN X 127 FT 6 IN
TOWER GROVE HTS AMD ADDN
LOT 36 & 37

Parcel 8
C.B. 1354 RUSSELL
30 FT X 125 FT
ALLENS ADDN
BLK 2 LOT 30 & W-29

Parcel 9
C B 1315 RUSSELL
26 FT 1 1/2 IN /26 FT 3 1/2 IN X 125 FT
ALLENS ADDN
BLOCK 3 LOT 1

Parcel 10
C.B.1314 CALIFORNIA AVE

25 FT X 125 FT
MULLANPHY EMIGRANT RELIEF FUND
SUBD N ADDN LOT 42

Parcel 11
C. B. 2076 OREGON AV
45 FT X 125 FT 1/2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 46 & S-47

Parcel 12
C.B. 2077 OREGON
25 FT X 125 FT 2 IN
TUCKERS ADDN
LOT 26

Parcel 13
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-24 & N-25

Parcel 14
C.B. 1422 OHIO
42 FT / 75 FT X 128 FT 6 IN / IRREG
LABADIE & LYNCH ADDN
BLOCK 14
LOT 21 SE 22 E-23

Parcel 15
C.B. 1422 OHIO
33 FT X 70 FT
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 16
C.B. 1422 OHIO
35 FT X 128 FT 6 IN
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 17
C.B. 2075 IOWA
40 FT 1 IN X 125 FT 1 IN
TUCKERS ADDN
LOT 4 N-5

Parcel 18
C.B. 2075 IOWA AVE
35 FT X 125 FT 2 IN
O D TUCKERS ADDN
BLOCK 6 LOT S-5 6

Parcel 19
C.B. 2075 CALIFORNIA
50 FT X 125 FT 2 IN
TUCKERS ADDN
LOTS 30 31

Parcel 20
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOT 21

Parcel 21
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 4 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT

LOT 22

Parcel 22
C. B. 2076 OREGON AV
42 FT X 125 FT 3 IN
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 37 & N-36

Parcel 23
C. B. 2076 OREGON AV
58 FT X 125 FT
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 34 & 35 & S-36

Parcel 24
C.B. 2077 OREGON
50 FT X 125 FT 2 IN
O D TUCKERS ADDN
LOTS 20 21

Parcel 25
C.B. 1451 E HALLIDAY
40 FT X 140 FT
SWITZER PLACE ADDN
BOUNDED E-COMPTON

Parcel 26
C.B. 1500 HUMPHREY
43 FT 2 IN / 54 FT X 120 FT
IRMA PL ADDN
LOT 10 & E-11

Parcel 27
C.B. 1500 HUMPHREY ST
41 FT 9 IN / 63 FT 7 IN X 132 FT 1 3/8 I
IRMA PLACE 2ND SUBDN
LOT 12 W-11

Exhibit B
Project Area Plan:
Existing Uses & Conditions

Benton Park West, Fox Park, and Tower Grove East Scattered Sites

Exhibit C
Project Area Plan:
Proposed Land Use

Benton Park West, Fox Park, and Tower Grove East Scattered Sites

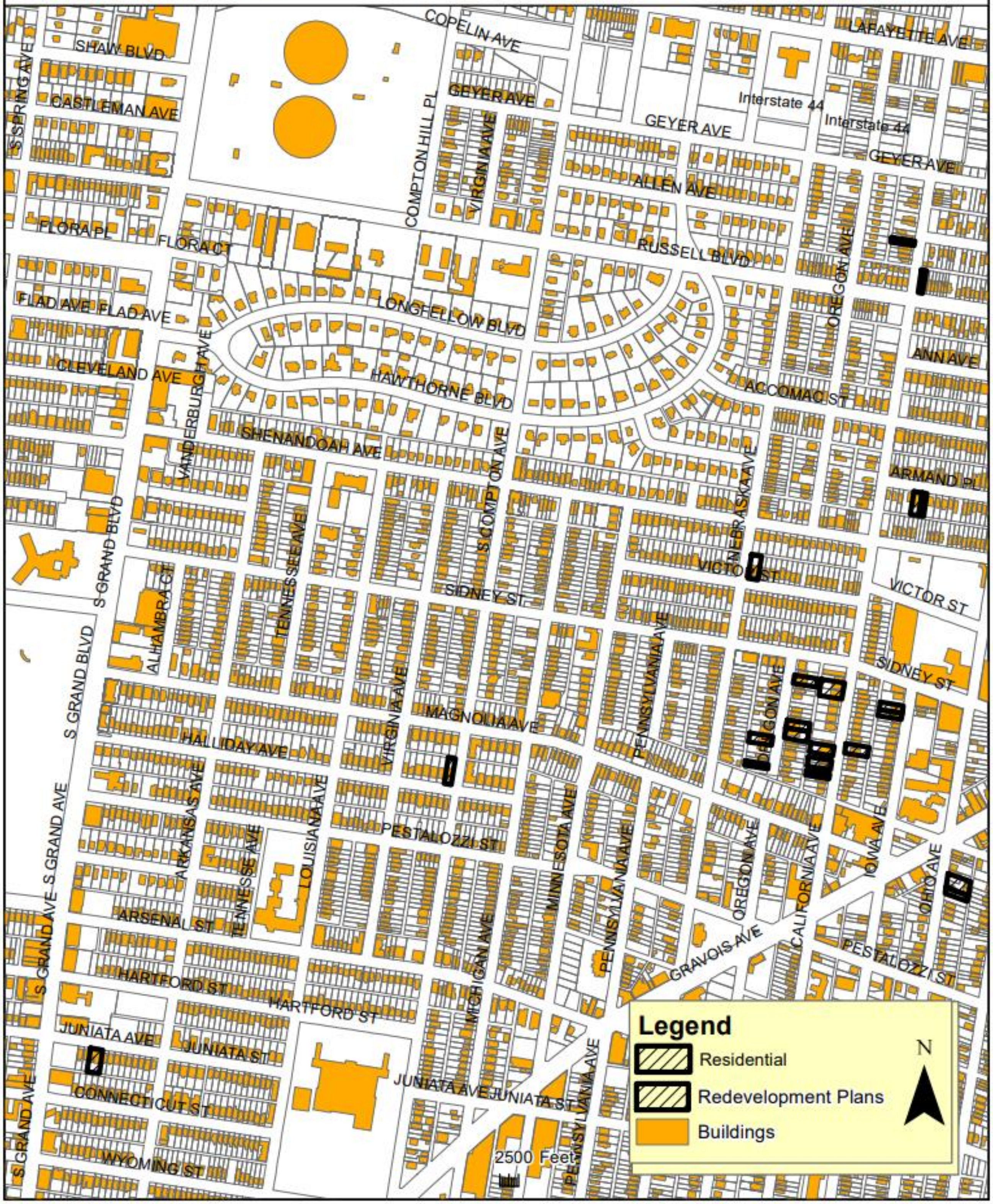


Exhibit D
Project Area Plan:
Project Acquisition

Benton Park West, Fox Park, and Tower Grove East Scattered Sites

EXHIBIT "E"
FORM: 05/01/20

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES
Redevelopment Area

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, insanitary or unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2016) as amended.

Subject Area is: ☐ Vacant Land
☐Occupied Residential X Occupied Commercial
☐Unoccupied Residential ☐ Unoccupied Commercial

Subject Area is: X Secured ☐ Unsecured

Does the Subject Area have insanitary or unsafe conditions? If yes, explain.

X Yes ☐ No

Rear porches and decks are in disrepair. Concrete replacement needs to be done at a few sites along with tuckpointing and painting.

Does the Subject Area have deterioration of site conditions? If yes, explain.

X Yes ☐ No

Rear porches and decks are in disrepair. Concrete replacement needs to be done at a few sites along with tuckpointing and painting.

Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.

☐ Yes X No

Does the Subject Area retard the provision of housing accommodations? If yes, explain.

☐ Yes X No

Does the Subject Area constitute an economic liability? If yes, explain.

☐ Yes X No

Does the Subject Area constitute a social liability? If yes, explain.

X Yes ☐No

The deteriorating conditions of portions of the lots makes the lots conducive to health and social issues.

Is the Subject Area a menace to the public health, safety, or welfare in its present condition? If yes, explain.

☐ Yes X No

Is the Subject Area detrimental because of dilapidation, deterioration, age, or obsolescence? If yes, explain.

☐ Yes X No

Is the Subject Area detrimental because of lack of air sanitation/open space? If yes, explain.

☐ Yes X No

Is the Subject Area detrimental because of overcrowding of buildings or land? If yes, explain.

☐ Yes X No

EXHIBIT "G"

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

I. URBAN CHARACTER, VITALITY AND ECOLOGY		**Applicable**	**Not Applicable**
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		X
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people		
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability	X	
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning	X	

Exhibit G-1

G2	Encourage mixed-use affordable housing in high amenity neighborhoods	X	
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	X	
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment		
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units	X	
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City	X	

Exhibit G-2

End chronic Homelessness		X
Design buildings to encourage physical activity		
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development		
Increase bike racks by 150%		
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives	X	
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates		X
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment		
Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.		

BOARD BILL NUMBER 58
FISCAL NOTE

Preparer's Name _Zachary Wilson

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

Bill Sponsors _Alderwoman Sonnier

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Redevelopment Area. The prospective redeveloper is producing 71 affordable units ranging from 1-3 bedrooms, at the cost of $14.2 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. Staff supports up to fifteen (15) years of tax abatement as follows: ten years (10) years of tax abatement based on 90% of the assessed value of incremental improvements followed by five (5) years of tax abatement based on 50% of the assessed value of incremental improvements.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A
Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ____Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ____Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ____Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ____Yes __X__No.

(01/2017)

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

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

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

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

SECTION B

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

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

      ____
      ____
      ____
      ____
      ____

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

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

      ____
      ____
      ____
      ____
      ____

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

    - If yes, then is there a similar existing program or administrative subdivision? ____Yes ____No.
    - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

      ____
      ____
      ____

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

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

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

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

- Describe any assumptions used in preparing this fiscal note:
  NA- No expenditures will occur with this bill____

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

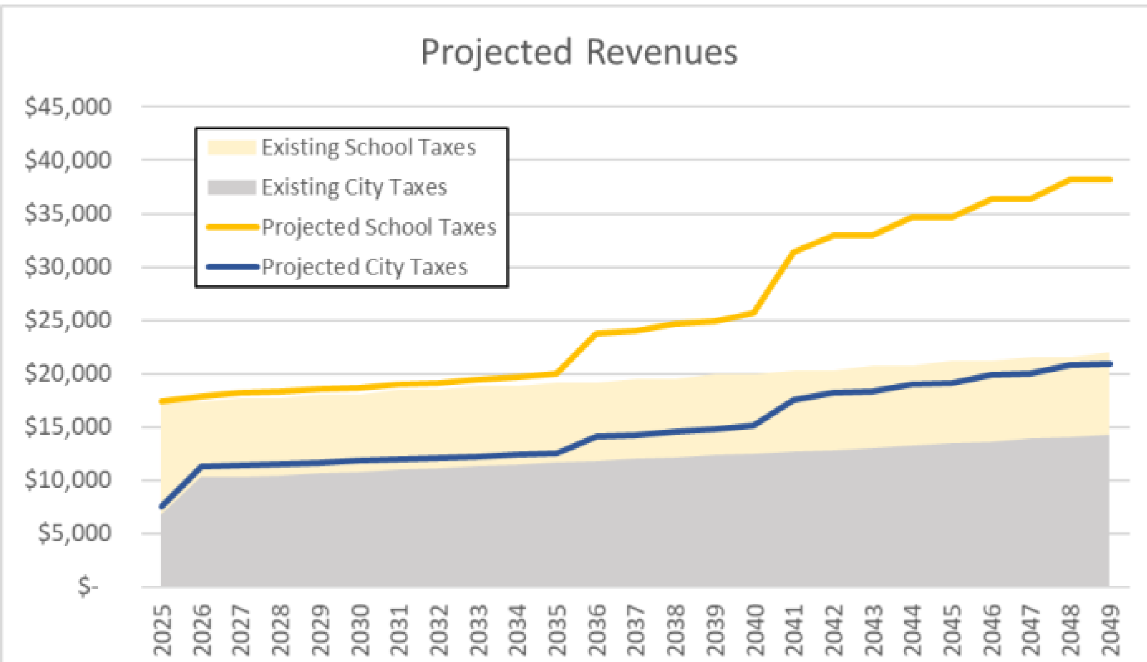
- Have the financial estimates of this bill been verified by the City Budget Division?
  ____Yes ____No. X
  - If yes, by whom? ________________________________ .

ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	$118,992	$191,907	$284,091
Baseline Revenue (If No Project)	$108,935	$169,582	$234,948
New Revenue to City	**$10,058**	**$22,325**	**$49,143**

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School	$188,949	$312,020	$478,537
Baseline Revenue (If No Project)	$182,651	$280,887	$384,313
New Revenue to School District	**$6,298**	**$31,133**	**$94,223**



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 INTORDUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

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 (“CDBG”), Community Development Block Grant Disaster Recovery (“CDBG-DR”), HOME Investment Partnership (“HOME”), Emergency Solutions Grant (“ESG”), and Housing Opportunities for Persons with AIDS (“HOPWA) 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.

WHEREAS, appropriating the sum of Seventeen Million, Four Hundred Eighty Three Thousand, Nine Hundred and Sixty-Five Dollars ($17,483,965) which the City estimates will be available for the 2026 CDBG Program Year; appropriating the sum of Two Million, Four Hundred Fifty Three Thousand, Seven Hundred and Eighty Eight Dollars ($2,453,788) which the City estimates will be available for the 2026 HOME Program Year; appropriating the sum of One Million, Five Hundred Forty Six Thousand, Nine Hundred and Fifteen Dollars ($1,546,915) which the City estimates will be available for the 2026 ESG Program Year; and appropriating the sum of Three Million, One Hundred Thirty Six Thousand, Two Hundred and Seventy Three Dollars ($3,136,273) of which the City estimates will be available for the 2026 HOPWA Program Year, is in the public interest; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. ANNUAL ACTION PLAN SUBMISSION

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

SECTION TWO. CDBG APPROPRIATION

There is hereby appropriated the sum of Seventeen Million, Four Hundred Eighty Eight Thousand, Nine Hundred and Sixty Five Dollars ($17,488,965) of 2026 CDBG funds for the purposes described in **Exhibit A** incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents, including disbursing agreements and/or other agreements associated with lump sum drawdowns intended to facilitate property rehabilitation activities, including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, and including agreements associated with the establishment and implementation of a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, on behalf of the City, which are necessary to carry out the City's CDBG and HOME programs and to expend said funds for the purposes and in the amounts specified in **Exhibit A** attached hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized to transfer funds among the purposes described in **Exhibit A** with the approval of the Board of Estimate and Apportionment; to substitute HOME funding for CDBG funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment; and, to the extent that additional Tax Increment Financing Revenue, program income and/or other funds become available, provided that the Board of Estimate and Apportionment shall approve the expenditure of such funds.

SECTION THREE. HOME APPROPRIATION

There is further hereby appropriated the sum of TWO Million, Four Hundred Fifty Three Thousand, Seven Hundred and Eighty Eight Dollars ($2,453,788) of 2026 HOME Funds for the purposes described in **Exhibit A** incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, on behalf of the City, which are necessary to carry out the City's HOME programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized to transfer funds among the purposes described in **Exhibit A** with the approval of the Board of Estimate and Apportionment and to substitute CDBG funding for HOME funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment. At least fifteen percent of the aforesaid 2026 HOME funds, or Three Hundred Sixty Eight Thousand, and Sixty Eight Dollars ($368,068), must be committed to projects to be undertaken by certified Community Housing Development Organizations (CHDOs).

SECTION FOUR. ESG APPROPRIATION

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

SECTION FIVE. HOPWA APPROPRIATION

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

SECTION SIX. SEVERABILITY CLAUSE

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

SECTION SEVEN. EMERGENCY CLAUSE

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

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

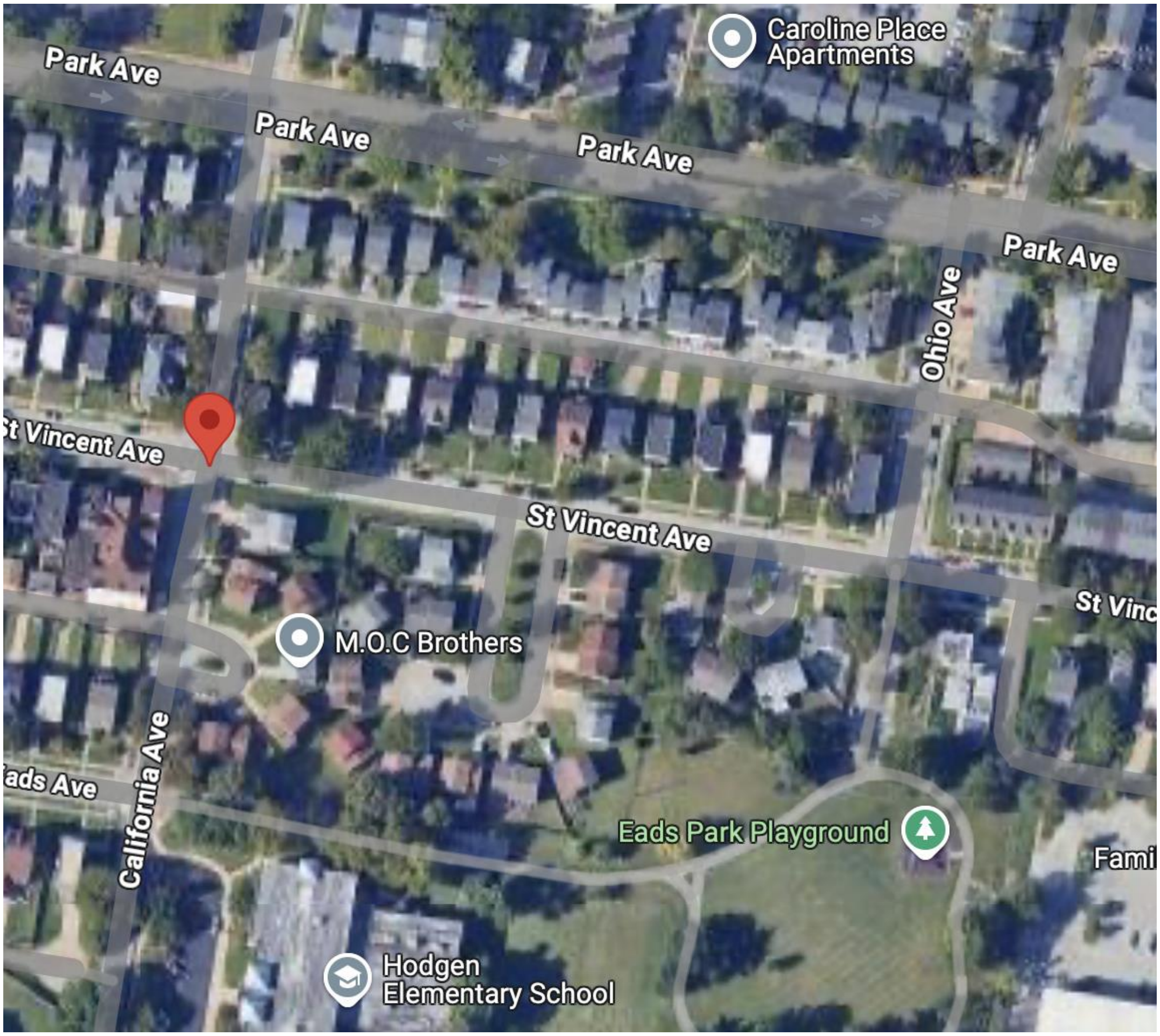
WHEREAS, property owners and nearby residents to this alley have indicated that they no longer wish to continue the responsibility of maintaining this alley; and

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 reallignment 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°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° 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°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°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 seventy 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 hereinafter 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

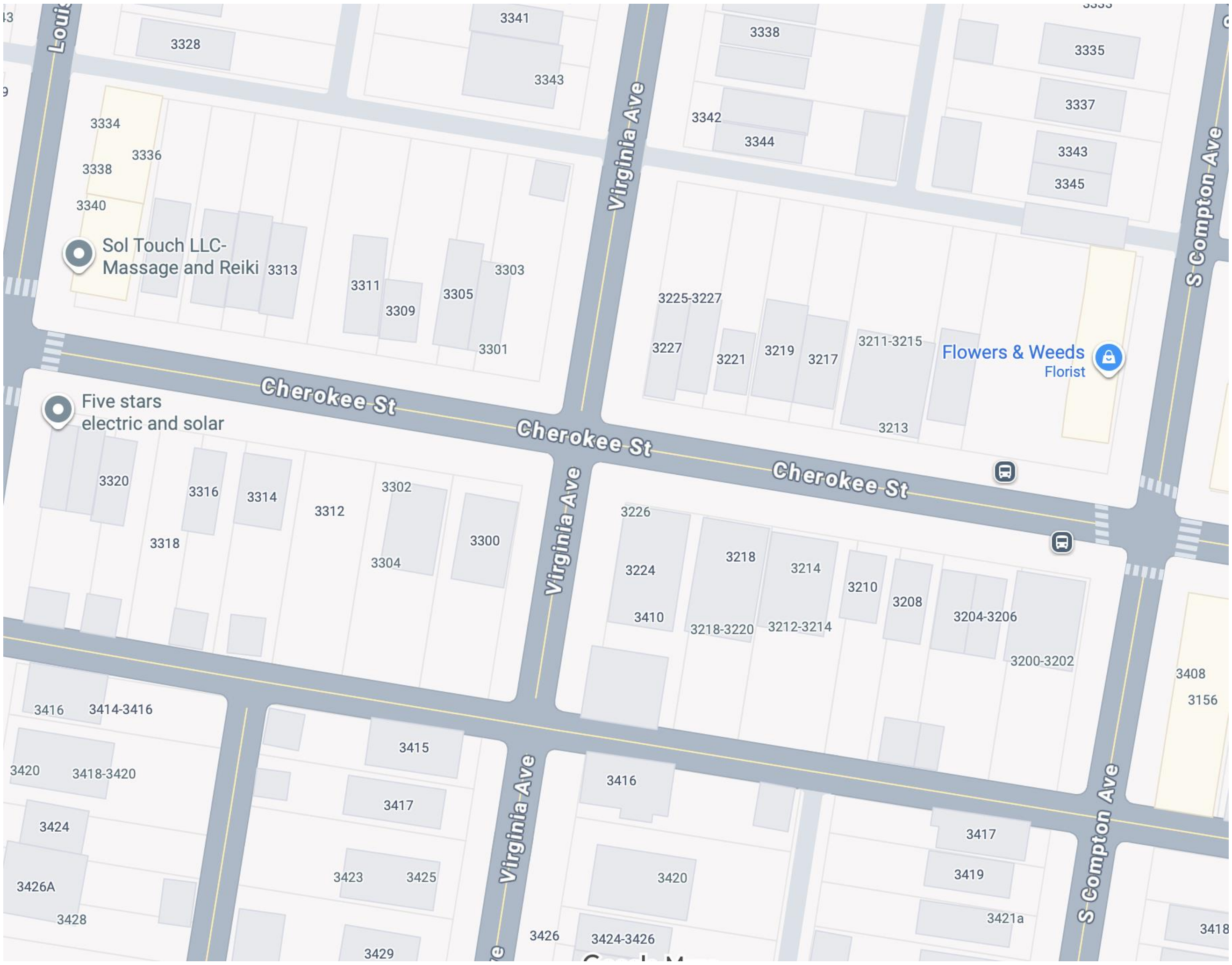
An Ordinance establishing a four-way stop site at the intersection of Cherokee Street and Virginia Avenue in the Benton Park West and Gravois Park neighborhoods in the Seventh Ward to regulate traffic traveling in all directions; and containing an emergency clause.

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

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

SECTION TWO. Emergency Clause. This being an Ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance 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:

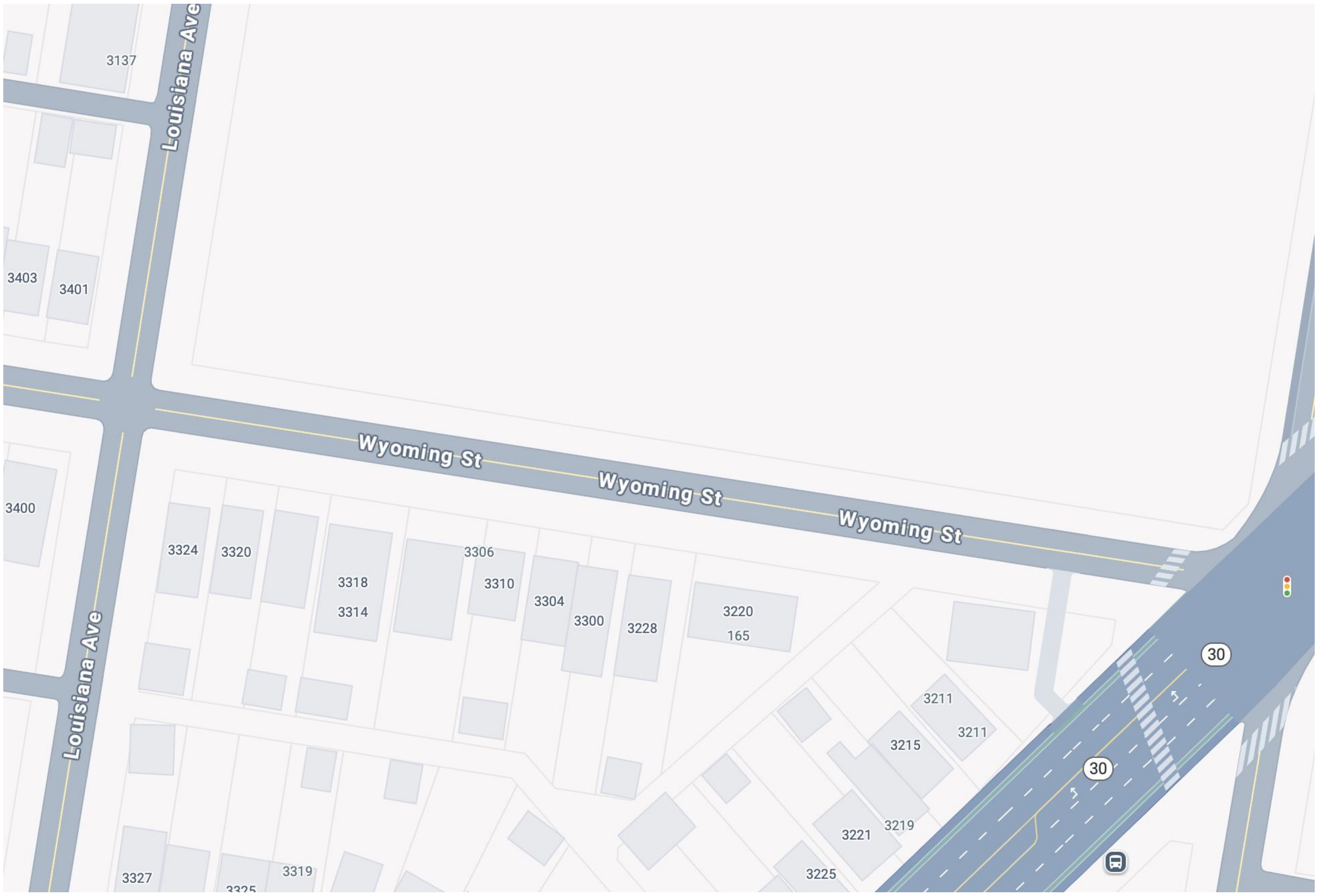
SECTION ONE. Pursuant to **Ordinance Number 70333**, as amended by **Ordinance Number 71394**, the Director of Streets is hereby directed to install speed humps to calm the flow of traffic in the following locations:

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;

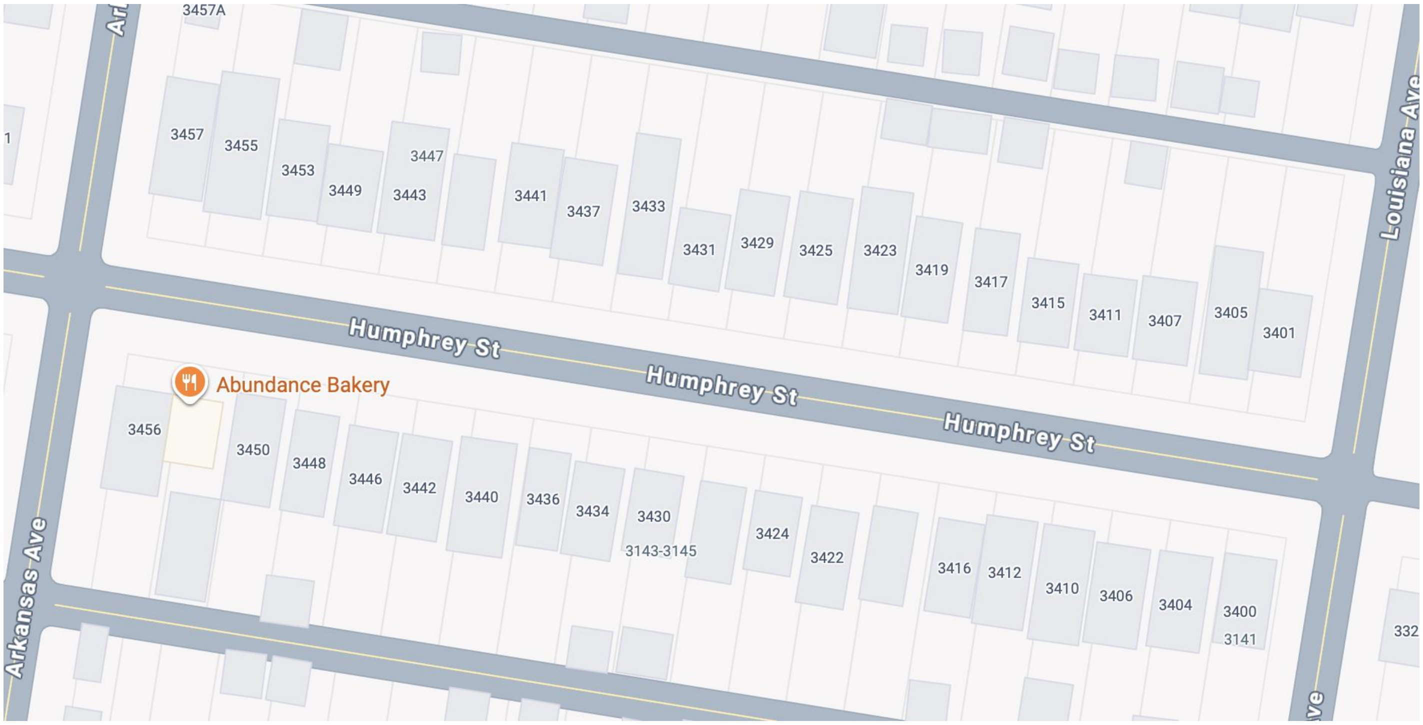
9. One speed hump shall be installed on the 3300 block of California Avenue in the Benton Park West neighborhood;
10. One speed hump shall be installed on the 3300 block of Pennsylvania Avenue in the Benton Park West neighborhood;
11. One speed hump shall be installed on the 2700 block of Winnebago Street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

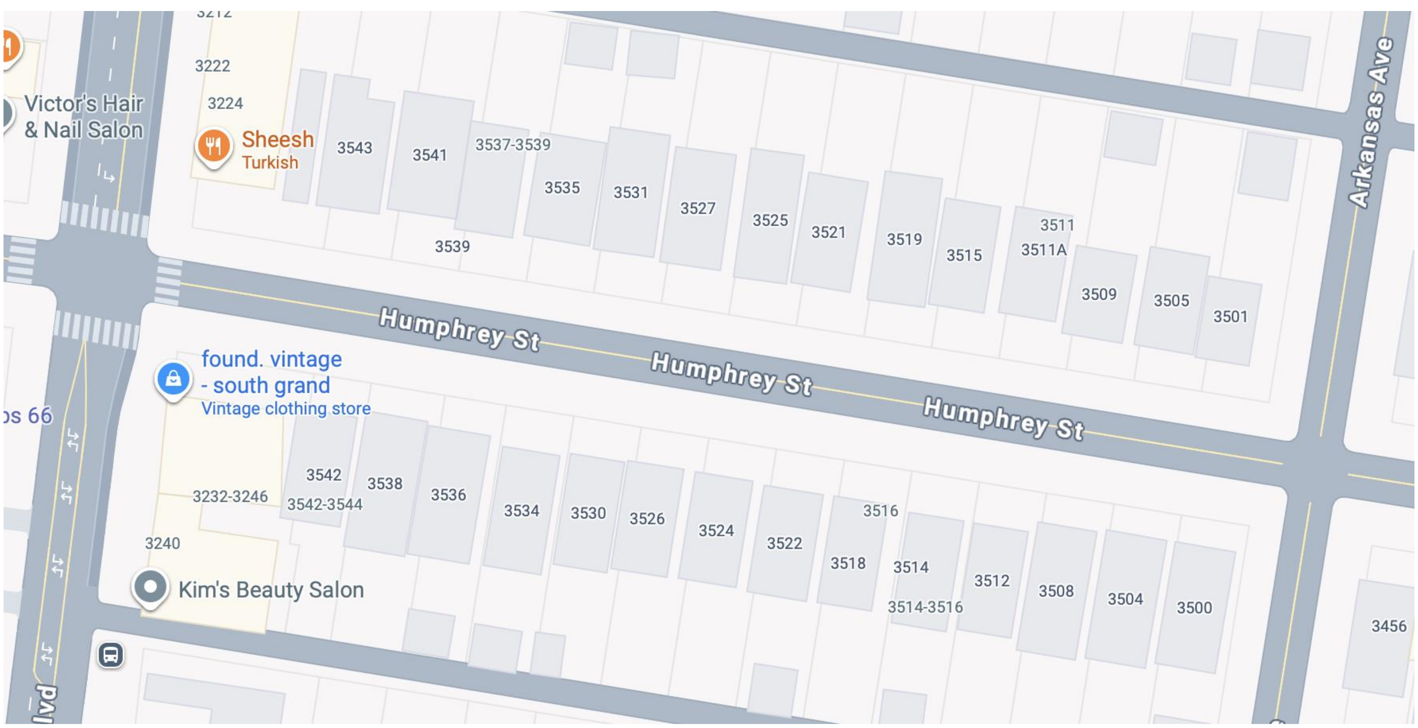
SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health, and safety and providing for public work or improvements and repairs thereof, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter, and,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

Board Bill Number 85
Map: 3300 block of Wyoming Street



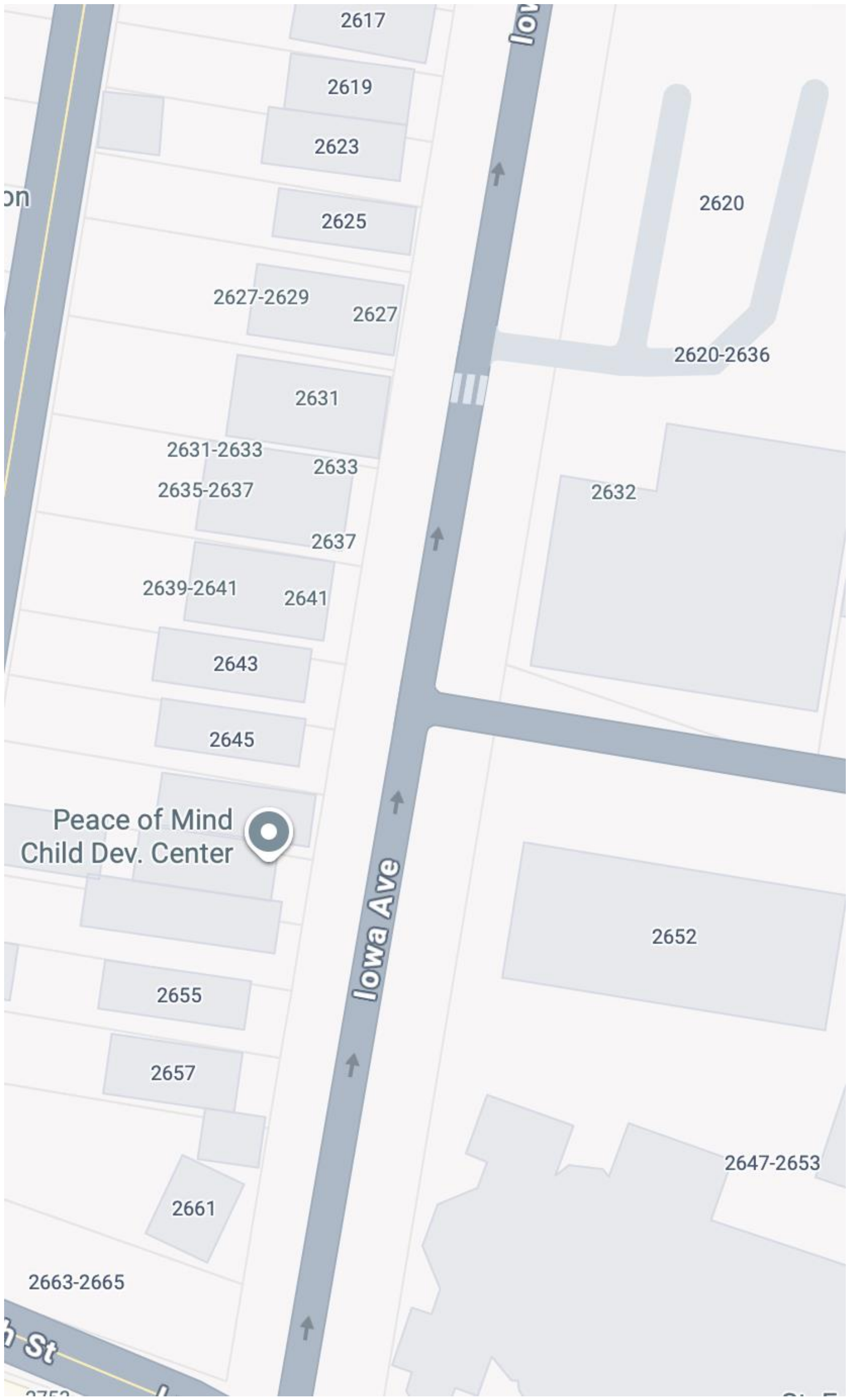
Board Bill Number 85
Map: 3400 and 3500 blocks of Humphrey Avenue



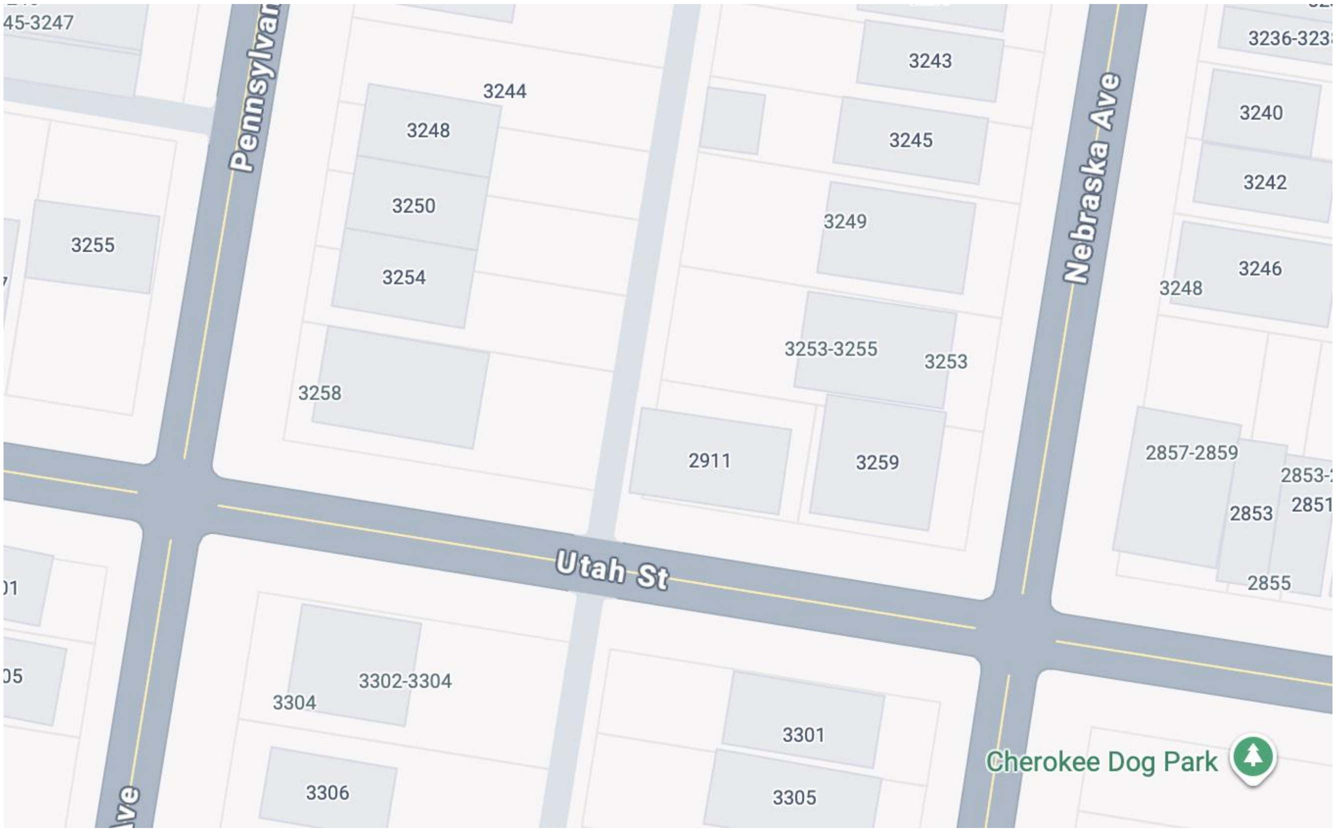


Board Bill Number 85
Map: 2700 and 2800 blocks of Arkansas Street

Board Bill Number 85
Map: 2600 block of Iowa Avenue



Board Bill Number 85
Map: 2900 block of Utah Avenue

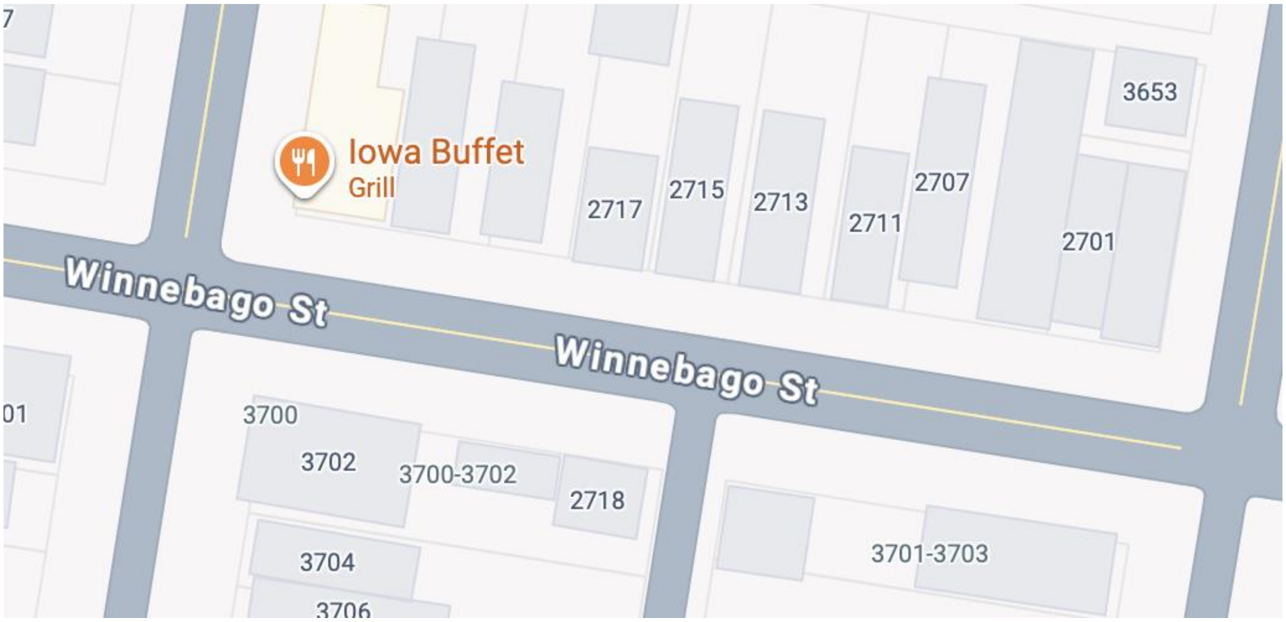


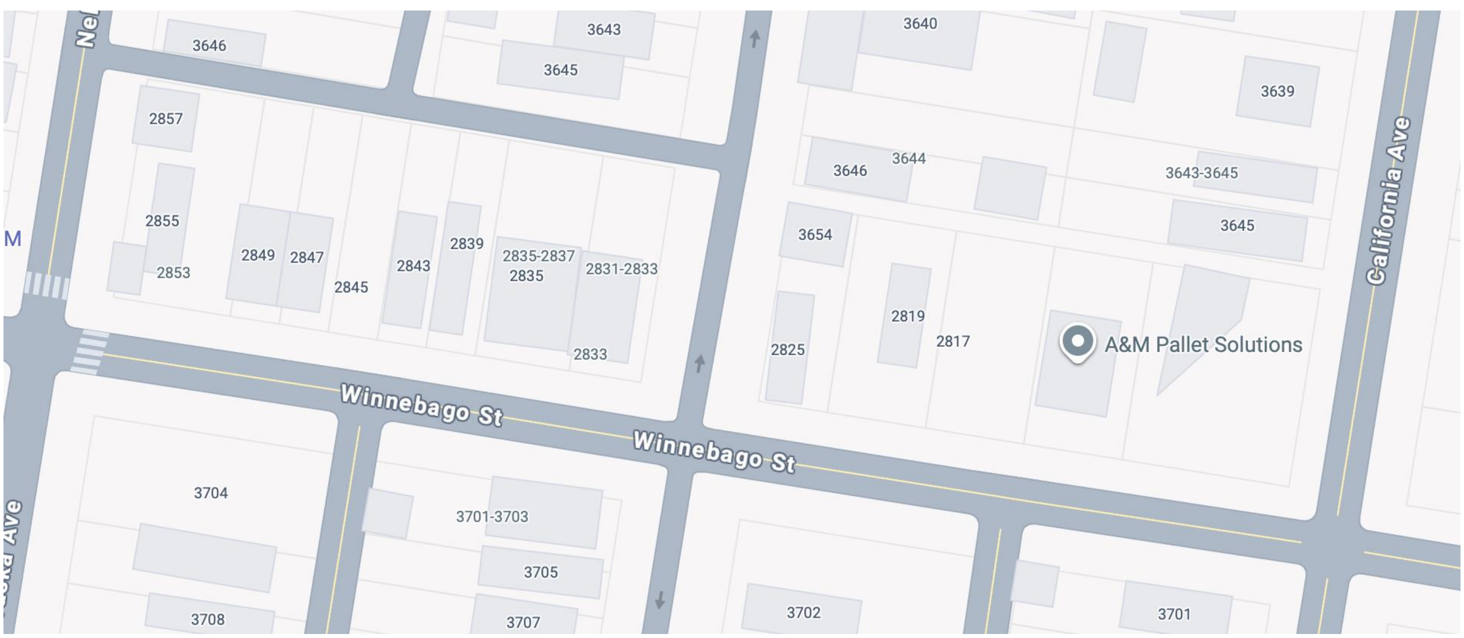
Board Bill Number 85
Map: 3300 block of Ohio Avenue

Board Bill Number 85
Map: 3300 block of California Avenue

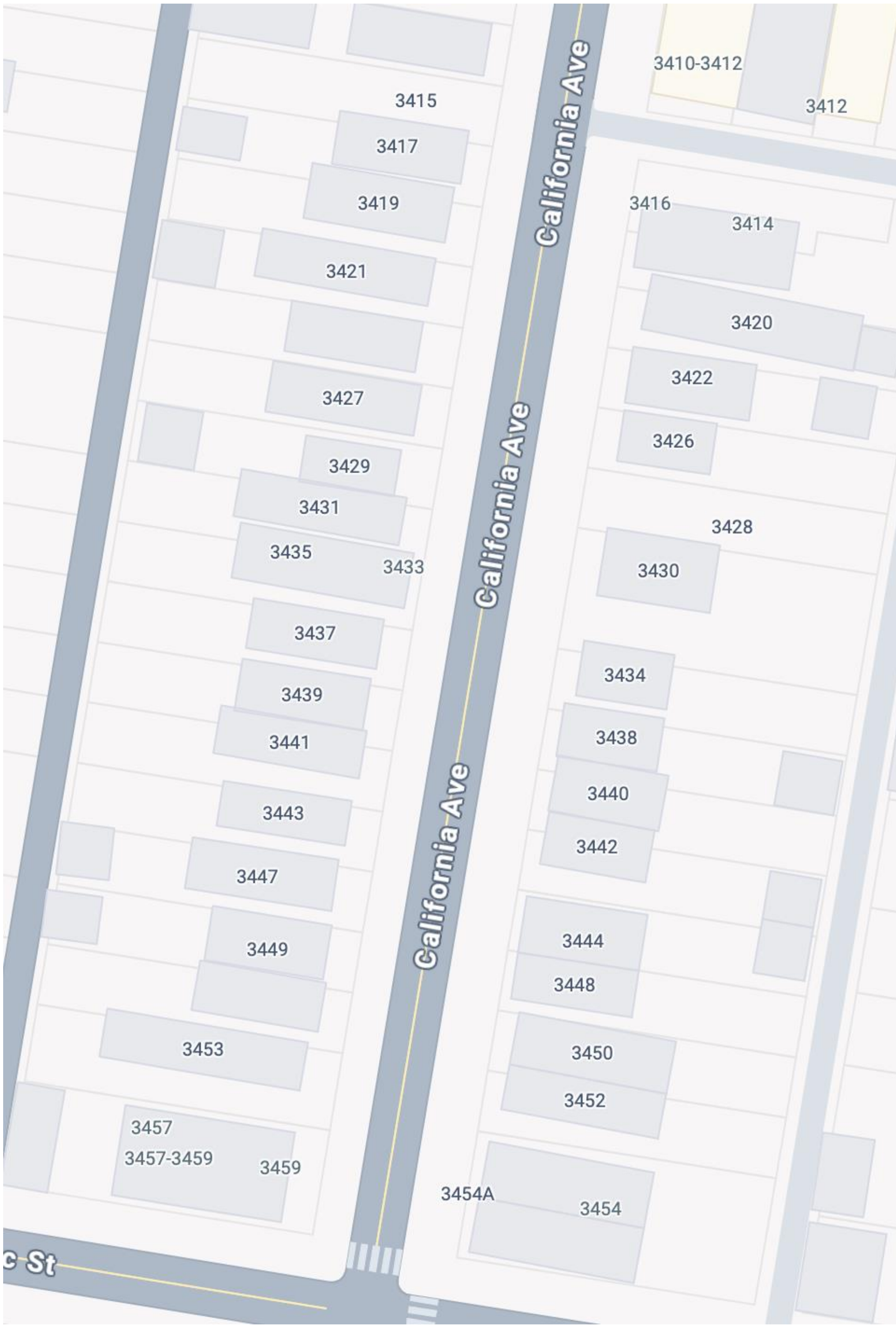
Board Bill Number 85
Map: 3300 block of Pennsylvania Avenue

Board Bill Number 85
Map: 2700 and 2800 blocks of Winnebago Street

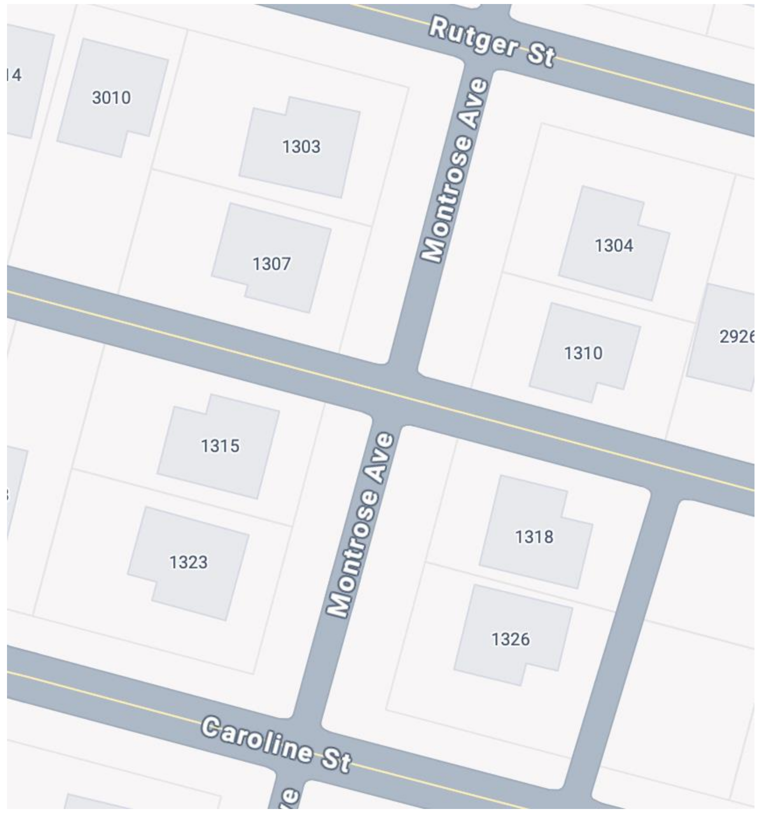


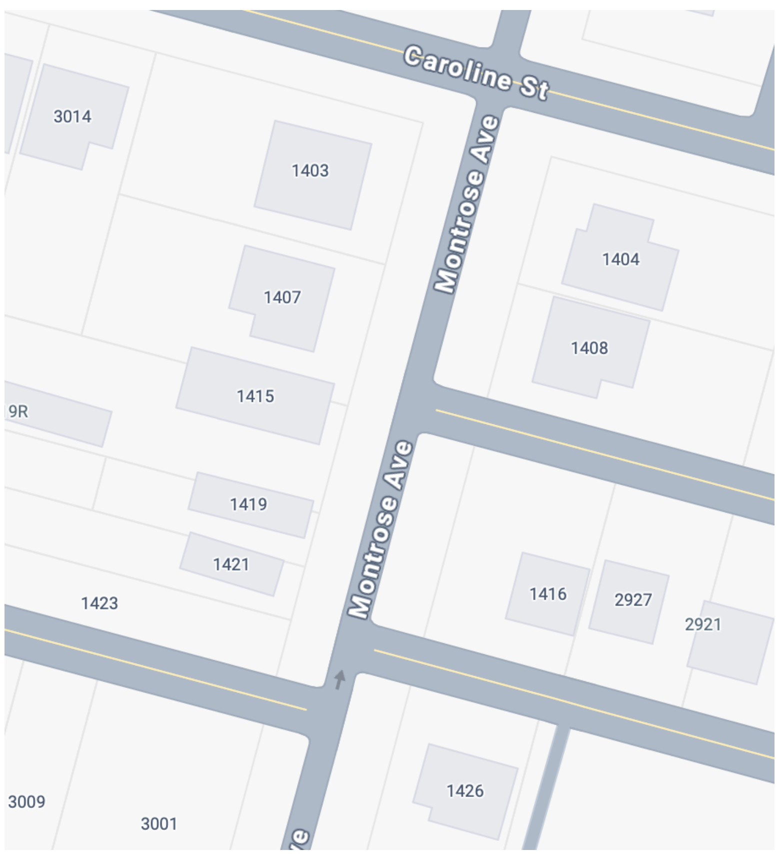


Board Bill Number 85
Map: 3400 block of California Avenue



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 93
Introduced by Alderman Rasheen Aldridge
October 31, 2025

An ordinance, recommended by the Board of Estimate and Apportionment, appropriating the sum of One Million and 0/100ths ($1,000,000) Dollars of Rams Settlement Funds for deposit into the Impacted Tenants Fund as authorized by Ordinance 71840 and revised by Ordinance 72002; and containing a severability clause and an emergency clause.

BOARD BILL NUMBER 93 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
COSPONSORS: MAYOR CARA SPENCER/PRESIDENT MEGAN GREEN/ ALDERMAN MATT DEVOTI/ALDERWOMAN ALISHA SONNIER/ALDERMAN MICHAEL BROWNING/ALDERWOMAN SHAMEEM CLARK-HUBBARD/ ALDERWOMAN LAURA KEYS

An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and directing an appropriation in the total amount of One Million and 0/100ths ($1,000,000) Dollars of Rams Settlement Funds for deposit into the Impacted Tenants Fund as authorized by Ordinance 71840 and revised by Ordinance 72002, and containing a severability clause and an emergency clause.

WHEREAS, at the time of filing, the amount of Settlement Funds, including accrued interest, that are available for appropriation totals $254,365,535.05; and

WHEREAS, the City of St. Louis continues to experience an increase in the number of condemned residential properties due to unaddressed Building Code violations, leading to the involuntary displacement of tenants; and

WHEREAS, the involuntary displacement of tenants has been further exacerbated by the May 16, 2025 tornado, which damaged hundreds of homes and apartments, particularly in historically disinvested neighborhoods; and

WHEREAS, the Impacted Tenants Fund, established by Ordinance 71840 and amended by Ordinance 72002, provides critical financial support to tenants displaced through no fault of their own, including those affected by condemnations, natural disasters, and hazardous living conditions; and

WHEREAS, the City recognizes that the rising rate of condemnations and displacements constitutes a public health, safety, and housing stability crisis that demands immediate action and targeted financial resources.

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

SECTION ONE. Definitions.

A. ***Available Monies.*** "Available monies" shall mean the sum of interest and the principal accessible for such distribution as indicated for each respective fund.

B. ***Impacted Tenants Fund.*** "Impacted Tenants Fund" shall refer to the financial aid program authorized by Ordinance 71840 and amended by Ordinance 72002.

C. ***Settlement Funds***. "Settlement Funds" shall refer to the funds the City received as a result of the City's settlement of litigation against Rams Football Team owner Stan Kroenke and the National Football League.

SECTION TWO. There are hereby appropriated the sum of One Million and 0/100th Dollars ($1,000,000) of Available Monies from the Settlement Funds to the Department of Human Services. The Director of the Department of Human Services is hereby authorized to make, negotiate, and execute any and all contracts or other documents on behalf of the City to expend such funds in accordance with Ordinance 71840 as amended by Ordinance 72002.

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

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

Summary
Board Bill Number 94
Introduced by Alderwoman Alisha Sonnier
October 31, 2025

An ordinance, recommended by the Board of Estimate and Apportionment, appropriating the sum of Three Million Three Hundred Sixty-Five Thousand Five Hundred Thirty-Five and 05/100ths ($3,365,535.05) of Rams Settlement Funds, for the purpose of supporting winter shelter needs for unhoused residents; authorizing and directing the Director of the Department of Human Services ("DHS") to execute contracts as may be necessary to expend funds; and containing a severability clause and an emergency clause.

BOARD BILL NUMBER 94 INTRODUCED BY ALDERWOMAN ALISHA SONNIER COSPONSORS: MAYOR CARA SPENCER/ PRESIDENT MEGAN GREEN/ ALDERMAN MATT DEVOTI/ALDERMAN MICHAEL BROWNING/ ALDERWOMAN SHAMEEM CLARK-HUBBARD/ALDERMAN RASHEED ALDRIDGE/ALDERWOMAN LAURA KEYS

An ordinance, recommended by the Board of Estimate and Apportionment, appropriating the sum of Three Million Three Hundred Sixty-Five Thousand Five Hundred Thirty-Five and 05/100ths ($3,365,535.05) Dollars of Rams Settlement Funds, for the purpose of supporting winter shelter needs for unhoused residents; authorizing and directing the Director of the Department of Human Services to execute or purchase against existing contracts as may be necessary to expend funds; and containing a severability clause and an emergency clause.

WHEREAS, in 2021, St. Louis City, St. Louis County, and the Regional Convention and Sports Complex Authority signed a $790 million settlement agreement with Rams owner Stan Kroenke and the National Football League, resulting in the City negotiating receipt of $280 million as its share from the settlement agreement, of which $30 million was appropriated to invest in the Convention Center; and

WHEREAS, at the time of filing, the amount of Settlement Funds, including accrued interest, that are available for appropriation totals $254,365,535.05; and

WHEREAS, the taxpayer dollars of residents across the City funded the litigation that resulted in the City receiving these Settlement Funds, and the Board of Aldermen finds that this legislation satisfies the strong public purpose of providing winter shelter to unhoused residents; and

WHEREAS, the City recognizes that winter months bring severe weather conditions that pose significant health and safety risks to individuals and families experiencing homelessness; and

WHEREAS, on May 16, 2025, an EF3 tornado cut a mile-wide path of destruction through St. Louis City, with an estimate of over 5,000 households living in uninhabitable dwellings in the immediate months after the tornado; and

WHEREAS, the line between being housed and unhoused is often perilously thin, with many residents living one paycheck, medical bill, or unexpected expense away from homelessness; and

WHEREAS, the recent tornado that damaged thousands of homes across the City of St. Louis has further destabilized already fragile housing conditions, displacing families, straining emergency resources, and heightening the risk of exposure and hardship as winter approaches, underscoring the urgent need for expanded winter shelter funding and emergency housing support.

WHEREAS, many of those tornado-impacted families remain unhoused or in their damaged dwellings that are not safe for winter,

WHEREAS, ensuring the safety and well-being of all residents is a fundamental responsibility of the City; and

WHEREAS, during periods of extreme cold, snow, and inclement weather, the availability of emergency shelter space and services is critical to preventing exposure-related illness, injury, and loss of life; and

WHEREAS, the City's existing shelter system operates near or at full capacity during winter months, creating an urgent need for additional temporary beds and warming spaces; and

WHEREAS, the St. Louis City Continuum of Care, community-based organizations, nonprofit partners, and faith-based groups have demonstrated a willingness to collaborate with the City to provide emergency shelter and supportive services; and

WHEREAS, the allocation of emergency funds will enable the rapid activation and operation of additional winter shelter facilities, extended hours at existing shelters, procurement of necessary supplies and services at new and existing shelters, transportation to shelter, and outreach efforts to connect unhoused residents to safe indoor spaces; and

WHEREAS, the St. Louis City Board of Estimate and Apportionment and the Board of Aldermen find that an emergency allocation of funds is necessary to protect public health, safety, and welfare during the upcoming winter season.

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

SECTION ONE. Definitions.

A. ***Available Monies.*** "Available monies" shall mean the sum of interest accrued on the Settlement Funds that is accessible for such distribution.

B. ***DHS.*** "DHS" shall mean the Department of Human Services of the City of St. Louis.

C. ***Settlement Funds***. "Settlement Funds" shall refer to the funds the City received as a result of the City's settlement of litigation against Rams Football Team owner Stan Kroenke and the National Football League, and any accumulated interest.

D. ***Tornado.*** "Tornado" shall mean the areas affected by the severe storms, straight-line wind and tornado on May 16, 2025.

SECTION TWO. There are hereby appropriated the sum of Three Million Three Hundred Sixty-Five Thousand Five Hundred Thirty-Five and 05/100ths ($3,365,535.05) Dollars of Available Monies from the Settlement Funds to DHS. DHS is hereby authorized to make, negotiate, and execute any and all contracts or other documents on behalf of the City to expend such funds.

SECTION THREE. Eligible Uses. The funds appropriated pursuant to Section Two of this ordinance shall be used exclusively for providing appropriations for the purposes of supporting the emergency winter housing needs of the City's unhoused residents, with such eligible uses including but not limited to the following:

A. Increasing temporary winter congregate and noncongregate shelter capacity located in the City for unhoused residents, ensuring that funds are allocated so as to ensure a diversity of shelter options are available to accommodate residents' individual needs and personal characteristics;

B. Increasing access to warming centers, warming buses, and other warming facilities or access points across the City; and

C. Increasing access to safe transport to shelters for unhoused residents; and

D. Increasing staffing and operational capacity to serve unhoused residents.

SECTION FOUR. Administration, Implementation, and Accountability of Funds.

A. DHS shall:

a. Have general oversight over and administer the funds appropriated pursuant to Section Two of this Ordinance;

b. Recommend to the Board of Estimate and Apportionment specific awards of funds appropriated pursuant to Section Two of this Ordinance, which may be distributed through existing or new emergency contracts to specific recipients, contractors, or vendors, and for which the requirements of City Ordinance 64102 may be waived due to the emergency nature of the eligible uses for such funds as outlined pursuant to Sections Three and Seven of this Ordinance.

B. The Board of Estimate and Apportionment's approval of a specific contract or agreement for disbursement to a recipient, contractor, or vendor shall constitute authority for the City signatory to make such disbursement in accordance with the approved contract or agreement.

C. The funds appropriated under Section Two of this Ordinance shall be included among the funds subject to regular audits of City funds as required under law.

D. The Mayor's Office, or other applicable City department, shall provide a monthly report to the Budget and Public Employees Committee detailing expenditures made pursuant to this Ordinance; data on services provided, utilization of those services, and characteristics of individuals utilizing those services; and provider experience, and may provide such a report as part of the monthly reporting to the Budget and Public Employees Committee pursuant to Section Two of Ordinance 72009.

E. Information on the uses and impact of the expenditures of funds pursuant to this Ordinance, including data on services provided, utilization of those services, and characteristics of individuals utilizing those services, and provider experience, shall be included in the annual report on the uses and impact of tornado recovery funds as provided for under Section Two of Ordinance 72009.

SECTION FIVE. Restrictions on Use of Funds. No monies may be disbursed from the funds appropriated pursuant to Section Two of this Ordinance for any purpose other than that authorized pursuant to this Ordinance. All contracts executed to expend funds appropriated pursuant to Section Two of this Ordinance shall contain a provision explicitly stating that, in the event of a violation of this Ordinance or a determination of fund misuse, the disbursed funds shall be subject to clawback.

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

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

Summary
Board Bill Number 95
Introduced by Alderwoman Shaeem Clark-Hubbard
October 31, 2025

This Board Bill recommended by the Board of Estimate and Apportionment, appropriating the sum of Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars of one-time unreserved General Operating Reserve funds for deposit into the Tornado Relief and Recovery Fund, for the purpose of supporting winter-related emergency shelter and additional tornado disaster relief to support housing of residents impacted by the May 16, 2025, tornado. It has a severability clause and an emergency clause.

BOARD BILL NUMBER 95 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD
COSPONSORS: MAYOR CARA SPENCER/PRESIDENT MEGAN GREEN/ ALDERMAN MATT DEVOTI/ALDERMAN MICHAEL BROWNING ALDERWOMAN LAURA KEYS/ALDERWOMAN ALISHA SONNIER/ ALDERMAN RASHEEN ALDRIDGE

An Ordinance recommended by the Board of Estimate and Apportionment, appropriating the sum of Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars of one-time unreserved General Operating Reserve funds for deposit into the Tornado Relief and Recovery Fund, for the purpose of supporting winter-related emergency shelter and additional tornado disaster relief to support housing of residents impacted by the May 16, 2025, tornado; and containing a severability clause and an emergency clause.

WHEREAS, the City of St. Louis closed Fiscal Year 2025 (F25) with a General Fund Operating Budget Surplus of Eighteen Million Seven Hundred Thousand and 0/100ths ($18,700,000.00); and

WHEREAS, in accordance with City Code of Ordinances § 5.35.010, half of the surplus, Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars was added to the City's unreserved General Fund reserve; and

WHEREAS, on May 16, 2025, an EF3 tornado cut a mile-wide path of destruction through St. Louis City, creating an estimated $1.6B in damaged property loss with over 5,000 structures impacted; and

WHEREAS, the City estimates 5,000 households were living in uninhabitable dwellings in the immediate months after the tornado; and

WHEREAS, the line between being housed and unhoused is often perilously thin, with many residents living one paycheck, medical bill, or unexpected expense away from homelessness; and

WHEREAS, many of those tornado-impacted families remain unhoused or in their damaged dwellings; and

WHEREAS, ensuring the safety and well-being of all residents and their neighborhoods is a fundamental responsibility of the City; and

WHEREAS, the Board of Alderman passed and the Mayor signed Ordinance 72009 on June 17, 2025 depositing Thirty Million and 00/100ths ($30,000,000.00) in the Tornado Relief and Recovery Fund to aid rapid response; and

WHEREAS, the aforementioned aid has been largely committed and additional housing related aid is critical to the continuity of our Recovery efforts; and

WHEREAS, the allocation of additional emergency funds will enable expansion of winter shelter support, home repair support to keep families in their homes, production of additional housing, expanded deposit and rental assistance to help families find stable housing, and other critical services to support critical rehousing efforts; and

WHEREAS, the St. Louis City Board of Estimate and Apportionment and the Board of Aldermen find that the unprecedented need and insufficient amount of state and federal aid toward housing necessitates an additional emergency allocation of funds to aid rapid response.

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

SECTION ONE. Definitions.

A. ***Available Monies.*** “Available monies” shall mean the sum of interest accrued on the Settlement Funds that is accessible for such distribution.

B. ***Tornado.*** “Tornado” shall mean the areas affected by the severe storms, straight-line winds, tornadoes and flooding on May 16, 2025.

SECTION TWO. There is hereby appropriated the sum of Nine Million Three Hundred Fifty Thousand and 0/100ths ($9,350,000.00) Dollars of one-time surplus General Revenue Funds into a sub-account within the Tornado Relief and Recovery fund created pursuant to Ordinance

72009. All expenditures from said fund shall be disbursed in accordance with this Ordinance and other applicable law. Appropriate sub-accounts may be created.

SECTION THREE. Eligible Uses. The funds appropriated pursuant to Section Two of this Ordinance into the Tornado Relief and Recovery Fund shall be used exclusively for providing appropriations for the purposes of supporting critical winter housing needs, home repair needs, housing relocation, housing production, such purposes including:

A. Increasing temporary winter congregate and noncongregate shelter capacity located in the City for unhoused residents;

B. Providing deposit and rental assistance to residents whose homes were severely damaged by the tornado to assist them with procuring safe intermediate housing during that time period, and other related moving costs;

C. Supporting the repair of homes and buildings damaged by the tornado which are located in the tornado impact area, and other related costs;

D. Supporting vacant unit turns to bring additional housing online; and

E. Other critical services and administrative capacity to accelerate rehousing efforts, including but not limited to case management, legal services, and staffing.

SECTION FOUR. Administration and Implementation of Funds.

A. The Office of the Mayor shall:

  a. Have general oversight over and administer the funds appropriated pursuant to Section Two of this Ordinance;

  b. Recommend to the Board of Estimate and Apportionment specific awards of funds appropriated pursuant to Section Two of this Ordinance, which may be distributed through existing or new emergency contracts to specific recipients, contractors, or vendors, and for which the requirements of City Ordinance 64102 may be waived due to the emergency nature of the eligible uses for such funds as outlined pursuant to Sections Three and Seven of this Ordinance.

B. The Board of Estimate and Apportionment's approval of a specific contract or agreement for disbursement to a recipient, contractor, or vendor shall constitute authority for the City signatory to make such disbursement in accordance with the approved contract or agreement.

C. The funds appropriated under Section Two of this Ordinance shall be included among the funds subject to regular audits of City funds as required under law.

D. The Mayor's Office, or other applicable City department, shall provide a monthly report to the Budget and Public Employees Committee detailing expenditures made pursuant to this Ordinance. For funding pertaining to shelter services for the unhoused community, detail shall be included on data on services provided, utilization of those services, and characteristics of individuals utilizing those services; and provider experience, and may provide such a report as part of the monthly reporting to the Budget and Public Employees Committee pursuant to Section Two of Ordinance 72009.

E. For funding pertaining to shelter services for the unhoused community, detail shall be included on, information on the uses and impact of the expenditures of funds pursuant to this Ordinance, including data on services provided, utilization of those services, and characteristics of individuals utilizing those services, and provider experience, shall be included in the annual report on the uses and impact of tornado recovery funds as provided for under Section Two of Ordinance 72009.

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

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

RESOLUTION NUMBER 150
SUPPORTING THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 1'S APPEAL FOR LIVING WAGES AND BENEFITS FOR AREA JANITORS WHO ARE ESSENTIAL WORKERS

WHEREAS, the poverty rate in 2023 for St. Louis City was approximately 19.8 percent[1] which was above the national poverty rate of 11.1 percent[2]; and

WHEREAS, according a 2025 report issued by the St Louis Realtors Association, housing values have risen dramatically since 2020 with home values in St Louis currently 40 percent higher and income needed to afford home rental costs currently is up 37 percent since 2020[3] thus adding additional price pressures on working families; and

WHEREAS, the St. Louis metropolitan area has historically been one of the most economically and racially segregated in the nation. Black residents in the St. Louis region are three times more likely to live in poverty than Whites[4]. Hispanic residents are two times more likely to live in poverty than Whites. Furthermore, black and brown workers comprise the majority of the membership of SEIU Local 1 in St. Louis; and

WHEREAS, despite Missouri voters overwhelmingly approving Proposition A which increases the minimum wage to $15/hr by 2026 and thereafter increases it through cost of living adjustments while also providing for the first time ever paid sick leave for workers, the Missouri General Assembly overrode the will of the people and unjustly repealed the paid sick leave and cost of living adjustments; and

WHEREAS, the St. Louis Board of Aldermen unanimously passed Ordinance No. 65597 on August 2, 2002 to provide fair compensation and a path to a living wage by paying City employees a living wage with a current minimum of $22.02 per hour; and

WHEREAS, essential workers like janitors have worked continuously to keep buildings in the St. Louis metropolitan area clean and safe for public use since the COVID-19 pandemic.

WHEREAS, a fair wage and retirement benefits are essential to enable working people to lift their families out of poverty, strengthen our communities, and facilitate equitable, inclusive growth across racial and geographic divides,

NOW THEREFORE BE IT RESOLVED, that the Board of Aldermen support the SEIU Local 1's appeal to the owners of buildings in the City of St. Louis to ensure that the contractors 4M, HES Facilities Management, SBM, Woodley Building Maintenance and ABM pay their janitors who work in their buildings a fair wage and receive access to meaningful retirement benefits.

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 formal copy of this resolution to the end that it may be presented to those deemed appropriate by the sponsor.

Introduced this 14th day of November, 2025 by:
The Honorable Michael Browning, Alderman 9th Ward

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[1] St. Louis Federal Reserve Bank. FRED Data https://fred.stlouisfed.org/series/S1701ACS029510
[2] US Census data from 2023. https://fred.stlouisfed.org/series/S1701ACS029510
[3] https://fox2now.com/news/income-needed-to-afford-st-louis-rent-is-up-37-since-2020/
[4] https://www.stlouis-mo.gov/archives/resilience/equity/opportunity/neighborhoods/concentrated-poverty.cfm

Adopted this 14th day of November, 2025 as attested by:

Terry Kennedy	**Megan Green**
Clerk, Board of Aldermen	**President, Board of Aldermen**

RESOLUTION NUMBER 151
HONORING ORSON WILLIAM ABERNATHY

WHEREAS, Orson William Abernathy was born October 9, 1947 to Icy and Walter Abernathy, one of six siblings born to the union; and

WHEREAS, Orson was a product of both the St. Louis Parochial Elementary School system and the St. Louis Public Schools graduating from Sumner High School. Orson attended broadcasting school and enjoyed delivering his nightly show of jazz and pop music on KDHX. His pursuit of learning continued at the University of Missouri St. Louis and Harris Stowe State College, where he earned a Bachelor's Degree in Education. One of Orson's most honorable roles was teaching eighth grade in the St. Louis Public Schools at Peabody Elementary; and

WHEREAS, Orson joined the United States Army in 1967 and was stationed in Germany during the Vietnam War. His time in service reinforced his lifelong discipline, integrity, and patriotism. Professionally, Orson was known for his hard work and commitment. He dedicated 34 years of service to Federal Express, where he was respected for his reliability, diligence, and strong work ethic; and

WHEREAS, Orson united in marriage with Stephanie Temple in 1973 and together they built a strong and loving family. Orson was the proud father of Tiffanie and Lisa. Stephanie passed away and Orson became a widower raising his two daughters with the help of family members with love and compassion. Orson later married Julia creating an extension to their family of Betsy, Michelle, Amir, Angela, Vicki, Thomas and Arthur; and

WHEREAS, Orson was deeply involved in his community serving as Commissioner of Heman Park and an avid participant in the men's softball league for more than two decades. Orson was also a loyal St. Louis Cardinal fan, he found great joy in sports, fellowship and family gatherings; and

WHEREAS, Orson loved Motown music, especially Smokey Robinson and James Brown and in his leisure time he delighted in reading and listening to books, and he was an enthusiastic fan of Westerns; and

WHEREAS, Orson was a man of strong faith, a devoted member of St. Peters Clavar Parish, finding peace and purpose through his relationship with God. He also loved to travel and cherished every opportunity to spend time with his family, grandchildren, and great-grandchildren; and

WHEREAS, Saturday, October 25, 2025, God called Orson William Abernathy home to everlasting peace leaving a void in the hearts of his family, friends and many more whose lives were touched by him. His kindness, wisdom, and unwavering devotion to his family, friends will forever remain in the hearts of all who knew him. His journey on this earth was one marked by love compassion and unwavering faith in God.

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis, that this Honorable Board pause in our deliberations to join the sponsor of this resolution in expressing her deepest sympathy to the family of Mr. Orson Williams Abernathy upon his passing. We instruct the Clerk of this Honorable Board of Aldermen to prepare a properly inscribed copy of this resolution to be present to the family of Mr. Orson Williams Abernathy at a time and place deemed appropriate by the sponsor.

Introduced on the 14th day of November, 2025 by:
The Honorable Sharon Tyus, Alderwoman 12th Ward

Adopted the 14th day of November, 2025 as attested by:

Terry Kennedy	**Megan Green**
Clerk, Board of Aldermen	**President, Board of Aldermen**

RESOLUTION NUMBER 152
HONORING GLORIA JEAN WEDDINGTON

WHEREAS, Gloria Jean Weddington was born on November 15, 1946, in St. Louis, Missouri, to the late Ephraim and Dorothy E. Weddington. She was the second of eight children. Gloria confessed her faith in Christ at an early age and reaffirmed it shortly before her peaceful passing on October 25, 2025; and

WHEREAS, Gloria attended Soldan High School until her junior year, and later earned her GED. She also attended Elaine Steven Beauty College; and

WHEREAS, Gloria worked for the Human Development Corporation for over 18 years, during which time she frequently expressed her intention to become a bus driver. In 1991, she secured a position as a bus driver for the Bi-State Development Agency (Bi-State). She found fulfillment in her job, treating her passengers with respect, and viewed driving the bus as an exciting adventure that provided many humorous stories to share with others. She dedicated 18 years to Bi-State, ensuring safe travel for her passengers until her retirement in 2009. When she retired, she was eager to spend time with her family and friends; and

WHEREAS, Gloria embraced life wholeheartedly with a free spirit and a genuine zest for life that she lived to the fullest, perfectly expressed by her passion for dance. She loved to dance and would humor family with a story about how on the way home from school, she took a detour to the local spot and was "dancing at the Dew Drop, when all of a sudden she a felt firm WHOP against her back,"—it was momma; she was caught red-handed—busted! The memory is now a classic family anecdote; and

WHEREAS, Weekends typically found Gloria lost in the rhythm, swaying and dancing to old soul and blues tunes, with her Erk and Jerk (E&J) and Pepsi in her signature big cup, whether she was at home or her favorite go-to spots—The Gent's, Palomino, and NBC Lounges. Gloria devoted herself entirely to her work and leisure activities. When she got ready to venture to one of her favorite pastimes, such as bingo or visiting the casino, you knew better than to cross her path. During her downtime, she worked on crossword puzzles and cryptograms; and

WHEREAS, Gloria was an avid cook, and she ensured that her father, brother Ephraim Jr., with whom she lived, and her family had the foods they enjoyed. She not only loved cooking, but she also enjoyed eating. If you talked to her, she would always find a way to talk about food. Her favorite line was, "That food was so da... good, I tore it up!"; and

WHEREAS, Gloria's love for her family knew no bounds, and she doted on her sons and grandchildren immensely. It was not unusual for her to send a text or call to say 'good morning' and 'I love you' to her family. She was a generous soul and made sure her sons, grandchildren, nieces, nephews, and friends never wanted for anything if she had it. After she retired, she spent quality time babysitting her great-grandsons, who lovingly referred to her as "Granny." She was also a faithful daughter who cared for her mother during her health challenges until her death; and

WHEREAS, Gloria left an indelible mark on the lives of her family and friends. She leaves to cherish her memories, her two loving sons ~ Darrance Reco Weddington Sr. (Melissa) and Taurance Goss Weddington (Ronald); her devoted grandchildren ~ Marissa Weddington, Darrance Reco Weddington Jr., and Kobe Weddington; her precious great grandsons ~ Tyler and Austin Blanchard; her supportive sisters and brothers ~ Alder Davis, Yvonne Clifton, Ephraim Weddington Jr., Valerie Edwards, Brenda Weddington, Jeffrey Weddington Sr.(Stacey), Jacquelyn Weddington; and a host of nieces, nephews, cousins, and other relatives.

NOW THEREFORE BE IT RESOLVED by The Board of Aldermen of The City of St. Louis that we pause in our deliberations to honor and celebrate the life and legacy of Gloria Jean Weddington. We further direct the clerk of this Board or Alderman 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 the family by the sponsor.

Introduced on the 14th day of November, 2025 by:
The Honorable Shameem Clark Hubbard, Alderwoman 10th Ward

Adopted the 14th day of November, 2025 as attested by:

Terry Kennedy	**Megan Green**
Clerk, Board of Aldermen	**President, Board of Aldermen**

RESOLUTION NUMBER 153
HONORING MAZIE AUSTIN

WHEREAS, Mazie Austin was born in Brownsville, Tennessee in 1925. Her mother died when she was 12 which left her with the responsibility of caring for her two younger siblings while her father attended and worked in the fields; and

WHEREAS, At the age of 24 Mazie moved to St. Louis, Missouri and attended Polo Cosmetology School and became a beautician working in several shops until she decided, in 1957, to open her own business. She named her business Austin's Beauty Salon. While running the salon, Mazie met many people that came to love and respect her. Some were customers from childhood through adulthood. She still does hair for a few family members because they like the way she sets their hair and she still gives a mean perm; and

WHEREAS, Mazie and her husband Earl Austin joined Jamison Memorial C.M.E. Church in 1963, currently known as Rebirth C.M.E. Church. They both served the church faithfully and willing to do God's work. She has served on the Usher Board, the Correspondence Committee, the Matron Board, and the Kitchen Committee. Since Earl's passing, she continues to serve in whatever capacity she can. She currently serves as a Missionary and a member of the Steward Board which she has served on for over 40 years. She has always been known for her culinary skills and how to use those skills to raise funds for the church. She recently spearheaded a Fish Fry fundraising event given by Rebirth's Steward Board and assisted in raising over $3,400; and

WHEREAS, Mazie is a child of God and a faithful servant who loves God and loves everyone she meets. One thing about Mazie is that she says what she means and she means what she says and willing to help anyone she can. She is determined to do God's will and what is right. She say's" GOD has kept me here for 99 years, I will be 100 in November "2025" and there is no turning back now. I try to live according to His holy word and follow my favorite verse, Proverbs 3:5,6 (KJV) **5** Trust in the Lord with all thine heart; and lean not unto thine own understanding.**6** In all thy ways acknowledge him, and he shall direct thy paths."

NOW THEREFORE BE IT RESOLVED by The Board Of Aldermen of the City of St. Louis that we pause in our deliberations to recognize, honor, and celebrate Queen Mazie Austin on her 100th Birthday! We further direct 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 Mazie by the sponsor.

Introduced on the 14th day of November, 2025 by:
The Honorable Shameem Clark Hubbard, Alderwoman 10th Ward

Adopted the 14th day of November, 2025 as attested by:

Terry Kennedy	**Megan Green**
Clerk, Board of Aldermen	**President, Board of Aldermen**

RESOLUTION NUMBER 155
HONORING THE 65TH ANNIVERSARY OF THE ST. LOUIS–STUTTGART SISTER CITIES PARTNERSHIP

WHEREAS, this enduring partnership, recognized as the oldest sister city organization in St. Louis and one of the first German-American partnerships post-World War II, has demonstrably boosted the culture and business of both cities through vital exchanges; and

WHEREAS, the relationship between the two cities began taking shape earlier, stemming from the Institut für Auslandsbeziehungen (ifa) initiative to connect West German and North American cities, recognizing that St. Louis and Stuttgart shared notable similarities in size, diverse industrial interests, and strong educational systems; and

WHEREAS, the official partnership solidified through the efforts of committed citizens in both locations, including the founding of an organizing committee in St. Louis known as "The Thousand Citizens" and the formal establishment of the partnership association in Stuttgart on March 11, 1960; and

WHEREAS, for 65 years, St. Louis–Stuttgart Sister Cities has been a crucial part of the City of St. Louis community, providing essential public support for cultural, business, and student exchanges; and

WHEREAS, at a time when global cooperation is more important than ever, the principles of citizen diplomacy – uniting communities to address humanity's pressing challenges – remain critical drivers of cooperation, understanding, and progress; and

WHEREAS, the two cities share remarkable parallels, including iconic architectural landmarks such as the Gateway Arch in St. Louis and the television tower in Stuttgart, both of which set world and national records and served as models for subsequent structures around the globe; and

WHEREAS, St. Louis and Stuttgart possess shared cultural assets, specifically viticulture and the mutual veneration of the German poet Friedrich Schiller, in whose honor a statue stands in both cities; and

WHEREAS, the economic and cultural landscapes of both cities exhibit great similarity, historically rooted in the automotive industry and beer brewing traditions, while also being recognized as mother cities of hip-hop and modern strongholds for start-up companies due to their proximity to universities and active research environments; and

WHEREAS, the impressive longevity of the relationship between St. Louis and Stuttgart is a powerful testament to its steadfast commitment, visionary leadership, and the enduring support of its members and the broader community; and

WHEREAS, Susanne Evens, in her dedicated leadership as President of St. Louis–Stuttgart Sister Cities, has significantly fostered these fundamental ties for many years, serving as an invaluable conduit between the cultures and communities of both St. Louis and Stuttgart; and

WHEREAS, 2025 marks a year of transition and celebration for the organization, as Susanne Evens, a native of the state of Baden-Württemberg, steps down after over 20 years of leading the organization's work and commitment to the St. Louis–Stuttgart Sister City friendship, and now gracefully transitions this leadership role to Robert (Bob) Case; and

WHEREAS, the City of St. Louis is profoundly proud to acknowledge St. Louis–Stuttgart Sister Cities for its past achievements and its continued positive influence as it marks this momentous 65th anniversary; and

WHEREAS, the 65th Anniversary Gala celebrating this transatlantic alliance will be held on Friday, November 14, 2025, from 6:00 p.m. to 11:30 p.m. at the Hilton St. Louis Frontenac; and

WHEREAS, the Gala will feature distinguished guests, including Stuttgart's Deputy Mayor of Security, Order and Sport, Dr. Clemens Maier, and will include an authentic German dinner, entertainment by Circus Harmony, performances by the Lindbergh High School Strolling Strings, and a celebration marking the kick-off of the German carnival season; and

NOW, THEREFORE, BE IT RESOLVED, by the Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to officially recognize and celebrate the 65th Anniversary of the St. Louis–Stuttgart Sister Cities partnership, extend our deepest gratitude to all members for their dedication, and look forward to many more years of fruitful collaboration and friendship between the cities of St. Louis, Missouri, and Stuttgart, Germany. We further direct the clerk of this Board to spread a copy of this resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented at a time and place deemed appropriate by the sponsor.

Introduced this 14th day of November, 2025 by:
The Honorable Daniela Velázquez, Alderwoman 6th Ward
The Honorable Anne Schweitzer, Alderwoman 1st Ward
The Honorable Shameem Clark-Hubbard, Alderwoman 10th Ward

Adopted the 14th day of November, 2025 as attested by:

Terry Kennedy	**Megan Green**
Clerk, Board of Aldermen	**President, Board of Aldermen**