



Agenda
Housing, Urban Development & Zoning Committee
Regular Meeting
St. Louis Board of Aldermen
Tuesday, November 18, 2025 - 11:00 AM
Kennedy Room

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

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

IV. Board Bills for Review

None

Board Bill Number 83

Introduced by Alderman Michael Browning

This Board Bill authorizes the City to enter into a Development and Performance Agreement to assist Corporate Interiors, Inc. d/b/a CI Select (the “Company”) in redeveloping the existing building located at 3942 Laclede Avenue in the City (the “Project Site”) into a new showroom space. The purpose of this Board Bill is to increase employment opportunities in the City and facilitate the Company’s relocation to the City by depositing 50% of the revenue generated from the City’s general sales tax within the Project Site into a sales tax reimbursement account and using such funds to reimburse the Company for certain tenant improvements.

V. Resolutions for Review

None

VI. Committee Discussions

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

Item Number 1

American Rescue Plan Act (ARPA)

The committee will discuss the City's ARPA funding and expenditures.

Item Number 1

Presentation from the Energy Burden Group

The committee will review and discuss a presentation from the Energy Burden Group.

Item Number 3

Real Estate Tax Assistance Fund

The committee will review a presentation and discuss the Real Estate Tax Assistance Fund.

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment

Summary
Board Bill Number 83
Introduced by Alderman Michael Browning
October 17, 2025

This Board Bill authorizes the City to enter into a Development and Performance Agreement to assist Corporate Interiors, Inc. d/b/a CI Select (the “Company”) in redeveloping the existing building located at 3942 Laclede Avenue in the City (the “Project Site”) into a new showroom space. The purpose of this Board Bill is to increase employment opportunities in the City and facilitate the Company’s relocation to the City by depositing 50% of the revenue generated from the City’s general sales tax within the Project Site into a sales tax reimbursement account and using such funds to reimburse the Company for certain tenant improvements.

BOARD BILL NUMBER 83 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 An Ordinance establishing a sales tax reimbursement account in support of the project located at
2 3942 Laclede Avenue, approving a Development and Performance Agreement related to such project
3 and authorizing execution thereof.

4 **WHEREAS**, Corporate Interiors, Inc. d/b/a CI Select (the “Company”) desires to relocate its
5 office headquarters and showroom to a to-be-redeveloped building (the “Project”) located at 3942
6 Laclede Avenue in the City (the “Project Site”); and

7 **WHEREAS**, following the completion of the Project, the Company anticipates employing at
8 least 41 persons at the Project Site; and

9 **WHEREAS**, completion of the Project is in the best interest of the City and will promote the
10 general welfare of the City’s residents by increasing employment opportunities in the City and generating
11 economic activity in and around the Project Site; and

12 **WHEREAS**, the City wishes to enter into a Development and Performance Agreement with the
13 Company in substantially similar form to **Exhibit A** attached hereto (the “Development and Performance
14 Agreement”) to implement the Project, including the provision of a tenant improvement allowance to
15 the Company.

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

17 **SECTION ONE.** Subject to annual appropriation, fifty percent (50%) of the revenue from the general
18 municipal sales tax levied pursuant to Ordinance Number 62884 and the general municipal sales tax
19 levied pursuant to Ordinance Number 55497, as amended by Ordinance Numbers 57179 and 57979
20 (including any similar successor tax or taxes to the extent such tax or taxes do not collectively exceed
21 1.375%) generated by the Company or its affiliates from their respective operations at the Project Site ,
22 as further described in the Development and Performance Agreement, shall be deposited by the City into

1 an account designated as the “Sales Tax Reimbursement Account – Corporate Interiors, Inc. Project.”
2 Funds in such account shall, subject to annual appropriation, be paid to the Company as a “Tenant
3 Improvement Allowance” for reimbursement of certain costs associated with the Project in accordance
4 with the terms and conditions of the Development and Performance Agreement.

5 **SECTION TWO.** The Board of Aldermen hereby approves, and the Mayor and the Comptroller of the
6 City are hereby authorized and directed to execute, on behalf of the City, a Development and
7 Performance Agreement by and between the City and the Company in substantially the form of **Exhibit**
8 **A** attached hereto, with such changes therein as shall be approved by said Mayor and Comptroller
9 executing the same and as may be consistent with the intent of this Ordinance and necessary and
10 appropriate to carry out the matters herein authorized. The City Register is hereby authorized and
11 directed to attest to the Development and Performance Agreement and to affix the seal of the City thereto.

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

18 **SECTION FOUR.** The Mayor and the Comptroller or their designated representatives, with the advice
19 and concurrence of the City Counselor, are hereby further authorized and directed to make any changes
20 to the documents, agreements and instruments approved and authorized by this Ordinance as may be
21 consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters
22 herein authorized, with no such further action of the Board of Aldermen necessary to authorize such
23 changes by the Mayor and the Comptroller or their designated representatives.

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

9 **SECTION SIX.** This Ordinance shall be governed exclusively by and construed in accordance with the
10 applicable laws of the State of Missouri.

11 **SECTION SEVEN.** After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall
12 become effective on the 30th day after its approval by the Mayor or adoption over her veto.

EXHIBIT A

FORM OF DEVELOPMENT AND PERFORMANCE AGREEMENT

Board Bill Number 83

Exhibit A: Agreement- G&B Draft – October 8, 2025

DEVELOPMENT AND PERFORMANCE AGREEMENT

THIS DEVELOPMENT AND PERFORMANCE AGREEMENT (this “*Agreement*”) is made and entered into as of this _____ day of _____, 2025, by and between **THE CITY OF ST. LOUIS, MISSOURI**, a city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Missouri (the “*City*”) and **CORPORATE INTERIORS, INC.**, a Delaware corporation (the “*Company*”).

RECITALS

A. The Company has acquired a leasehold interest in real property located at 3942 Laclede Avenue in the City (as more fully described on **Exhibit A** attached hereto, the “*Project Site*”).

B. The Company intends to renovate and furnish or cause the renovation and furnishing of the Project Site to establish a new office headquarters and showroom in the City (as more fully described on **Exhibit B** attached hereto, the “*Project*”).

C. Following completion of the Project, the Company is expected to create at least 41 full-time jobs at the Project Site.

D. Completion of the Project is in the best interest of the City and will promote the general welfare of the City’s residents by increasing employment opportunities in the City and generating economic activity in and around the Project Site.

E. In furtherance of the public purposes of job creation and economic development, the City wishes to provide the herein-described Tenant Improvement Allowance to the Company upon the terms and conditions set forth in this Agreement.

F. Pursuant to Ordinance No. _____ approved by the Board of Aldermen on _____, 2025, the City is authorized to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, the City and the Company, in consideration of the premises and the mutual agreements herein contained, subject to the conditions herein set forth, do agree as follows:

1. Definitions. As used in this Agreement, the following words and terms shall have the following meanings:

“*Annual Calculation Period*” means each 12-month period commencing on January 1 and ending on December 31, beginning with the 12-month period in which the Certificate of Reimbursable Project Costs is approved or deemed approved pursuant to **Section 3**.

“*Certificate of Reimbursable Project Costs*” means a document in substantially similar form to **Exhibit C**, submitted by the Company to the City pursuant to **Section 3** to document the amount of Reimbursable Project Costs expended or incurred by or on behalf of the Company.

“*Excusable Delay*” means any and all causes beyond the control of the Company, including, without limitation, acts of God, terrorism, war, fire, or other casualty, strike, lockout or other labor dispute, weather conditions, public health emergency, shortages or unavailability of material, labor or utilities, failure or delay in financing (except as hereinafter provided), vandalism, laws, orders or regulations of any court, governmental, civilian or military

authority. Notwithstanding anything to the contrary contained herein, no Excusable Delay shall be deemed to exist (a) as to any matter that could have reasonably been avoided by the exercise of due care applicable to developers of developments substantially similar to the Project in scope and complexity, and (b) unless the Company provides the City with a written notice within 30 days of the commencement of such claimed Excusable Delay setting forth the justification therefor.

“General City Sales Taxes” means, collectively, the general municipal sales tax levied pursuant to Ordinance No. 62884 and the general municipal sales tax levied pursuant to Ordinance No. 55497, as amended by Ordinance Nos. 57179 and 57979 (including any similar successor tax or taxes to the extent such tax or taxes do not collectively exceed 1.375%).

“Jobs” means full-time equivalent positions with the Company (including any and all subsidiaries and/or affiliates), which positions include benefits customarily offered to full-time employees of the Company. Jobs reported pursuant to **Section 4(b)** must have an average annual wage of at least \$85,000 (i.e., individual Jobs may have less than an \$85,000 annual wage so long as the average annual wage of all reported Jobs is at least \$85,000).

“Project Sales Tax Revenues” means 50% of the revenue from General City Sales Taxes generated by the Company’s operations at the Project Site, to the extent actually received by the City from the Missouri Department of Revenue. For clarity, the 50% of revenue shall be measured prior to the application of tax increment financing (for example, if the revenue from the General City Sales Taxes equaled \$100,000 before diversion of any amount to the City’s special allocation fund for tax increment financing projects, the Project Sales Tax Revenues will equal \$50,000).

“Reimbursable Project Costs” means the sum total of all costs and expenses incurred by or on behalf of the Company in connection with the Work. Such costs include, but are not limited to, the following: (a) costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures at the Project Site, (b) costs of all due diligence permitted hereunder, including studies, surveys, plans, reports, tests and specifications, and (c) professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services.

“Sales Tax Reimbursement Account” means the account established pursuant to **Section 4**, wherein the City shall deposit Project Sales Tax Revenues.

“Tenant Improvement Allowance” means an allowance paid by the City to the Company or its designee in accordance with **Section 4**, in an amount not to exceed the total Reimbursable Project Costs approved pursuant to **Section 3**.

“Term” means the period commencing on the date hereof through the date that is the earliest of (a) the date upon which the aggregate of all Tenant Improvement Allowance payments received by the Company equals the amount of Reimbursable Project Costs set forth in the Certificate of Reimbursable Project Costs approved or deemed approved pursuant to **Section 3**, (b) the date upon which the Company receives payment of its Tenant Improvement Allowance attributable to the 10th Annual Calculation Period occurring under this Agreement, or (c) the date on which this Agreement is terminated by written agreement of the City and the Company.

“Work” means all work necessary to prepare the Project Site and to construct and install the Project, or reasonably necessary to effectuate the intent of this Agreement.

2. Project Construction.

(a) The Company shall construct or cause the construction of the Project no later than December 31, 2027, subject to an Excusable Delay. Notwithstanding the foregoing, the maximum permitted Excusable Delay for completion of the Project is one (1) year. The Company shall permit representatives of the City to enter the Project Site during regular business hours accompanied by an authorized representative of the Company and with reasonable advance notice to verify that the terms of this Agreement have been complied with.

(b) The Project shall be consistent with the concept plan attached as **Exhibit B**; provided, however, that any City-issued building permits and zoning approvals shall govern the final design of the Project.

(c) The Company shall advance or cause to be advanced all costs necessary to complete the Work, subject to reimbursement from the Tenant Improvement Allowance as provided in **Section 4**.

3. Certification of Reimbursable Project Costs. Upon occupancy of the Project, the Company shall deliver to the City (a) the Certificate of Reimbursable Project Costs, in substantially similar form to **Exhibit C**, stating the amount of Reimbursable Project Costs expended or incurred by or on behalf of the Company and (b) itemized invoices, receipts or information evidencing such costs. The City shall review and approve or furnish written objections to the Certificate of Reimbursable Project Costs within 30 days of receipt. If the City does not provide written objections to the Certificate of Reimbursable Project Costs within 30 days of receipt, the Certificate of Reimbursable Project Costs shall be deemed approved. Notwithstanding the foregoing, the Company shall not include more than \$1,000,000 in Reimbursable Project Costs in the Certificate of Reimbursable Project Costs (while the Company may spend or cause to be spent more than \$1,000,000 on the Work, \$1,000,000 shall be the maximum amount of Reimbursable Project Costs).

4. Tenant Improvement Allowance.

(a) There is hereby created in the treasury of the City an account known as the “Sales Tax Reimbursement Account - Corporate Interiors, Inc. Project” (the “*Sales Tax Reimbursement Account*”). The City shall deposit Project Sales Tax Revenues into the Sales Tax Reimbursement Account. Moneys deposited into the Sales Tax Reimbursement Account shall be used to pay the Tenant Improvement Allowance to the Company in accordance with the provisions of this Section.

(b) On or before each March 31, beginning on the first such date following the approval or deemed approval of the Certificate of Reimbursable Project Costs, and continuing throughout the Term, the Company shall submit a Tenant Improvement Allowance Compliance Certificate to the Comptroller in substantially the form of **Exhibit D** (the “*Compliance Form*”). Each Compliance Form will certify the number of Jobs at the Project Site as of December 31 for the previous year and the average annual salary of the Jobs to assist the City in monitoring compliance with this Agreement.

(c) Within 30 days of receipt of the Compliance Form, the Comptroller shall either pay the Tenant Improvement Allowance in the amount described in **subsection (d)** below or provide written objections to the Compliance Form to the Company. If written objections are provided, the Company shall address the objections and submit a corrected Compliance Form to the Comptroller for review within 30 days of receipt of the objections.

(d) Payment of the Tenant Improvement Allowance, subject to annual appropriation by the City, shall be paid in the following amounts for the applicable Annual Calculation Period:

(1) If the Compliance Form submitted by the Company and approved by the City certifies that the Company (including any and all subsidiaries and/or affiliates) has at least 40 Jobs located at the Project Site, the Tenant Improvement Allowance will equal the Project Sales Tax Revenues on deposit in the Sales Tax Reimbursement Account as of the end of the applicable Annual Calculation Period.

(2) If the Compliance Form submitted by the Company and approved by the City certifies that the Company (including any and all subsidiaries and/or affiliates) has less than 40 Jobs, the Tenant Improvement Allowance for the applicable Annual Calculation Period will be \$0.

Any remaining money in the Sales Tax Reimbursement Account attributable to the applicable Annual Calculation Period may be transferred by the City to other funds or otherwise applied at the discretion of the City after the City pays the Tenant Improvement Allowance for the applicable Annual Calculation Period.

(e) Notwithstanding the foregoing, the City shall deduct an administration fee of 1.0% of the Tenant Improvement Allowance from the amount of each payment of the Tenant Improvement Allowance to the Company. The administrative fee shall be paid to the Office of the Comptroller.

5. Annual Appropriation.

(a) The City's obligation to appropriate the Project Sales Tax Revenues for deposit into the Sales Tax Reimbursement Account and to appropriate the funds on deposit from time to time in the Sales Tax Reimbursement Account for payment of the Tenant Improvement Allowance shall not be construed to be a debt of the City within the meaning of Article VI, Section 26(a) of the Missouri Constitution or any other applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or money of the City. With regard to the obligation to pay the Tenant Improvement Allowance, the parties believe that this is a current expense of the City in each applicable fiscal year.

(b) During the Term, the City covenants and agrees that with respect to each fiscal year of the City, the applicable City official at any time charged with the responsibility of formulating budget proposals will be directed to include in the budget proposal submitted to the City's Board of Aldermen, a request for an appropriation of the Tenant Improvement Allowance.

(c) The City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated or otherwise legally available to make the required payments during each respective fiscal year. The obligations of the City to make the payments hereunder shall constitute a current expense of the City, are from year to year and do not constitute a mandatory payment obligation of the City in any fiscal year beyond the then current fiscal year of the City in which such appropriation has been made.

(d) The City reasonably believes that legally available funds in an amount sufficient to fully repay the obligations undertaken herein can be obtained. Notwithstanding the foregoing, the decision of whether or not to budget or appropriate funds for any subsequent fiscal year is solely within the discretion of the then-current governing body of the City.

6. Maintenance of the Project. Throughout the term of this Agreement, the Company shall (a) occupy the Project Site, (b) maintain or cause to be maintained the Project in a reasonably good state of repair and attractiveness, and (c) maintain or cause to be maintained reasonable property and liability insurance with respect to the Project.

7. Indemnification. The Company agrees to indemnify, defend and hold the City, St. Louis Development Corporation ("SLDC") and their respective elected and appointed officials, employees, agents and independent contractors (the "*City Indemnitees*") harmless from and against any and all suits, claims, damages, liabilities, costs and/or expenses arising from the Project, this Agreement or the transactions contemplated thereby (collectively, "*Losses*"). Notwithstanding anything set forth herein to the contrary, in no event shall the Company be required to indemnify any City Indemnitee for any Losses caused by the gross negligence or willful misconduct of a City Indemnitee.

8. Non-Compliance. In the event of any violation or breach of any covenant, agreement, restriction, or regulation contained in this Agreement, as may be amended from time to time, by the City or the Company or their successors or assigns as the case may be, the non-breaching party shall give written notice of such violation or breach and the breaching party shall have 30 calendar days after receipt of such notice to cure such breach; provided, however, that in the event that said breach cannot be cured within 30 calendar days and the breaching party shall have undertaken the curing of said breach within 30 calendar days and shall diligently pursue the same, then the failure to cure said breach within 30 calendar days shall not be a violation or breach hereof except as provided in **Section 2** with respect

to completion of the Project. Except as provided herein, if any breach or violation remains uncured after 30 calendar days from the date of notice, or such longer period permitted pursuant to this paragraph, the breaching party, for itself and its successors and assigns, agrees that the non-breaching party has the right and power to institute and prosecute any proceeding at law or in equity to enforce any covenant or agreement contained herein and for damages resulting therefrom. The parties, and their successors and assigns, further agree that the other party shall have the right and power to institute and prosecute proceedings to enjoin the threatened or attempted violation of any covenant, agreement, restriction or regulation contained herein. The breaching party at all times shall have the right to appeal to the courts from any adverse decision so rendered.

In the event that the Company breaches this Agreement and fails to cure such breach within 30 days after receiving written notice thereof from the City, then, upon written demand from the City, the Company will refund a portion of the Tenant Improvement Allowance based upon the amount of the term that has elapsed, calculated as follows: the portion of the Tenant Improvement Allowance actually received to date multiplied by a fraction, the numerator of which is 10 minus the number of years of the term that have elapsed and the denominator of which is 10. By way of illustration, if the City makes a written demand for refund in accordance with this paragraph during sixth year of the term, then the Company would refund to the City 40% of the Tenant Improvement Allowance actually received through such date.

9. Payment of Fees. Simultaneously with the execution of this Agreement, the Company shall reimburse the City (including the Office of the Comptroller) and the St. Louis Development Corporation for all outside consultant and attorneys' fees incurred in connection with this Agreement and the documents and transactions contemplated hereby, such reimbursement amount to be documented with suitable invoices.

10. No Personal Liability. No member, official, officer, director, shareholder, or employee of the City or of the Company shall be personally liable to the other party or any successor in interest or assign of the other party, in the event of any default or breach by such party, successor or assign of any of the obligations of this Agreement.

11. Notices. A notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(a) To the City:

The City of St. Louis, Missouri
Office of the Mayor
City Hall
1200 Market Street, Room 200
St. Louis, Missouri 63103

and

The City of St. Louis, Missouri
Office of the Comptroller
1520 Market Street, Room 3005
St. Louis, Missouri 63103
ATTN: Deputy Comptroller

with a copy to:

Saulsberry & Associates, LLC
11469 Olive Boulevard, Suite 252
St. Louis, Missouri 63141
ATTN: Charles Saulsberry, Esq.

(b) To the Company:

Corporate Interiors, Inc.
11840 Westline Industrial Drive, Suite 100
St. Louis, Missouri 63146
ATTN: _____

with a copy to:

ATTN: _____

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

12. Federal Work Authorization Program. Simultaneously with the execution of this Agreement, the Company shall provide the City with an affidavit and documentation meeting the requirements of Section 285.530 of the Revised Statutes of Missouri.

13. Captions. The captioned headings in this Agreement are solely for the convenience of the parties hereto and are not a part hereof and do not in any way limit or amplify the terms or provisions contained herein nor do they extend any substantive rights hereunder to any party.

14. Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same instrument.

15. Severability. If any clause, covenant, paragraph or provision herein is declared fully or partially invalid or unenforceable, the remaining clauses, covenants, paragraphs and provisions shall remain enforceable and valid to the fullest extent allowed by law.

16. City's Right to Access; Sales Tax Returns. The Company shall at all reasonable times (with two days prior written notice) allow representatives of the City to access to the Project Site for any purpose related to this Agreement, which the City deems necessary, including, but not limited to, inspection of the Work. The Company shall have the right to accompany representatives of the City on any such inspection. Upon request of the City or SLDC, the Company will provide copies of any sales tax returns filed with the Missouri Department of Revenue that the City deems necessary or desirable to verify the Project Sales Tax Revenues.

17. Non-Discrimination. To the extent not prohibited by federal anti-discrimination law, the Company agrees to adhere to the requirements of the "Equal Opportunity and Non-Discrimination Guidelines" attached as **Exhibit E**.

18. Choice of Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Missouri applicable to contracts performed wholly therein without reference to its conflict of laws principles.

19. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no other agreements or representations other than those contained in this Agreement or specifically referenced herein. This Agreement may not be amended, modified or waived orally, but only by a writing signed by the party against whom enforcement of such amendment, modification or waiver is sought.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Company have caused this Agreement to be duly executed in their respective names and the City has caused its seal to be hereunto affixed and attested as of the date first above written.

THE CITY OF ST. LOUIS, MISSOURI,
a city and political subdivision of the State of Missouri

By: _____
Cara Spencer, Mayor

By: _____
Donna Baringer, Comptroller

(SEAL)

Amber Simms, City Register

Approved as to form:

Michael Garvin, Interim City Counselor

CORPORATE INTERIORS, INC.,
a Delaware corporation

By: _____
Name: _____
Title: _____

EXHIBIT A

PROJECT SITE

The “Project Site” consists of all the property leased by the Company and located at: 3942 Laclede Avenue

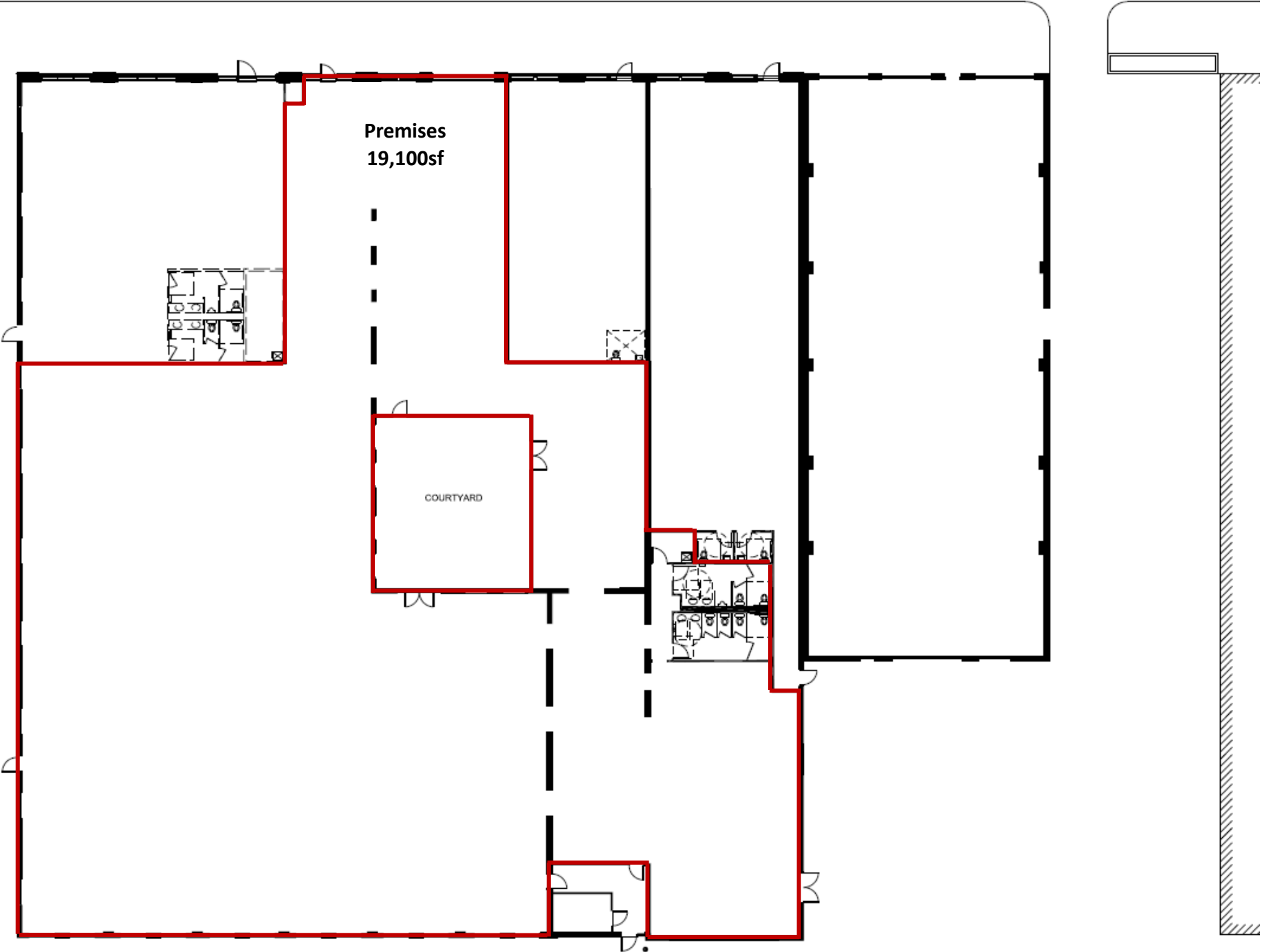


EXHIBIT B

CONCEPT SITE PLAN/PROJECT DESCRIPTION



ROOM NAME	FLOOR		WALL				TRIM	CEILING		CABINET		LIGHTING
	FLOOR	BASE	N	E	S	W		HT	FINISH	CABINET	TOP	
RECEPTION	F1,F4	B1	BRICK	BRICK	-	PAINT	4", PTD	TO DECK	C1	WOOD	CT1	L1/L3
DESIGNER WORKSTATION	F2	B1	BRICK	PAINT	-	BRICK, PTD	4", PTD	12'-0" AFF	C2			L2
MATERIAL LIBRARY	F2	B1	-	PAINT	-	BRICK, PTD	-	TO DECK	C1			L2
COLLABORATIVE	F2	B1	BRICK	-	-	BRICK	-	TO DECK	C2			L3
CAFÉ	F3	B1	PAINT	PAINT	BRICK	GLASS/PTD	-	TO DECK	C1	WOOD	CT2	L3
BOARD ROOM	F2	B1	GLASS	GLASS	PAINT	PAINT	-	10'-0"	C3			L4
CONFERENCE, TYP	F2	B1	PAINT	PAINT	PAINT	PAINT	-	9'-0"	C4			L5
TRAINING	F2	B1	PAINT	GLASS DR	PAINT	PAINT	-	12'-0"	C3			L4
OFFICE, TYP	F2	B1	PAINT	PAINT	PAINT	PAINT	-	9'-0"	C4			L5
ACCOUNTING /HR	F2	B1	PAINT	PAINT	PAINT	BRICK	-	12'-0" AFF	C2			L2
OPEN OFFICE /WORKSTATION	F2	B1	PAINT	BRICK, PTD	BRICK	BRICK	4", PTD	12'-0" AFF	C2			L2
STORAGE	F3	B1	PAINT	PAINT	PAINT	PAINT	-	TO DECK	C1			L2
NOT USED												
FAMILY ROOM	F2	B1	PAINT	PAINT	PAINT	BRICK, PTD	-	9'-0"	C4			L6
WOMEN	F1	B1	T1	PAINT	PAINT	PAINT	-	9'-0"	C4			L6
MEN	F1	B1	PAINT	PAINT	T2	PAINT	-	9'-0"	C4			L6
HALL 1	F2	B1	PAINT	PAINT	PAINT	BRICK, PTD	-	9'-0"	C4			L6
HEALTHCARE SHOWROOM	F3	B1	BRICK, PTD	BRICK, PTD	PAINT	BRICK, PTD	4", PTD	TO DECK	C1			L1
K-12 SHOWROOM	F3	B1	PAINT	PTD/PAINT	PAINT	PAINT	4", PTD	TO DECK	C1			L1

FINISHES		CABINETS	
FLOORING		WD1	WOOD VENEER, RIFT CUT WHITE OAK
F1	PORCELAIN TILE, 12X 24, \$15/sf MATERIAL ONLY	WD2	WOOD, PAINTED
F2	CARPET, \$40/sy, MATERIAL ONLY	PLAM	PLASTIC LAMINATE
F3	LVT, \$10/sf, MATERIAL ONLY		
F4	WALK-OFF CARPET, \$40/sy, MATERIAL ONLY		
CONC	CONCRETE, SEALED	COUNTERTOPS	
		CT1	STONE
BASE		CT2	SIMULATED STONE
B1	4" VINYL BASE		
		LIGHTING - LED LIGHT SOURCE TYPICAL	
CEILING		L1	TRACK LIGHTING
C1	EXPOSE RAFTER AND DECKING, SANDBLAST AND SEAL.	L2	LINEAR PENDANT LIGHTS FOR GENERAL ILLUMN.
C2	ACOUSTICAL BAFFLES BY FALKBUILT	L3	DECORATIVE PENDANT
C3	ACT CEILING, ARMSTRONG, OPTIMA CONCEALED 24 x 96 WITH INTEGRATED LIGHTING	L4	INTEGRATED LINEAR LIGHT
C4	ACT CEILING, ARMSTRONG OPTIMA 24 x 48	L5	RECESSED 2x4 INDIRECT
		L6	RECESSED CAN LIGHT
		L7	CYLINDER PENDANT (GENERAL LIGHTING)

PLAN NOTES

- 01 EXPOSED WOOD BEAM AND DECK, CLEAN AND SEAL.
- 02 NEW FLOORING THRU-OUT
- 03 SHOWROOM: WALLS TO BE PROVIDED BY FALKBUILT. GC TO PROVIDE CEILINGS, ELECTRICAL, LIGHTING AND FLOORING.
- 04 TRAINING ROOM: FALKBUILT STUDS TO DECK. GC TO DRYWALL ON FALK STUDS FROM 12' AFF TO DECK. GC TO PROVIDE ACT, ELECTRICAL, LIGHTING AND FLOORING. PROVIDE 6-8 WALL OUTLETS AND 6 FLOOR OUTLETS. FALKBUILT TO PROVIDE WALLS, DOORS AND GLAZING.
- 05 WORKSTATION: PROVIDE POWER TO WORKSTATIONS
- 06 OFFICES: FALKBUILT STUDS TO DECK. GC TO DRYWALL ON FALK STUDS FROM 12' AFF TO DECK. GC TO PROVIDE ACT, ELECTRICAL, LIGHTING AND FLOORING. PROVIDE 2-3 OUTLETS/OFFICE
- 07 CONFERENCE ROOMS: FALKBUILT STUDS TO DECK. GC TO DRYWALL ON FALKBUILT STUDS FROM 12' AFF TO DECK. GC TO PROVIDE ACT CEILING, POWER, LIGHTING AND FLOORING. PROVIDE 3-4 OUTLETS/CONFERENCE
- 08 FREESTANDING FALKBUILT PODS, 8'-0" H. WALLS AND CEILING ONLY. GC TO PROVIDE POWER, LIGHTING AND FLOORING.
- 09 CASEWORK BY FALKBUILT. SIMULATED STONE COUNTERTOP BY OWNER
- 10 PROVIDE APPLIANCES, (2) REFRIGERATORS, (2) UNDERCOUNTER BEVERAGE REFRIGERATORS, (2) UNDER COUNTER MICROWAVES, WARMING DRAWER, DISHWASHER AND ICE MACHINE.
- 11 PROVIDE SINK AND FAUCET.
- 12 ACOUSTICAL BAFFLES/CLOUDS BY FALKBUILT
- 13 CASEWORK BY FALKBUILT. STONE COUNTERTOP BY OWNER
- 14 PROVIDE APPLIANCES, UNDERCOUNTER BEVERAGE REFRIGERATOR, UNDERCOUNTER WINE REFRIGERATOR, DISHWASHER AND ICE MACHINE.
- 15 TRIM OPENINGS WITH 4"W WOOD TRIM, MAHOGANY TO MATCH DOOR AND WINDOWS

1 FLOOR PLAN
1/8" = 1'-0"

AREA OF ACOUSTICAL
CLOUDS: SALES-600 sf,
SUPPORT-600 sf,
MISC.-1200 sf

EXHIBIT C

CERTIFICATE OF REIMBURSABLE PROJECT COSTS

Certificate of Reimbursable Project Costs

City of St. Louis, Missouri
Office of the Comptroller
1200 Market Street, Room 311
St. Louis, Missouri 63103
Attention: Deputy Comptroller

Re: Corporate Interiors, Inc. Tenant Improvement Allowance

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Development and Performance Agreement dated _____, 2025 (the “*Agreement*”) between The City of St. Louis, Missouri and Corporate Interiors, Inc. In connection with the Agreement, the undersigned hereby states and certifies that:

1. Each item listed on **Schedule 1** hereto is a Reimbursable Project Cost and was incurred in connection with the completion of the Work.
2. These Reimbursable Project Costs have been paid by or on behalf of or with the consent of the Company and are reimbursable under the Agreement.
3. Each item listed on **Schedule 1** has not previously been paid or reimbursed from the Tenant Improvement Allowance, and no part thereof has been included in any other Certificate of Reimbursable Project Costs previously filed with the City.
4. There has not been filed with or served upon the Company any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. To the best actual knowledge of the Company, all necessary permits and approvals required for the portion of the Work for which this certificate relates have been issued and are in full force and effect.
6. To the best actual knowledge of the Company, all Work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a “Reimbursable Project Cost” within the meaning of the Agreement, the Company shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.
8. The Company is not in default or breach of any material term or condition of the Agreement beyond the applicable cure period, if any.

[Remainder of Page Intentionally Left Blank]

Dated this ____ day of _____, 20____.

CORPORATE INTERIORS, INC.

By: _____
Name: _____
Title: _____

Approved for payment this ____ day of _____, 20__.

THE CITY OF ST. LOUIS, MISSOURI

By: _____
Name: _____
Title: _____

ST. LOUIS DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: _____

EXHIBIT D

TENANT IMPROVEMENT ALLOWANCE COMPLIANCE CERTIFICATE

To: City of St. Louis, Missouri
Office of the Comptroller
1200 Market Street, Room 311
St. Louis, Missouri 63103
ATTN: Deputy Comptroller

Name of Company: Corporate Interiors, Inc. (including any and all subsidiaries and/or affiliates located at the Project Site, the "Company")

Annual Calculation Period: January 1, 20__ to December 31, 20__

All company names and Sales Tax ID numbers used by the Company and its affiliates on sales tax returns filed with the Missouri Department of Revenue: _____

Address (the "Project Site"): 3942 Laclede Avenue
St. Louis, Missouri 63108

Contact Person: _____

Telephone: _____

Email: _____

Current Employment ("Jobs"): As of December 31, 20__, the Company employed _____ full-time equivalent employees at the Project Site.

Current Average Annual Wage: The average annual wage of the full-time equivalent employees at the Project Site (before commissions) is \$_____.

Dated this ____ day of _____, 20__.

CORPORATE INTERIORS, INC.

By: _____
Name: _____
Title: _____

Approved by the City this ____ day of _____, 20__.

THE CITY OF ST. LOUIS, MISSOURI

By: _____
Name: _____
Title: _____

EXHIBIT E

EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

In any contract for Work at the Project Site, the Company, its designees, successors, assigns, and its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination laws (the “*Nondiscrimination Laws*”). Moreover, the Company shall contractually require its contractors and subcontractors to comply with the Nondiscrimination Laws.

The Company 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.

To the extent not prohibited by federal anti-discrimination law, the Company shall comply with the requirements of Ordinance Nos. 60275 (which is codified at Chapter 3.90 of the Revised Code of the City of St. Louis), 69427, 70767, 71094, 71962 and Executive Order No. 91 pertaining to first source hiring, workforce development, and prevailing wage compliance.

The Company 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 Company, its successors or assigns upon the basis of race, color, creed, 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 Project Site or any part thereof, and those covenants shall run with the land and shall be enforceable by The City of St. Louis and the United States of America, as their interests may appear in the project.

BOARD BILL NUMBER 83

FISCAL NOTE

Preparer's Name: St. Louis Development Corporation staff

Contact Information: Zach Wilson
Vice President of Economic Development Incentives
St. Louis Development Corporation
(314) 657-3732
wilsonz@stlouis-mo.gov

Bill Sponsors: Alderman Michael Browning

Bill Synopsis:	This Board Bill authorizes the City to enter into a Development and Performance Agreement to assist Corporate Interiors, Inc. d/b/a CI Select (the "Company") in redeveloping the existing building located at 3942 Laclede Avenue in the City (the "Project Site") into a new office headquarters and showroom space. The purpose of this Board Bill is to increase employment opportunities in the City and facilitate the Company's relocation to the City by depositing 50% of the revenue generated from the City's general sales tax within the Project Site into a sales tax reimbursement account and using such funds to reimburse the Company for certain tenant improvements.
Type of Impact:	50% of the revenues generated by the City's general sales tax at the Project Site will be used reimburse the Company for certain tenant improvements.
Agencies Affected:	The Comptroller's office will process reimbursement payments to the Company annually from the City's general sales tax revenues generated at the Project Site.

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ☐ Yes ☒ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ☐ Yes ☒ No.
- A commitment of city funding in the future under certain specified conditions? ☒ Yes ☐ No.

Subject to the terms of the Development and Performance Agreement, the Company will advance fund the costs of its tenant improvements, but will be reimbursed for a portion of those costs annually for up to 10 years from sales taxes generated at the Project Site. If the Company does not generate sales at the Project Site, there may not be sufficient sales taxes generated to reimburse the Company in full, which is the Company's risk. The City will not be guaranteeing any specific amount of reimbursement payment.

- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ☐ Yes ☒ No.

There will not be any bonds or notes, but, subject to the terms of the Development and Performance Agreement, the City will need to appropriate general sales tax revenues generated at the Project Site to the reimbursement payments.

- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No.
- A capital improvement project that increases operating costs over the current adopted city budget? ☐ Yes ☒ No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ☐ Yes ☒ No.

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

SECTION B

- Does the bill require the construction of any new physical facilities? ____ Yes __X__ No.

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

Although the Company will not be constructing any new physical buildings or facilities on the Project Site, they will be renovating and furnishing the existing building into an office headquarters and showroom space. The Company plans to invest approximately \$7,641,418 into this project; however, the maximum amount of reimbursable project costs with the City's general sales tax is \$1,000,000.

- Is the bill estimated to have a direct fiscal impact on any city department or office? __X__ Yes ____ No.

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

The Comptroller's office and the St. Louis Development Corporation (including the Minority Business Development and Compliance Office) will incur costs associated with administering the Development and Performance Agreement. However, the Development and Performance Agreement provides a source of funding for those costs, including an annual administrative fee paid to the Comptroller's office. Neither the Comptroller's office nor the St. Louis Development Corporation anticipate needing any further funding to cover the costs of administering the Development and Performance Agreement.

The City's Building Division may also have costs associated with various inspections and permits relating to the construction of the tenant improvements by the Company. However, those costs should be covered by the City's permit fees.

- 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:

As noted above, the Comptroller's office and the St. Louis Development Corporation will have various administrative costs associated with the Development and Performance Agreement, which will be paid by the Company or with the annual administrative fee, as provided in the Development and Performance Agreement. The City's Building Division may also have costs associated with providing inspections and permits. Similar to any other construction project in the City, these costs should be covered by permit fees.

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.

*****NOT APPLICABLE; SEE SLDC REPORT*****

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

- Describe any assumptions used in preparing this fiscal note:

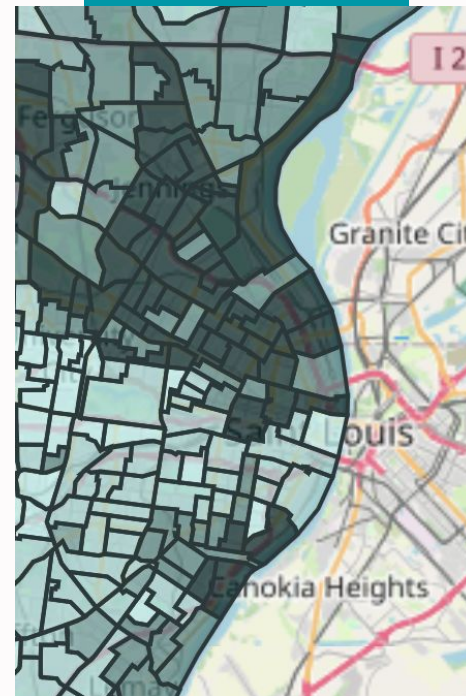
- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

Review of the Board Bill and related documents was provided by attorneys in the City Counselor's office (who are assigned to the St. Louis Development Corporation), outside counsel to the St. Louis Development Corporation (Gilmore & Bell, P.C.) and outside counsel to the Comptroller's Office (Saulsberry & Associates, LLC).

- Have the financial estimates of this bill been verified by the City Budget Division?
☐ Yes ☒ No.
- If yes, by whom? _____ .

ENERGY BURDEN & ENERGY JUSTICE

In Missouri



Project Partners: Sierra Club/Beyond Coal

The Sierra Club is America's largest and most influential grassroots environmental organization, with millions of members and supporters.



About the Beyond Coal Campaign

To fight climate change, improve public health and reduce pollution, we have to stop burning fossil fuels. From mining to burning to waste disposal, there's **nothing clean about fossil fuels** like dirty coal and fracked gas. Our campaign is uniting people across America to replace our **dirtyest energy sources with 100% clean, renewable energy.**



141 active plants — 389 retired/proposed to retire

Project Partners: Renew Missouri

Renew Missouri is a 501(c)(3) founded in 2006 and focused with a mission of **advocating and championing for renewable energy and energy efficiency** throughout the state.

Advocacy before the Public Service Commission, the Missouri General Assembly, local governments, and with utility companies and clean energy industries.

Renew MO has been instrumental in the way these companies manage their resources and deal with making rates more receptive to customer usage.



Shout out to -> Power-D. City

POWER-D helps communities of all sizes to address the climate emergency with data-driven solutions. Setting a goal to reduce CO2 emissions is the first step toward a more resilient clean energy future. POWER-D advances climate solutions software-as-a-service (SaaS) startup paving the way to the future.

Project Partners: Consumers Council of Missouri

Working to level the playing field for Missouri consumers.

Focusing on **Utility Rates, Personal Finance and HealthCare**, CCM works collaboratively to build a **more inclusive and equitable community** for Missouri consumers who are low and moderate income. CCM regularly appears at the Missouri Public Service Commission, **scrutinizing** rate proposed electric, water, and gas rate increases and **fighting** for the expansion and maintenance of low income customer assistance programs.



Energy Burden Project: Scope of Work

- In 2022, Renew Missouri and Consumers Council of Missouri were granted funds to research energy burdens in the St. Louis Metro area.
- Our aim is to provide tools to help **reduce energy burdens and improve health outcomes for vulnerable populations.**
- Develop an **interactive web-based tool displaying energy burdened areas.** Our analysis and webtool will identify and quantify disparities in energy burdens based on available data, including looking at energy burdens along racial/ethnic and geographic line.
- Use tool, **grassroots support, and advocacy, to secure more funding and programs** to address energy burdens in the area.

What is Energy Burden?

Energy burden is defined as the percentage of gross household income spent on energy costs, like gas and electric utility bills.



Contributing factors:

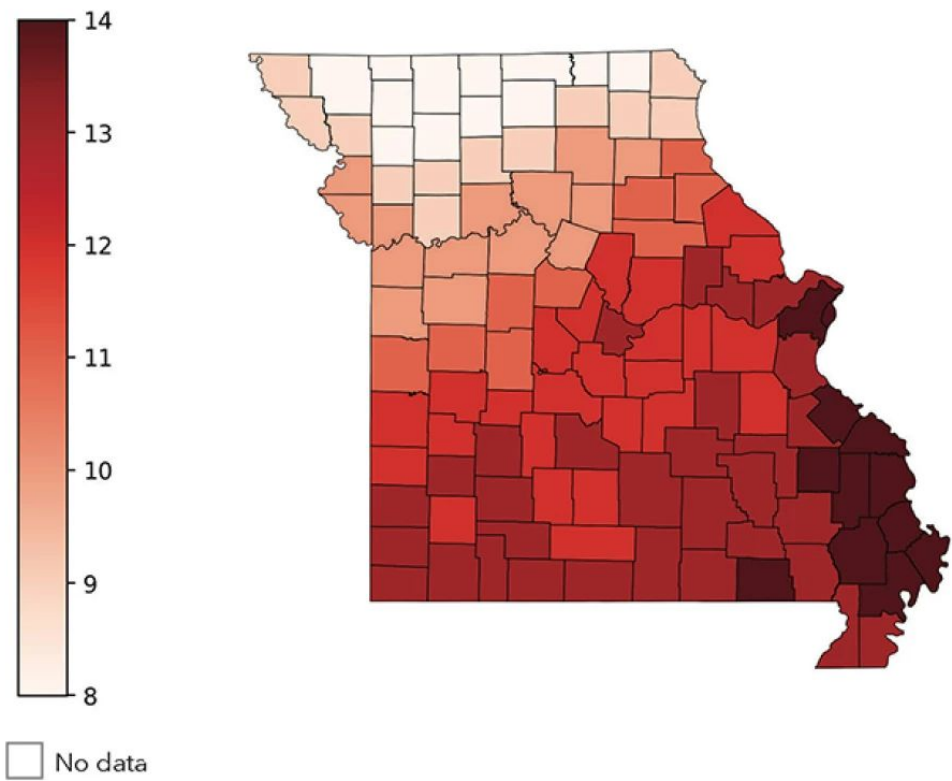
- Age of home
 - STL averages around 100 year old homes
- Home ownership vs renting (split incentive issue)
 - 35.5% of Black residents own their home
 - 64.3% of White residents own their home
- Income
- Education
- Race / redlining

Why Energy Burden Matters

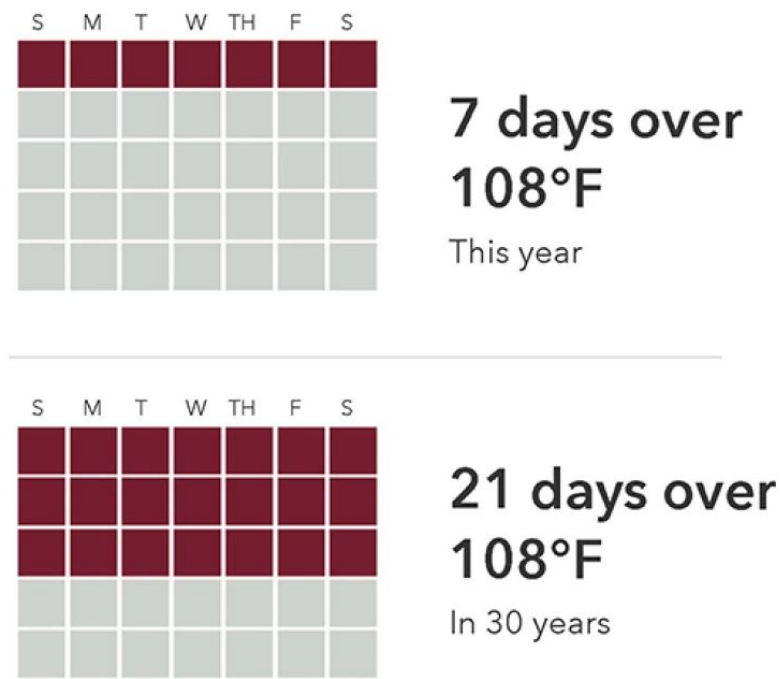
- Health risks
- Disconnections
 - Ameren disconnected over 87k households so far this year
 - Disconnected 17k+ in October
 - 20% of households in Ameren territory are behind on their bills
 - Ameren's Keeping Current Program is now full
 - Evictions on the rise
- Climate change
 - Heat waves & cold snaps



Change in number of Local Hot Days



Number of days exceeding 108°F this year vs. in 30 years in St. Louis County



Pollution Burden

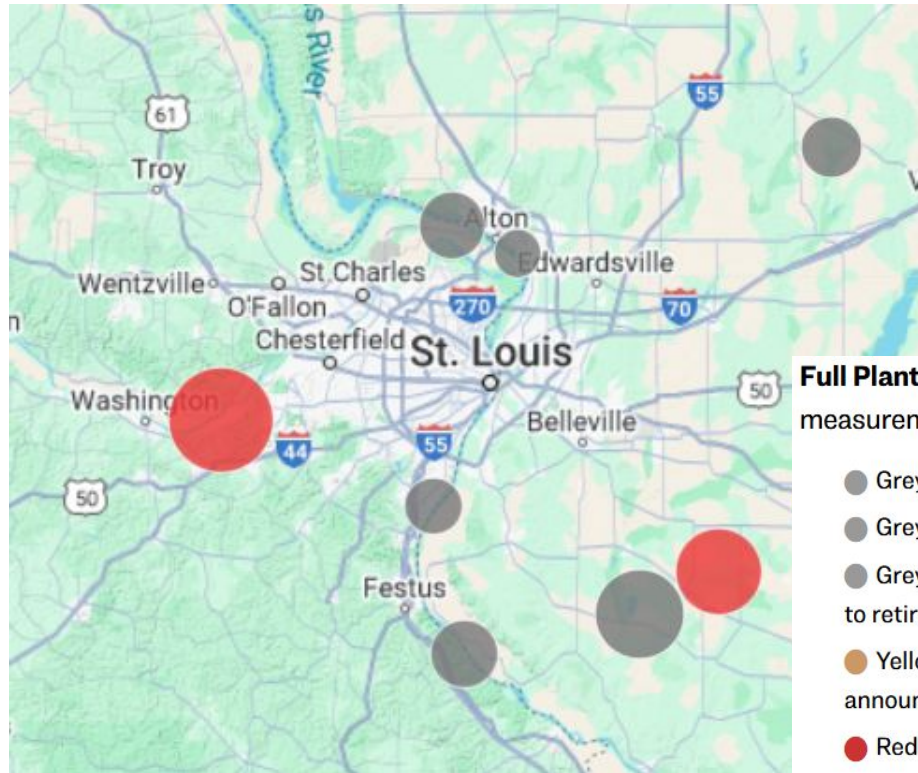
Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution.

“The most recent EPA review of the research on the health effects of particle pollution concluded that nonwhite populations, especially blacks, faced higher risk from particle pollution.” - [American Lung Association](#)

Black children in St. Louis City:

- Account for 70% of all children suffering from lead poisoning;
- 2.4 times more likely to test positive for lead poisoning compared to white children;
- Make ~10 times more visits to the emergency room for asthma-related complications than white children.

Coal Power Plants Near St. Louis

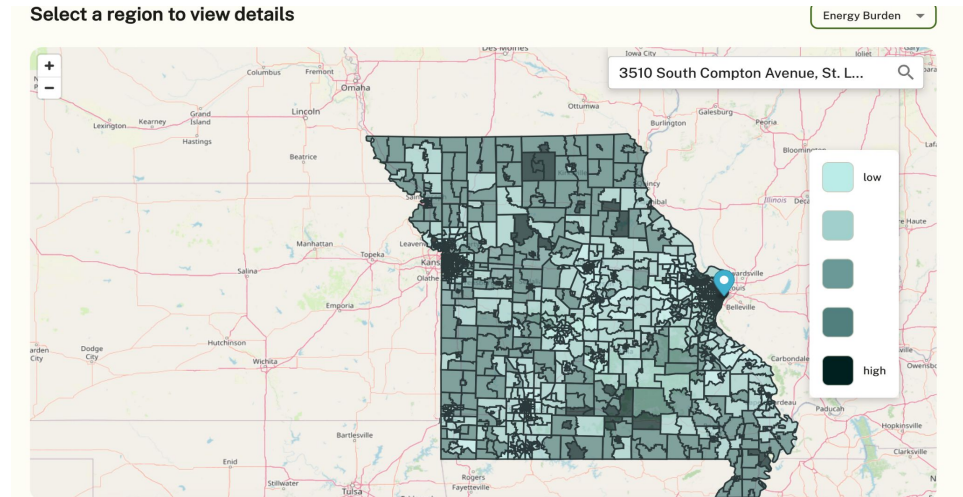


Full Plant Status (Size of circle based on capacity in megawatts [MW], which is the measurement of the amount of power a plant puts out)

- Grey Circles: Fully Proposed - all units at this plant have announced intent to retire by 2030
- Grey Circles: Fully Retired - all units at this plant have retired
- Grey Circles: In Progress - all units at this plant are a combination of either proposed with intent to retire by 2030, or retired
- Yellow Circles: Partially Proposed/Retired - plant still has remaining units that have not announced intent to retire by 2030
- Red Circles: Remaining Plant - plant with no units retired nor announced to retire

The Missouri Energy Burden Explorer

- Tool built and data aggregated by our data partners at Power-D.City
- Provides **visualization of energy burdens and related factors (income, energy costs, race and other demographic factors)**, aggregated at the census tract level.
- Uses real electric and gas utility data from Missouri utilities (Ameren, Spire, and Evergy)
 - a. Ameren data secured through rate case in 2022.



Energy Resource Navigator

- A single platform where consumers can view personalized recommendations for energy assistance programs they may be eligible for.
- Available to the public at Renew Missouri's website: www.mosaves.com

Keeping Current (Ameren)

Ameren Bill Assistance

[Visit Program Here](#)

Description: Ameren's "Keeping Current" program is for folks who might be having a tough time paying their electric bills. This program gives money to help and lets you choose how to pay your bills if you're eligible.

**Recommended for homeowners and renters who experience high electric bills.*

▼ [Qualifying for Keeping Current](#)

To begin, please select your utility provider: *

☒ Ameren ☐ Spire ☐ Evergy ☐ Columbia Water & Light ☐ Other Missouri Utility

Please select the number of individuals in your household: *

☒ 1
☐ 2
☐ 3
☐ 4
☐ 5
☐ 6
☐ 7
☐ 8 or more

For a household size of 1, your annual household income is between: *

☒ \$0 to \$33,100
☐ \$33,101 to \$39,200
☐ \$39,201 to \$47,000
☐ \$47,001 and up

Are you a U.S. citizen? *

☒ Yes
☐ No

The programs you may be eligible for, based on your answers, will be displayed below. Use the program labels as shortcuts to quickly scroll down the page for the full details of each program. A displayed program does not guarantee eligibility.

BILL ASSISTANCE

[Home Energy Assistance \(LIHEAP\)](#)

[Keeping Current](#)

[Keeping Cool](#)

[Clean Slate](#)

ENERGY EFFICIENCY

[Weatherization Assistance](#)

[Community Savers](#)

[Pay As You Save \(PAYS\)](#)

[Home Rebates](#)

Energy Burden Results

Table 1: St. Louis City Census Tract Energy Burden Rates and Other Metrics

Energy Burden	Number of Census Tracts	Number of Households	Lower Respiratory Cases ⁴	Asthma Cases	Average Total Energy Cost ⁵	Average Income
1-3% (LOW)	43 (41%)	75,093	314 (28%)	502 (23%)	\$2,082	\$84,933
3.1-5.9% (MID)	38 (37%)	49,141	504 (44%)	1,079 (50%)	\$2,254	\$50,108
6% + (HIGH)	23 (22%)	19,323	322 (28%)	567 (27%)	\$2,408	\$35,494
Total	104	143,557	1,140	2,148		

Description: A summary table of descriptive statistics for St. Louis City Census tracts and other census data. Energy burden data is from 2022.

Table 2: St. Louis County Census Tract Energy Burden Rates and Other Metrics

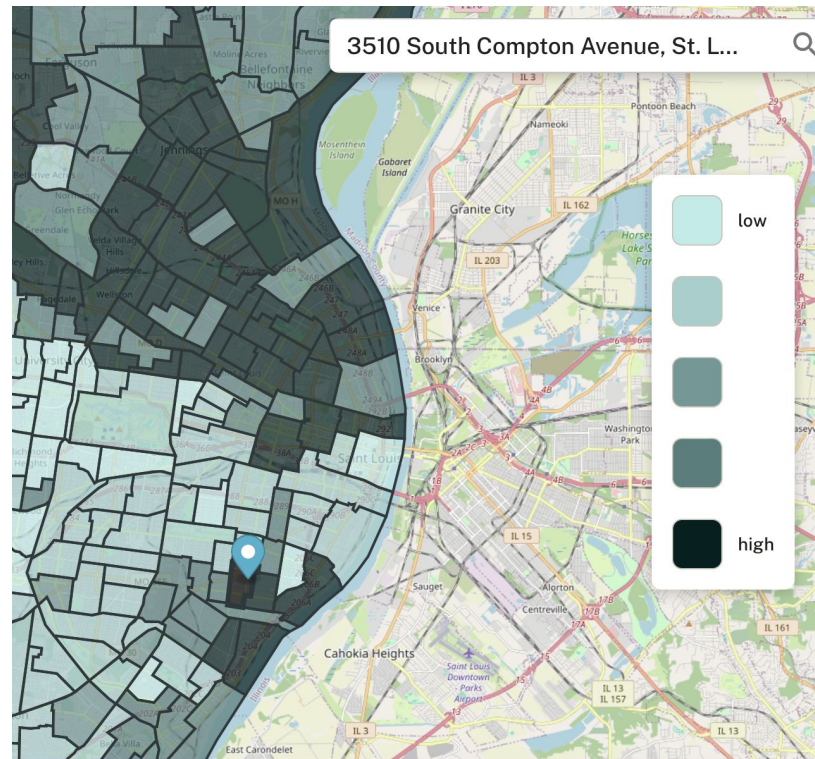
Energy Burden	Number of Census Tracts	Number of Households	Lower Respiratory Cases	Asthma Cases	Average Total Energy Cost	Average Income
1-3% (LOW)	159 (68%)	281,840	877 (45%)	1,272 (31%)	\$2,479	\$125,583
3.1-5.9% (MID)	70 (30%)	115,256	985 (50%)	2,538 (61%)	\$2,201	\$56,478
6% + (HIGH)	6 (2%)	12,562	95 (5%)	326 (8%)	\$2,235	\$48,798
Total	235	409,658	1,957	4,136		

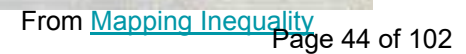
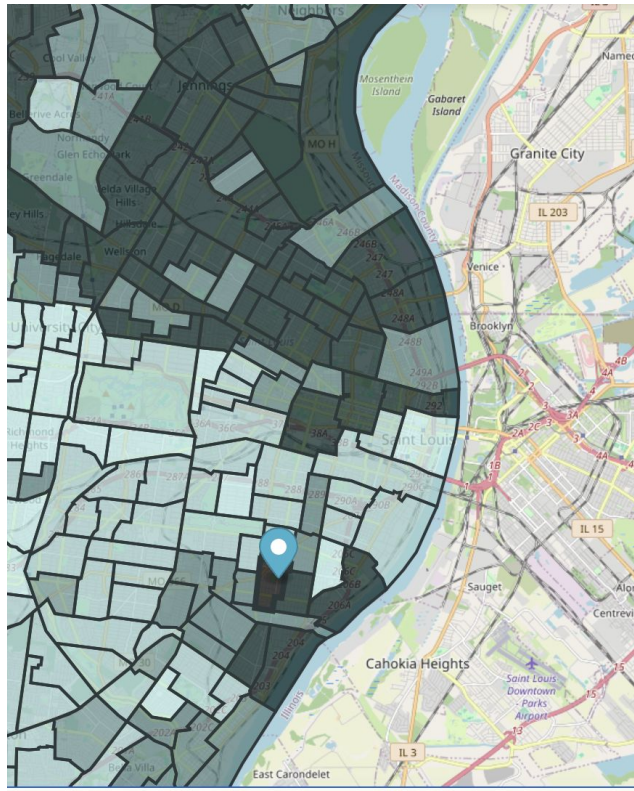
Description: A summary table of descriptive statistics for St. Louis County Census tracts and other census data. Energy burden data is from 2022.

Energy Burden Results

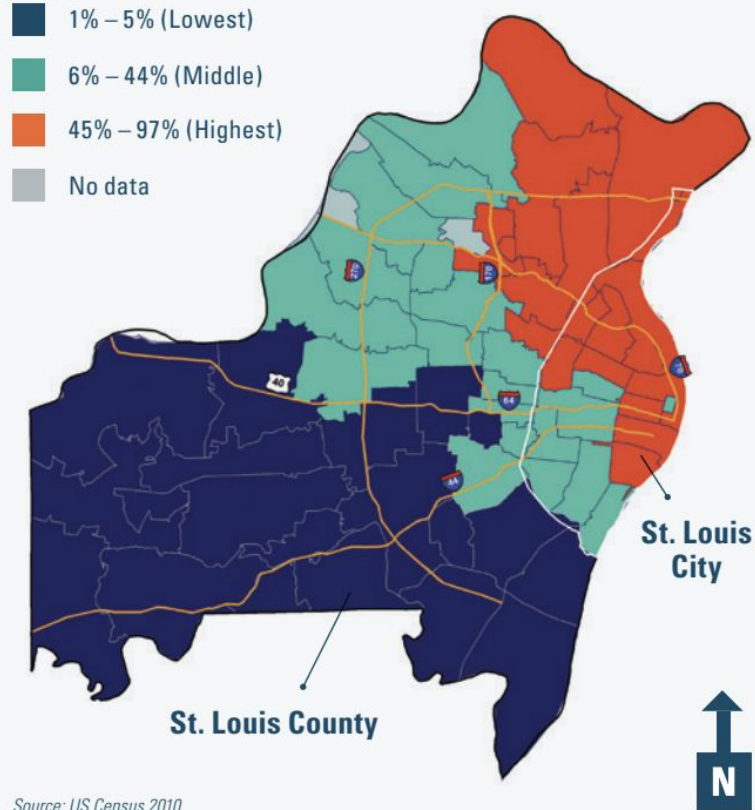
Energy burden data in St. Louis City:

- 1%-3% (LOW) = 42% of census tracts
- 3.1%-5.9% (MID) = 36% of census tracts
- 6%+ (HIGH) = 22% of census tracts



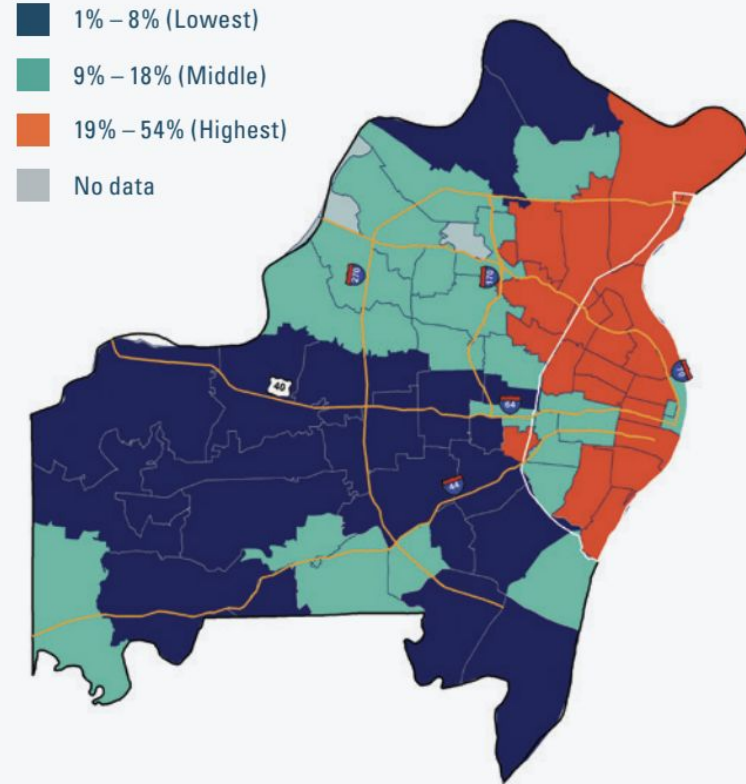


A) The concentration of African American population
Percent African American population by ZIP code



Source: US Census 2010

B) The concentration of poverty
Percent of all residents living in poverty by ZIP code



Source: American Community Survey 2007–2011 5 year estimates

Heart disease death rates per 100,000 for all residents by ZIP code



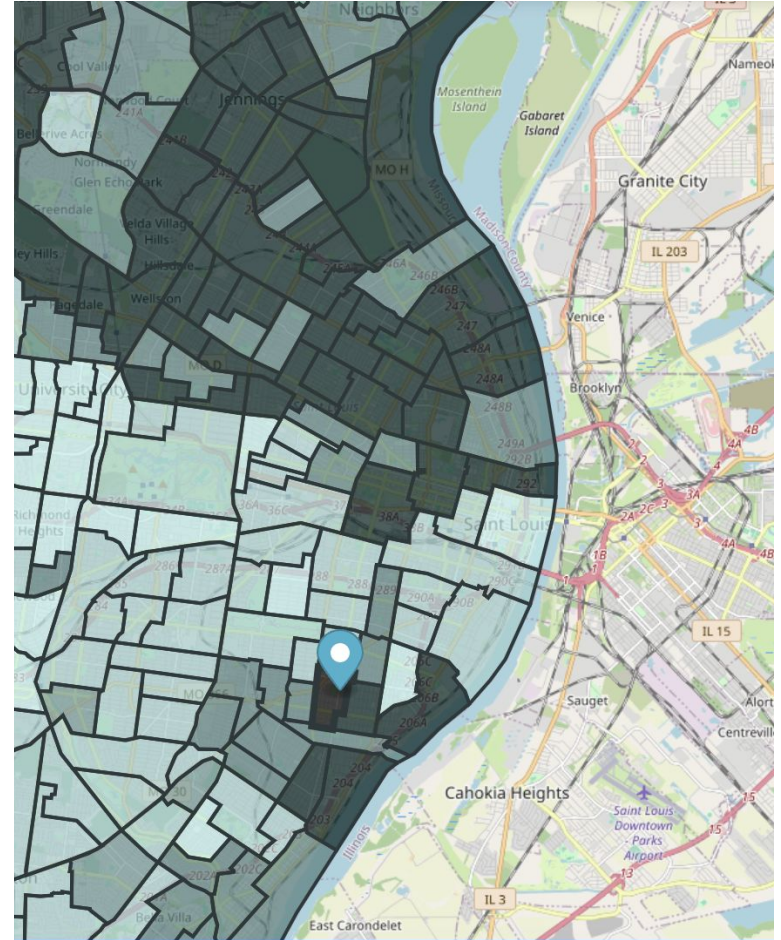
Cancer death rates per 100,000 for all residents by ZIP code



Energy Burden Results

Breakdown by ward:

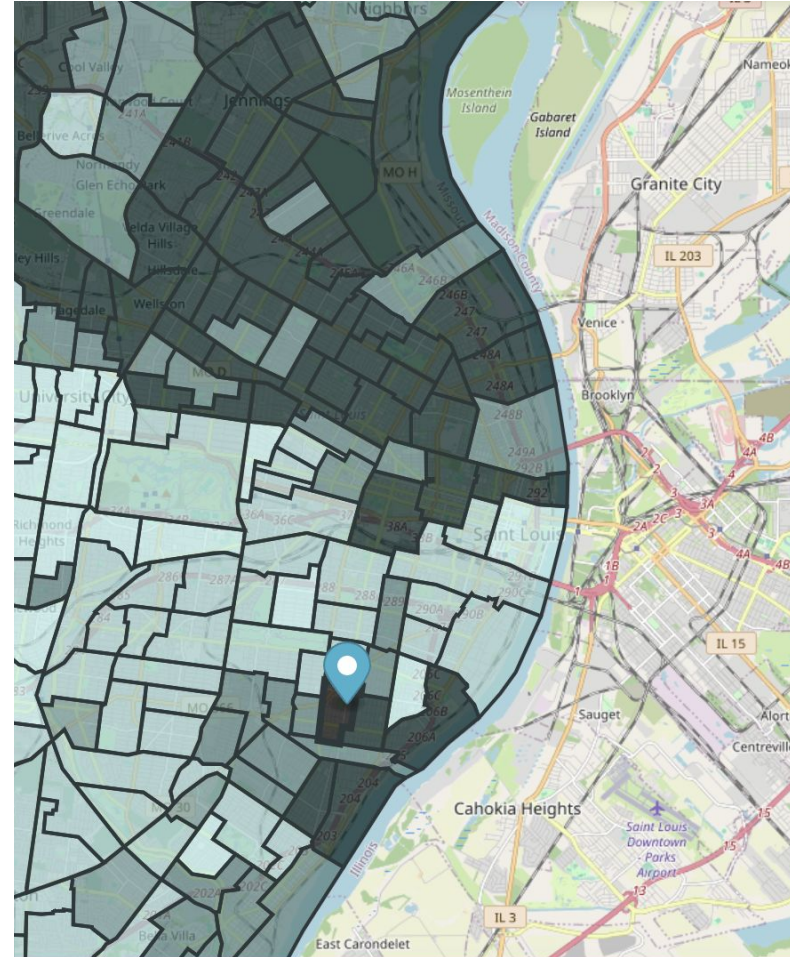
- Ward 1: between 2-6%
- Ward 2: between 2.4-3.2%
- Ward 3: between 4.9-5.9%
- Ward 4: between 2.2-3.2%
- Ward 5: between 2-6.3%
- Ward 6: between 2-3%-5.9%
- Ward 7: between 2-4.5%
- Ward 8: ~ 1.6-6.1%



Energy Burden Results

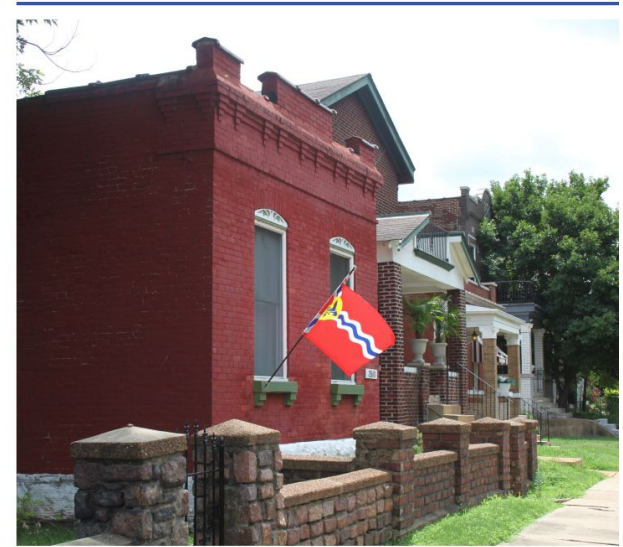
Breakdown by ward:

- Ward 8: ~ between 1.6-6.1%
- Ward 9: between 2.2%- 3.7%
- Ward 10: between 1.6-8.1%
- Ward 11: ~ between 2.8-7.4%
- Ward 12: between 4.6-7.2%
- Ward 13: between 5.4-**8.9%**
- Ward 14: between 2.3%-8.4%



St. Louis Energy Burden Report Findings

- Predominantly Black neighborhoods in St. Louis have **more than double** the energy burden of predominantly white areas.
- **Two-thirds** of all high-energy-burden households in the region are located in the **City of St. Louis**.
- High-energy-burden areas experience **nearly 2x the asthma cases** compared to low-burden areas.
- Census tracts with higher percentages of Black residents show **higher energy burdens and higher rates of respiratory illness**.



ST. LOUIS ENERGY BURDEN REPORT

How Geography, Income, and Race Factor into Energy Costs for St. Louis Families

Policy Recommendations

Recommendations for Monopoly Utilities

- Develop targeted outreach campaigns in high-energy-burden census tracts. Work towards **building trust** in disinvested communities.
- Expand funding and broaden eligibility for existing utility assistance programs.
- Accelerate the transition to clean energy, including community solar.

Recommendations for Policymakers

- Enact local ordinances requiring [rental energy-use disclosures](#) to protect renters.
- Change state law to allow utilities to offer low-income billing discounts. (THIS HAS BEEN DONE!) There is a rate-making docket...
- Require utilities to **publish disconnection data** at the census-tract level.
- Repeal the ban on **true community solar participation**.
- Fully fund state/federal assistance programs such as LIHEAP, and simplify the application process.

Creating Positive Change is Hard

Regulatory capture

- The chairperson in charge of the regulatory agency that oversees monopoly electric utilities publicly called on Ameren Missouri to build more gas-burning power plants and also [killed a rule change](#) would have required public reporting of utility disconnection notices by zip code.

Legislative capture

- Leverage campaign contributions and lobbying gifts to achieve the legislative outcomes utilities desire.

Community capture

- Monopoly utilities do not have competition, but they sponsor many orgs - *including green orgs*, advertise everywhere and sit on the boards of major local institutions to maintain a favorable image.

The Cheap Energy Act

A new federal law authored by SEEC Clean Energy Deployment Task Force Co-Chairs, Rep. Sean Casten (IL) and Rep Mike. Levin (CA)

- Restore tax credits for clean energy
- Cut energy bills by expanding LIHEAP and WAP. It will also establish a reflective roofing rebate program
- Build out the electric grid by improving FERCs effectiveness in transmission planning.
- Consumer protections in electricity regulation
- ...and A lot More!

SB4 and Fallout

- SB4 is projected to add \$1,115 per year in utility rate increases to Missouri households - households that are already struggling under the weight of their current energy burden
- **Construction Work in Progress (CWIP)**, forcing Missourians to pay for utility facilities while they are being built, an idea that we voted down 2-1 in 1976
- **Future Test Year**, a change that would base water and gas bills on utility company guesses about future expenditures, rather than actual, audited costs
- **Plant-In-Service-Accounting (PISA)**, an accounting mechanism designed to increase utility profit. The legislature approved a PISA percentage in the past decade, creating much of our current utility inflation in MO. SB4 expands current PISA law, resulting in more profits for utilities

LIHEAP Saves Lives

LIHEAP is more than a utility aid program - it's a lifeline.

It provides:

- Energy bill assistance
- Stability during extreme weather
- Support during financial hardship

Without it:

- Hypothermia, frostbite, unsafe housing
- Heatstroke, dehydration, preventable death

In 2023, over 130,000 Missouri households received LIHEAP.

Vulnerable groups like older adults and young children are at a heightened risk when LIHEAP assistance is unavailable.



FY 2026 LIHEAP Funding is Not Yet Secured

- April 1, 2025: The Trump administration terminated all federal staff administering the Low Income Home Energy Assistance Program (LIHEAP).
- The November 12, 2025 spending bill extends LIHEAP and CSBG (Community Services Block Grant) funding only through January 30, 2026.
- Congress has not yet passed the Labor-HHS bill that includes FY 2026 LIHEAP and CSBG funding.

TAKE ACTION NOW



What can you do?

Call or write your federal representatives and senators.

Ask them to:

- **Contact Health and Human Services Secretary Kennedy**
- **Demand immediate rehiring of LIHEAP staff**
- **Restore critical protections for families in need**



LET YOUR VOICE BE HEARD

Wow, this all seems very bad. What should I do?

- Advocate, advocate, advocate!
 - Your voices are *especially* impactful - especially whenever opportunities arise at the Public Service Commission
 - Call your reps!
- Are you or your constituents impacted by Energy Burden? Let us know - we need your voices to influence decision makers.
- Pressure utilities to be good neighbors and prevent disconnections
- Share resources with constituents
- **Encourage the PSC to adopt a low-income rate in the ongoing affordability docket**
- Don't believe the hype! When a utility touts its generosity, ask questions

Thank you!

Shuron Jones (she/they) - Consumers Council of Missouri | www.moconsumers.org
sjones@moconsumers.org

Jenn DeRose (she/her) - Sierra Club | www.sierraclub.org
jenn.derose@sierraclub.org

Tori Cheatham (she/her) - Renew Missouri | www.renewmo.org
tori@renewmo.org





Shuron D. Jones,
she/they
sjones@moconsumers.org

Contact us!



Thank you!



Jenn DeRose
(she/her)
Senior Campaign Organizer
jenn.deroses@sierraclub.org

Energy Burden, Energy Justice, and Ameren



Table 1: The most deadly remaining coal-fired power plants — representing over 50% of premature deaths. *Source: Sierra Club analysis of data provided by Clean Air Task Force.*

Plant Name	Plant Location	Deaths	Deaths in Same County as Plant	Deaths in Same State as Plant	County Most Impacted	2019 SO ₂ Emissions (thousand tons)
General James M Gavin	Gallia County, Ohio	244	3%	21%	Gallia County, Ohio	26
Labadie	Franklin County, Missouri	195	1%	7%	Cook County, Illinois	34
Keystone	Armstrong County, Pennsylvania	160	2%	32%	Allegheny County, Pennsylvania	20
Shawnee	McCracken County, Kentucky	154	1%	6%	Cook County, Illinois	16
Martin Lake	Rusk County, Texas	154	1%	22%	Harris County, Texas	47
Cardinal	Jefferson County, Ohio	132	8%	21%	Allegheny County, Pennsylvania	7
Harrison Power Station	Harrison County, West Virginia	122	<1%	5%	Allegheny County, Pennsylvania	11
W A Parish	Fort Bend County, Texas	109	3%	70%	Harris County, Texas	29
Ghent	Carroll County, Kentucky	95	<1%	9%	Hamilton County, Ohio	9
New Madrid	New Madrid County, Missouri	90	<1%	4%	Cook County, Illinois	13
Prairie State Generating Station	Washington County, Illinois	76	2%	25%	Cook County, Illinois	11
Antelope Valley	Mercer County, North Dakota	70	1%	3%	Cook County, Illinois	11
Coyote	Mercer County, North Dakota	68	1%	3%	Cook County, Illinois	10
Homer City Station	Indiana County, Pennsylvania	67	1%	31%	Westmoreland County, Pennsylvania	8
Mill Creek	Jefferson County, Kentucky	66	49%	57%	Jefferson County, Kentucky	2
Jim Bridger	Sweetwater County, Wyoming	60	<1%	2%	Los Angeles County, California	9
Bowen	Bartow County, Georgia	59	1%	19%	Fulton County, Georgia	9

Pollution by the Numbers

Labadie

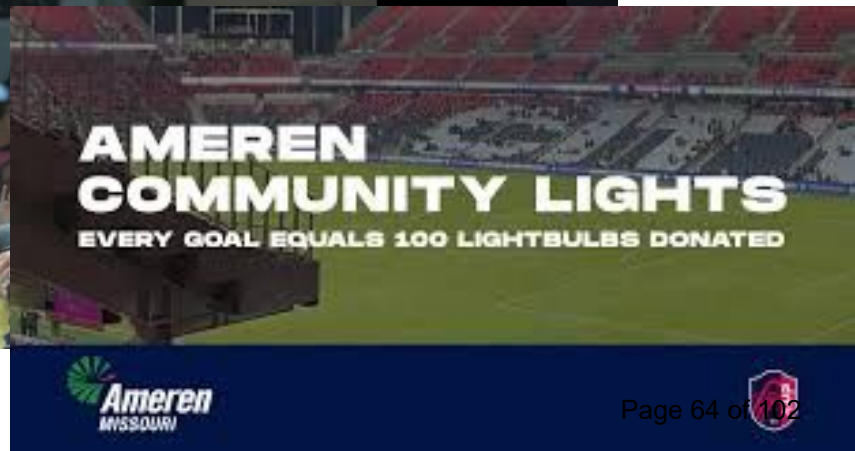
Pollutant

16,829,999 tons (2nd)	Carbon Dioxide (CO2)
39,245 tons (1st)	Sulfur Dioxide (SO2)
7,255 (6th)	Nitrogen Oxides (NOx)

() = national rank according to 2023 Environmental Protection emissions reporting

Ameren customers paid \$1.8M for Blues promotion. Only a fraction went to charity, state says.

Bryce Gray Apr 17, 2023 61



Ameren Shenanigans

Customers pay for lobbying & charity

- Post-Dispatch (2019): [Congressional probe looks at lobbying group funded by Ameren, other utilities](#)
- Post-Dispatch (2023): [Ameren customers paid \\$1.8M for Blues promotion. Only a fraction went to charity, state says](#)

Rush Island

- [Federal Judge Rodney Sippel ruling](#) (2019): “Ameren’s arguments that Rush Island’s excess pollution was not harmful are not convincing...Ameren’s reliance on scientific uncertainty is misguided and its reliance on fringe toxicological evidence is unpersuasive...When Ameren decided to make major modifications to expand Rush Island’s capacity, Ameren refused to play by the rules Congress set.”



CDA

COMMUNITY DEVELOPMENT ADMINISTRATION
CITY OF ST. LOUIS

CDA ARPA Update

HUDZ Committee
November 18, 2025

Agenda/Roadmap



1. Food Assistance - \$908,000 - 200K+ meals
2. Home Repair - \$14,983,000 - 1K+ homes repaired
3. FQHCs - \$12,870,000 - 4 health clinics
4. RAC - \$10,494,000 -
5. ECE - \$3,710,735 - 50+ provider grants & 100+ teacher grants
6. Free Public Transit - \$250,000 - 1000 youth passes
7. Free Public Wi-Fi - \$2,425,000 - 16 parks, MLK Downtown & 99K network hours
8. Housing - \$16,328,401
9. CDA Neighborhood Beautification - \$5,902,402
10. CDA Proactive Development - \$3,598,794
11. Tornado Emergency Stabilization - \$5,404,374
12. CDA Admin - \$4,087,668
13. SLDC/LCRA/LRA: \$108,675,000



Food Assistance - \$908K

1. Contractual Expenditures/Obligations: \$878K/\$908K
 - a. People's Community Action Corporation: \$109K/\$109K
 - b. Operation Food Search: \$303K/\$305K
 - c. Northside Youth & Senior Center: \$190K/\$193K
 - d. Mission St. Louis: \$73K/\$98K
 - e. Food Outreach: \$153K/\$153K
 - f. City Seniors Inc.: \$50K/\$50K
2. Outputs:
 - a. 200,000+ Meals Served
 - b. 75,000+ People Served



Home Repair - \$14,983,000

1. Major Home Repair: \$11,988,550
 - a. Home Repair Pool I: \$9,267,133/\$9,285,000 (446 homes repaired)
 - b. Home Repair Pool II: \$47,849/\$986,500 (2 homes repaired)
 - c. Historic Home Repair Pool: \$163,719/\$883,000 (14 homes repaired)
 - d. Mission STL Admin: \$726,000
 - e. BFW: \$108,050 (7 homes repaired)
2. Minor Home Repair: \$2,444,450
 - a. Mission St. Louis: \$779,955/\$1,084,450 (380 homes repaired)
 - b. Habitat for Humanity: \$279,240/\$280,000 (112 homes repaired)
 - c. Harambee: \$516,529/\$750,000 (77 homes repaired)
 - d. Employment Connection: \$0/\$330,000
3. Property Tax Forgiveness: \$0K/\$50K
4. Admin: \$500,000
 - a. Online Application Portal: \$206K/\$206K
 - b. CDA Staff: \$148,363/\$294,000
5. Total outputs: 469 major home repairs; 569 minor home repairs



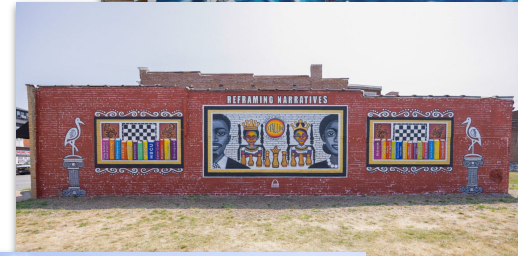
Federally Qualified Health Centers (FQHCs) - \$12,870,000

- Partnership with the Integrated Health Network (IHN), Missouri Primary Care Association & State
- 4 FQHCs
 - Affinia (2220 Lemp)
 - Family Care (3830 S. Grand)
 - People's Health (5635 Delmar)
 - CareSTL (4400 St. Louis Ave.)



Regional Arts Commission of St. Louis (RAC) Programs - \$10,494,000

- Operating Support Grants: \$3,600,000/\$3,600,000
 - 54 Income Replacement Grants - \$1.5M
 - 8 Tourism Grants - \$2.1M
- Program Support Grants: \$2,894,557/\$2,970,000
 - 14 Program Grants: \$2,894,557
- Artist Support Grants: \$2,970,000/\$2,970,000
 - 166 Artist grants - \$2,009,047
 - St. Louis Mural & Film Project - \$960,953
- RAC Admin - \$351,516/\$954,000

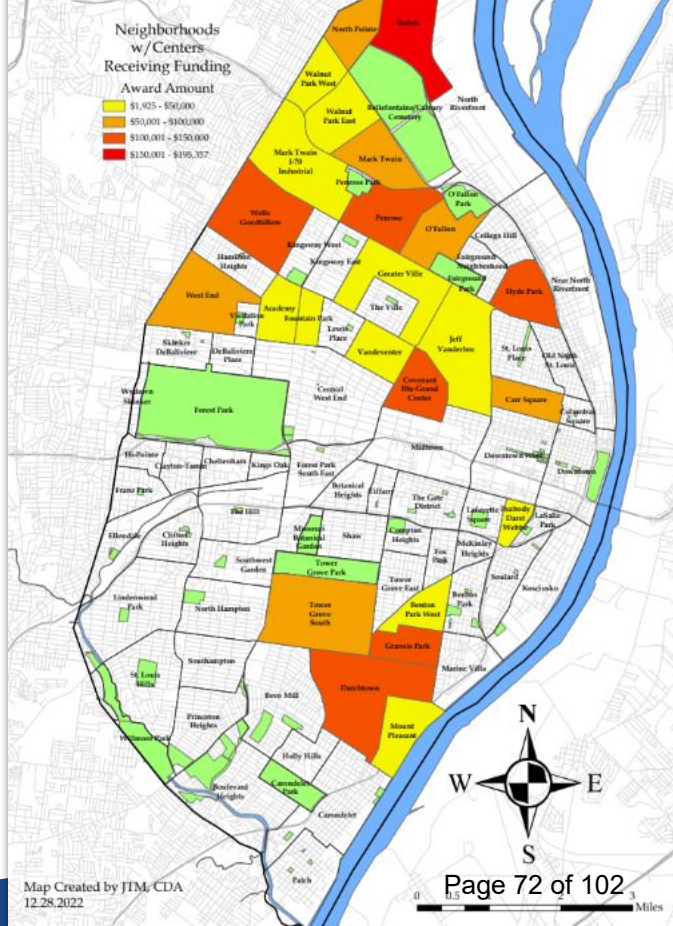


Early Childcare Programs - \$3.7M

- Mental Health Board: \$1,910,735/\$1,910,735 - 49 stabilization grants
- Subrecipients
 - **Beginning Futures:** \$120,00/\$350,000 - 23 teachers receiving stipends, coaching & support
 - **Child Care Aware:** \$85,090/\$570,00 - 54 scholarships awarded for childcare development associate certificate
 - **United 4 Children:** \$8,697/\$360,000 - Accreditation support (15) & scholarship program (24)
- Beneficiaries: **Flance, Elmer Hammond, Guardian Angel** - 30 teachers receiving raises/bonuses/scholarships



2022 CDA & MHB-Assisted Childcare Funding by Neighborhood



8

- ST. LOUIS POST-DISPATCH**

Search St. Louis Post-Dispatch

E-Edition News Sports Opinion Life & Entertainment Business Jobs STL Headliner 54° Sunny

Read Today's E-edition

Welcome, TomHagert

St. Louis to provide free Wi-Fi in some city parks and along MLK Drive

Austin Hopwood 23 hrs ago

Pokémon GO players Felix Rodriguez, left, Josh Arroyo, center, and Josh Rodriguez rest on a bench sporting their Pikachu hats in Tower Grove Park where a Pokémon GO Safari Zone event was held on Saturday, Nov. 13, 2021. The man drove down from Chicago for the three-day event for which 10,000 tickets were sold. Because of COVID-19, the event was modified so those that couldn't attend could still participate.

The map shows the event area in St. Louis, highlighting the location of the event area in green and red. The map includes labels for various streets and landmarks, such as Tower Grove Park, Hanckley, and the Mississippi River. A scale bar indicates distances up to 1 mile.

free, public Wi-Fi in nine city parks
one of the main streets of the city's

development Administration, said the
to the internet in areas where many

making them especially good places

ate 2024 or early 2025, and run it
how often the new Wi-Fi is used
program could be renewed and

Officials are paying for the program with federal pandemic aid.

Page 73 of 102

Free Public Transit - \$250,000

- Q1 2022: 1393 Passes Distributed
- Q2 2022: 1028 Passes Distributed
- Q3 2022: 736 Passes Distributed
- Q4 2022: 892 Passes Distributed
- Q1 2023 - Q4 2024: 1000 passes distributed



CDA Housing Projects

CDA Housing Funds - \$4,331,804/\$16,328,401 (CDA \$6,532,597; DHS \$4M; SLDC \$3.25M; Pro-Dev \$2,045,804; Homeownership \$500K)

- Rental Projects - \$2,099,026/\$6,615,887(102 units)
 - Cote Brillante Presbyterian (4 units); Baden-Hoffen (13 units); Kingshighway Promenade (4 units); Haven Recovery (10 units); Tabernacle (5 units); Eliot School (40 units); Easton on MLK (18 units); Ashland (6 units); Cornerstone (2 units);
- LIHTC Rental - \$1,320,000/\$6,234,292 (754 units)
 - Crossroads (64 units); Benton Park Place (49 units); Baden School (51 units); Northside Heights (66 units); Clinton Peabody (89 units); Virginia Plaza (78 units); Lafayette (162 units); Carr Square (82 units); NNA (113 units);



CDA Housing Projects cont.

- For Sale - \$664,407/\$1,837,144 (15 units)
 - West End Court IV & V (8 units); Art Place (4 units); Old North (2 units); Urban Village (N/A); NGNS (1 unit); SJHI (N/A)
- Vacant Unit Turns - \$248,371/\$1,641,078 (63 units)
 - RISE (53 units); Carr Square (3 units); SITO (3 units); Horizon Housing (4 units & N/A)



Neighborhood Beautification

- Forestry: \$1,406,972/1,680,000 - Bought 2 wheel loaders; 2 dump trucks; 4 roll off trucks; 16 roll off containers & hook lifts;
- Refuse: \$499,970/500,000 - MACC Contracting, illegal dumping services
- Brightside: \$350,000/\$350,000 - 195 clean up events w/ 3,752 volunteers; 1912 graffiti removals
- Neighborhood Clean Up/Mowing: NNA & SLACO; Revitalization of Baden Assoc., Old North STL Restoration Group; Lewis Place -
- Urban Agriculture: GRO Health Center; College Hill Foundation; Gravois Park Block Link; Hope in the Ville;
- Public Art/Park Improvements: Delmar Main St.; SLHA; Cornerstone; Dutchtown Main St.



Proactive Development

- Community Assets
 - Gateway Global; NYSSC Community Center; Show Me Family; Cornerstone Hub; Youth Golf Complex; 4TheVille
- Capacity Building
 - North Newstead; Old North; Delmar Main St; Be Well; Art Place; Hope in the Ville



Tornado Recovery - \$5.4M

- Emergency Building Stabilization: 122 homes stabilized to date; 97 in progress



CDA Administration

Total:
\$1,786,132/\$4,087,668

Contractual Services: \$340,988/\$805,736

- WWT: \$0/ \$314,325
- Hagerty: \$259,343/\$259,765
- Carahsoft: \$81,646/\$81,646
- Major 360: 0/ \$150,000

Payroll:
\$1,445,143/\$3,281,932

FISCAL



Accountants review fiscal reports (invoices/supporting documentation) and submit pay request to comptroller's office and financial reports to HUD and Treasury.

COMPLIANCE



Grant administrators ensure compliance by drafting outputs, criteria, and reporting forms for CDA programs/partners. The team conducts monitoring visits, provide technical assistance, and produces reports to HUD and Treasury.

CONSTRUCTION



Engineers and analysts manage CDA's housing production, home repair program, as well as miscellaneous construction grants like health clinics, community centers, and early childcare centers.

SLDC Programs - \$108.675M

- Small Business Grants - \$4.5M
- Economic Empowerment Center - \$1.44M
- Scale STL - \$2.375M
- Housing Development Fund - \$17.25M
- LRA Lot Maintenance - \$6.5M
- Home STL - \$3.8M
- Monarch - \$8.75M
- Build STL - \$1.375M
- LCRA Pro-Dev: \$13.5M
- LRA Pro-Dev: \$4.5M
- Digital Equity: \$2.325
- North City Grants: \$33.3M
- Admin: \$9.06M



Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
	Food Assistance	\$908,000.00	Food Assistance Grant Program	\$908,000	Food Assistance Program: People's Community Action Corp	\$109,000	\$0	\$109,000	\$109,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	People's Community Action Corporation	Subrecipient	Fully Deployed	2,509 meals provided
					Food Assistance Program: Operation Food Search	\$305,000	\$0	\$303,170	\$303,170	\$1,830	\$1,830	\$0	\$0	\$0	\$0	\$0	\$1,830	Operation Food Search, Inc.	Subrecipient	On Track	120,530 meals provided
					Food Assistance Program: Northside Youth and Senior Center	\$193,000	\$0	\$189,753	\$189,753	\$3,247	\$3,247	\$0	\$0	\$0	\$0	\$0	\$3,247	Northside Youth & Senior Service Center	Subrecipient	On Track	16,397 meals provided
					Food Assistance Program: Mission St. Louis	\$98,000	\$0	\$73,233	\$73,233	\$24,767	\$24,767	\$0	\$0	\$24,767	\$0	\$0	\$0	Mission: St. Louis	Subrecipient	On Track	6,958 meals provided
					Food Assistance Program: Food Outreach	\$153,000	\$0	\$153,000	\$153,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Food Outreach	Subrecipient	Fully Deployed	59,675 meals provided
					Food Assistance Program: City Seniors Inc.	\$50,000	\$0	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Seniors, Inc.	Subrecipient	Fully Deployed	1,125 meals delivered
	Home Repair	\$14,000,000.00	Major Home Repair	\$11,005,550	Home Repair Pool I	\$9,285,000	\$11,154,500	\$9,267,133	\$9,267,133	\$17,867	\$17,867	\$17,867	\$0	\$0	\$0	\$0	\$0	City of St. Louis Community Development Administration	Recipient	On Track	446 homes repaired (10 in 2022; 148 in 2023; 188 in 2024; 100 in 2025)
					Mission St. Louis Major Home Repair Pool II	\$986,500	\$0	\$47,849	\$47,849	\$938,651	\$938,651	\$100,000	\$100,000	\$688,651	\$50,000	\$0	\$0	Mission: St. Louis	Subrecipient	On Track	
					Mission St. Louis Major Home Repair Program	\$435,000	\$0	\$410,066	\$410,066	\$24,934	\$24,934	\$24,934	\$0	\$0	\$0	\$0	\$0	Mission: St. Louis	Subrecipient	On Track	Reporting & Compliance
					Mission St. Louis Major Home Repair Program (II)	\$191,000	\$0	\$0	\$0	\$191,000	\$191,000	\$10,000	\$70,000	\$70,000	\$41,000	\$0	\$0	Mission: St. Louis	Subrecipient	On Track	Reporting & Compliance
					BFW Major Home Repair Program(NTG)	\$108,050	\$0	\$85,950	\$85,950	\$22,100	\$22,100	\$15,760	\$1,250	\$0	\$0	\$0	\$5,090	BFW Contracting, Inc.	Contractor	On Track	7 homes repaired (2024-2025)
			Minor Home Repair	\$2,444,450	Mission St. Louis Minor Home Repair Program (I)	\$289,180	\$0	\$279,981	\$279,981	\$9,199	\$9,199	\$9,199	\$0	\$0	\$0	\$0	\$0	Mission: St. Louis	Subrecipient	On Track	136 homes repaired
					Mission St. Louis Minor Home Repair Program (II) (NTG)	\$795,270	\$0	\$499,974	\$499,974	\$295,296	\$295,296	\$45,000	\$90,000	\$90,000	\$70,296	\$0	\$0	Mission: St. Louis	Subrecipient	On Track	244 homes repaired (144 in 2024; 102 through june 2025)
					Habitat for Humanity Minor Home Repair Program	\$280,000	\$0	\$279,240	\$279,240	\$760	\$760	\$0	\$0	\$0		\$0	\$760	Habitat for Humanity	Subrecipient	On Track	112 homes repaired (2023-March 2025)
					Harambee Minor Home Repair Program (I)	\$150,000	\$0	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Harambee Youth Training Corporation	Subrecipient	Fully Deployed	24 homes completed
					Harambee Minor Home Repair Program (II) (NTG)	\$600,000	\$0	\$366,529	\$366,529	\$233,471	\$233,471	\$40,000	\$80,000	\$80,000	\$33,471	\$0	\$0	Harambee Youth Training Corporation	Subrecipient	On Track	53 homes repaired to date
					Employment Connection Minor Home Repair Program (NTG)	\$330,000	\$0	\$0	\$0	\$330,000	\$330,000	\$50,000	\$50,000	\$0	\$0	\$0	\$230,000	Employment Connection	Subrecipient	Off Track	No repairs completed to date
			Property Tax Relief	\$50,000	Collector of Revenue Real Estate Tax Assistance	\$50,000	\$0	\$0	\$0	\$50,000	\$50,000	\$14,176	\$15,000	\$15,000	\$5,824	\$0	\$0	Collector of Revenue	Subrecipient	At Risk	19 homeowners in queue for property tax forgiveness
			CDA Program Operations	\$500,000	Home Repair Online Application Portal	\$206,000	\$0	\$206,000	\$206,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Wireless Blue Yonder	Contractor	Fully Deployed	Created new home repair portal
					Home Repair Intake	\$294,000	\$0	\$148,363	\$148,363	\$145,637	\$145,637	\$20,805	\$41,611	\$41,611	\$41,611	\$0	\$0	CDA	Recipient	On Track	Intake, eligibility check, income verification

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
71393	Early Childhood Education Operating Support Grants	\$1,910,735.00	Early Childhood Education	\$1,910,735	Mental Health Board - ECE Operating Support Grants	\$1,910,735	\$0	\$1,910,735	\$1,910,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	St. Louis Mental Health Board	Subrecipient	Fully Deployed	49 stabilization grants to early childcare providers
	Gateway Go	\$250,000.00	Free Public Transit for Youth	\$250,000	Free Public Transit for Youth	\$250,000	\$0	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	SLATE / Bi-State	Contractor	Fully Deployed	1000 "gateway go" passes for youth 2022-2024
	Small Business Grants	\$5,000,000.00	Small Business Grants	\$4,500,000	Small Business Grants	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	SLDC	Subrecipient	Fully Deployed	900 \$5K small business grants
			SLDC Admin	\$500,000	SLDC ARPA Administration and Program Delivery	\$500,000	\$500,000	\$148,854	\$0	\$0	\$351,146	\$0	\$0	\$0	\$0	\$0	\$351,146	SLDC	Subrecipient	At Risk	Reporting & Compliance
	Economic Empowerment Center	\$1,600,000.00	Economic Empowerment Center	\$1,440,000	Economic Empowerment Center	\$1,440,000	\$1,440,000	\$1,367,317	\$1,087,308	\$0	\$72,683	\$72,683	\$0	\$0	\$0	\$0	\$0	SLDC	Subrecipient	On Track	As of July 2025: 47 W/MBE Construction Contractors served by Contractor Empowerment HUB; 340 Other businesses served by Business Assistance HUB; 511 Workshop participants; 52 Business plan services provided; 342 provided TA to establish start-up businesses; 37 Plan room services provided; 22 Bidding & Estimating Academy services provided; 115 persons/businesses provided workforce services.
			SLDC Admin	\$160,000	SLDC ARPA Administration and Program Delivery	\$160,000	\$160,000	\$74,966	\$49,737	\$0	\$85,034	\$15,674	\$7,837	\$7,837	\$7,837	\$7,837	\$45,849	SLDC	Subrecipient	On Track	Reporting & Compliance
	Non Profit Revolving Loan Fund	\$2,500,000.00	Small Business & Non Profit Revolving Loan Fund	\$2,375,000	Small Business & Non Profit Revolving Loan Fund	\$2,375,000	\$2,375,000	\$0	\$0	\$0	\$2,375,000	\$600,000	\$858,827	\$600,000	\$316,173	\$0	\$0	SLDC	Subrecipient	At Risk	St. Louis Community Credit Union procured as fund manager; 26 business currently being reviewed for loan eligibility and creditworthiness
			SLDC Admin	\$125,000	SLDC ARPA Administration and Program Delivery	\$125,000	\$125,000	\$51,102	\$30,413	\$0	\$73,898	\$12,245	\$6,123	\$6,123	\$6,123	\$6,123	\$43,285	SLDC	Subrecipient	On Track	Reporting & Compliance
	Housing Development Fund (Citywide)	\$22,500,000.00	Housing Development Fund (Citywide)	\$17,250,000	Single Family For Sale New Construction New Markets Revolving Loan Fund	\$10,000,000	\$10,000,000	\$9,797,600	\$9,797,600	\$0	\$202,400	\$0	\$0	\$0	\$0	\$0	\$202,400	SLDC	Subrecipient	Fully Deployed	41 units of for sale housing (17 complete)
					30% AMI Rental NOFA	\$750,000	\$750,000	\$675,000	\$641,609	\$0	\$75,000	\$0	\$75,000	\$0	\$0	\$0	\$0	SLDC	Subrecipient	On Track	91 units of LIHTC rental housing (under construction)
					LRA Affordable Housing New Construction	\$3,250,000	\$3,250,000	\$0	\$0	\$0	\$3,250,000	\$0	\$1,625,000	\$1,083,333	\$541,667	\$0	\$0	SLDC	Subrecipient	At Risk	Purchase and installation of ~20 modular homes
					LRA Affordable Housing Rehab	\$3,250,000	\$750,000	\$0	\$0	\$2,500,000	\$3,250,000	\$0	\$0	\$541,667	\$541,667	\$541,667	\$1,625,000	SLDC	Subrecipient	At Risk	Rehabilitation of ~15 LRA properties into for sale housing
			SLDC Admin	\$2,000,000	SLDC ARPA Administration and Program Delivery	\$2,000,000	\$2,000,000	\$1,733,775	\$0	\$0	\$266,225	\$195,924	\$70,301	\$0	\$0	\$0	\$0	SLDC	Subrecipient	On Track	Reporting & Compliance
			CDA Supplemental Awards	\$3,250,000	Northside Heights	\$700,000	\$0	\$0	\$0	\$700,000	\$700,000	\$400,000	\$100,000	\$100,000	\$100,000	\$0	\$0	Northside Community Housing	Beneficiary	On Track	Predevelopment of 66 units of LIHTC rental housing
					6003 Etzel Ave.	\$147,589	\$0	\$0	\$0	\$147,589	\$147,589	\$49,196	\$49,196	\$49,196	\$0	\$0	\$0	Cornerstone CDC	Beneficiary	On Track	2 units of rental housing
					Crossroads	\$375,000	\$0	\$0	\$0	\$375,000	\$375,000	\$287,500	\$0	\$87,500	\$0	\$0	\$0	Tower Grove South CDC	Beneficiary	On Track	64 units of LIHTC rental housing (under construction)
					4700 Labadie	\$700,000	\$0	\$0	\$0	\$700,000	\$700,000	\$0	\$350,000	\$350,000	\$0	\$0	\$0	Cote Brilliante Presbyterian Housing Corporation	Beneficiary	On Track	4 units of rental housing (under construction)
					Baden Hoffen Apts	\$290,108	\$0	\$0	\$0	\$290,108	\$290,108	\$145,054	\$145,054	\$0	\$0	\$0	\$0	Sanctuary in the Ordinary	Beneficiary	On Track	13 units of rental housing (under construction)
					West End Court IV	\$30,000	\$0	\$0	\$0	\$30,000	\$30,000	\$0	\$0	\$0	\$15,000	\$15,000	\$0	Vatterott West End LLC	Beneficiary	On Track	Downpayment assistance for 2 homebuyers
					Kingshighway Promenade	\$300,000	\$0	\$0	\$0	\$300,000	\$300,000	\$0	\$150,000	\$150,000	\$0	\$0	\$0	Source 2 O LLC	Beneficiary	On Track	4 units of rental housing (under construction)
					Haven Recovery	\$359,540	\$0	\$0	\$0	\$359,540	\$359,540	\$0	\$179,770	\$179,770	\$0	\$0	\$0	Haven Recovery Homes LLC	Beneficiary	On Track	10 units of rental housing

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
					Fox Manor VUT	\$347,763	\$0	\$0	\$0	\$347,763	\$347,763	\$0	\$347,763	\$0	\$0	\$0	\$0	RISE	Beneficiary	On Track	20 units of rental housing (under construction)
71561	Regional Arts Commission	\$10,494,000.00	Regional Arts Commission	\$10,494,000	General Operating Support	\$3,600,000	\$3,600,000	\$3,600,000	\$1,161,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Regional Arts Commission	Subrecipient	Fully Deployed	54 income replacement grants & 8 tourism grants
					Program Support Grants	\$2,970,000	\$2,970,000	\$2,894,557	\$2,337,034	\$0	\$75,443	\$0	\$75,443	\$0	\$0	\$0	-\$75,443	Regional Arts Commission	Subrecipient	On Track	14 program grants
					Artist Support Grants	\$2,970,000	\$2,970,000	\$2,970,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Regional Arts Commission	Subrecipient	Fully Deployed	166 artist support grants; 28 Murals across St. Louis
					RAC Admin	\$954,000	\$954,000	\$627,814	\$112,139	\$0	\$326,186	\$130,474	\$65,237	\$65,237	\$65,237	\$0	\$0	Regional Arts Commission	Subrecipient	On Track	Reporting & Compliance
					Beginning Futures Scholarships Salary Supplement Project	\$350,000	\$175,000	\$120,000	\$84,176	\$175,000	\$230,000	\$55,000	\$87,500	\$70,000	\$17,500	\$0	\$0	Beginning Futures	Subrecipient	On Track	As of May 2025, 23 educators enrolled in the program, recieved support, coaching and stipends.
71591	Early Childhood Education Workforce Devel.	\$1,800,000.00	ECE Workforce Development Grant Program	\$1,800,000	Child Care Aware Scholarship Program	\$570,000	\$0	\$85,090	\$0	\$484,910	\$484,910	\$55,000	\$0	\$0	\$0	\$0	\$429,910	Child Care Aware	Subrecipient	Off Track	54 scholarships, 3 completion bonuses and 2 retention bonuses awarded to early childcare educators
					Elmer Hammond Scholarship Program	\$160,000	\$80,000	\$80,000	\$0	\$80,000	\$80,000	\$72,000	\$0	\$0	\$8,000	\$0	\$0	Elmer Hammond / Vaughn Tenant Association Corp.	Benefeciary	On Track	Raises for 7 teachers
					Flance Scholarship Program	\$160,000	\$152,000	\$152,000	\$79,362	\$8,000	\$8,000	\$0	\$8,000	\$0	\$0	\$0	\$0	Flance Early Learning Center	Benefeciary	On Track	Raises for 13 teachers
					Guardian Angel Scholarship Program	\$200,000	\$100,000	\$100,000	\$0	\$100,000	\$100,000	\$0	\$90,000	\$0	\$10,000	\$0	\$0	Guardian Angel Settlement Association	Benefeciary	On Track	Tuition for 10 teachers to attend early childhood education classes at an accredited institution
					United 4 Children Scholarship & Accreditation Support Program	\$360,000	\$90,000	\$8,697	\$0	\$270,000	\$351,303	\$81,303	\$0	\$90,000	\$0	\$0	\$180,000	United 4 Children	Subrecipient	At Risk	Accreditation Support for 15 early childcare centers; Scholarships for 24 early childcare educators
	Federally Qualified Health Centers	\$12,870,000.00	Health Clinic Improvements & Construction	\$12,870,000	Federally Qualified Health Centers - Clinic Development	\$12,350,000	\$6,175,000	\$6,428,198	\$2,962,964	\$5,921,802	\$5,921,802	\$500,000	\$2,000,000	\$2,000,000	\$1,421,802	\$0	\$0	IHN	Subrecipient	At Risk	Four new or renovated health clinics: Affinia (2220 Lemp Ave); People's (5635 Delmar); Family Care (3830 S. Grand); CareSTL (4400 St. Louis Ave)
					IHN Admin	\$520,000	\$260,000	\$206,027	\$149,569	\$260,000	\$313,973	\$209,315	\$34,886	\$34,886	\$34,886	\$0	\$0	IHN	Subrecipient	On Track	Reporting & Compliance
	Affordable Housing Production & Preservation	\$6,532,597.00	Affordable Housing Production	\$5,293,305	SITO Baden Hoffen Homes (NTG)	\$800,000	\$0	\$745,237	\$745,237	\$54,763	\$54,763	\$27,382	\$27,382	\$0	\$0	\$0	\$0	Sanctuary in the Ordinary	Beneficiary	On Track	13 rental housing units (under construction)
					Tabernacle Rental Rehabs (NTG)	\$380,000	\$0	\$104,268	\$104,268	\$275,732	\$275,732	\$91,911	\$91,911	\$91,911	\$0	\$0	\$0	Tabernacle Community Development Corporation	Beneficiary	On Track	5 rental housing units (under construction)
					St. Louis Art Place - Gravois Park Artist Housing (NTG)	\$324,655	\$0	\$260,753	\$260,753	\$63,902	\$63,902	\$31,951	\$31,951	\$0	\$0	\$0	\$0	St. Louis Art Place Initiative	Beneficiary	On Track	3 Community Land Trust Units (new triplex under construction)
					Kingshighway Promenade Apartment Homes (NTG)	\$313,650	\$0	\$157,360	\$79,276	\$156,290	\$156,290	\$156,290	\$0	\$0	\$0	\$0	\$0	Source 2 O LLC	Beneficiary	On Track	4 rental housing units (four family rehab under construction)
					Crossroads	\$500,000	\$0	\$450,000	\$450,000	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	Tower Grove South CDC	Beneficiary	On Track	64 LIHTC rental units (under construction)
					4700 Labadie Rehab (NTG)	\$700,000	\$0	\$419,911	\$419,911	\$280,089	\$280,089	\$280,089	\$0	\$0	\$0	\$0	\$0	Cote Brilliante Presbyterian Housing Corp	Beneficiary	On Track	4 rental housing units (four family rehab under construction)
					Haven Recovery Homes (NTG)	\$625,000	\$0	\$241,490	\$241,490	\$383,510	\$383,510	\$383,510	\$0	\$0	\$0	\$0	\$0	Haven Recovery Homes	Beneficiary	On Track	10 rental housing units (rehab under construction)
					Benton Park Place (NTG)	\$150,000	\$0	\$120,000	\$0	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	DeSales Community Development	Beneficiary	On Track	49 LIHTC rental units (in predevelopment)
					Baden School	\$500,000	\$0	\$0	\$0	\$500,000	\$500,000	\$0	\$0	\$500,000	\$0	\$0	\$0	Lutheran Development Group	Beneficiary	On Track	51 LIHTC rental units (vacant school rehab under construction)
					Clinton Peabody	\$1,000,000	\$0	\$625,000	\$0	\$375,000	\$375,000	\$375,000	\$0	\$0	\$0	\$0	\$0	Preservation of Affordable Housing Inc.	Subrecipient	On Track	89 LIHTC rental units (demolition underway)

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
			Vacant Unit Turns (NTG)	\$1,200,000	RISE - Crown Square; Fox Manor Chippewa Park	\$454,001	\$0	\$111,724	\$111,724	\$342,277	\$342,277	\$342,277	\$0	\$0	\$0	\$0	\$0	RISE	Beneficiary	On Track	33 rental units (vacant unit turns underway)
					Sanctuary in the Ordinary-Evans Apt.	\$150,000	\$0	\$0	\$0	\$150,000	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	Sanctuary in the Ordinary	Beneficiary	On Track	3 rental units (vacant unit turns underway)
					Carr Square Tenants Management Corporation	\$150,000	\$0	\$0	\$0	\$150,000	\$150,000	\$0	\$0	\$150,000	\$0	\$0	\$0	Carr Square Tenant	Beneficiary	At Risk	3 rental units (in predevelopment)
					Horizon Housing - West Florissant	\$200,000	\$0	\$0	\$0	\$200,000	\$200,000	\$0	\$0	\$0			\$200,000	Horizon Housing	Beneficiary	Off Track	Building destroyed by the May 16th tornado
					Horizon Housing - Gravois	\$245,999	\$0	\$136,647	\$51,064	\$109,352	\$109,352	\$58,080	\$0	\$0	\$0	\$0	\$51,272	Horizon Housing	Beneficiary	At Risk	4 rental units
			Housing Production	\$39,292	CDA Payroll	\$39,292	\$0	\$39,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	CDA	Recipient	Fully Deployed	Reporting & Compliance
			LRA Lot Maintenance	\$6,500,000	Beautification of Vacant Properties	\$6,500,000	\$6,500,000	\$4,055,827	\$3,622,582	\$0	\$2,444,173	\$50,000	\$50,000	\$1,200,000	\$1,144,173	\$0	\$0	LRA	Subrecipient	On Track	LRA has deployed 6 contrators to maintiane 2100 properties, 16,743 parcels cut as of Oct 15, 2025
			CDA Beautification NTG	\$3,372,402	Vacant Lot Maintenance (NTG)	\$79,000	\$39,500	\$39,500	\$0	\$39,500	\$39,500	\$0	\$35,550	\$0	\$3,950	\$0	\$0	Revitalization of Baden Association	Beneficiary	On Track	Conducted 6 neighborhood clean up events
					Community Gardens Expansion (NTG)	\$114,116	\$43,821	\$43,821	\$74,091	\$70,296	\$70,296	\$0	\$63,066	\$0	\$7,230	\$0	\$0	Hope in the Ville	Beneficiary	On Track	Expanded community garden to 4222 St. Ferdinand Ave & 4214 W. Norht Market St; Distributed over 100 lb of the garden produce.
					Virginia Avenue Green Space/Marquette Park Maintenance (NTG)	\$325,000	\$162,500	\$162,500	\$58,919	\$162,500	\$162,500	\$0	\$146,250	\$0	\$16,250	\$0	\$0	Dutchtown Main Streets	Beneficiary	On Track	Installed temporary crosswalk and traffic calming measures in Virginia Greenspace; provided 20-25 hours/week of man hours to maintain Marquette Park
	Vacant Lot Maintenance (NTG)	\$180,320			\$90,160	\$90,160	\$84,547	\$90,160	\$90,160	\$0	\$81,144	\$0	\$9,016	\$0	\$0	Lewis Place Historical Preservation Inc (LPHP)	Beneficiary	On Track	20 lots maintained year round (2023-2026); debris removal & sidewalk cleaning. Purchased mower and maintenance equipment and rented a 14 ft metal container		
	Neighborhood Beautification Program (NTG)	\$490,400			\$245,200	\$175,296	\$175,296	\$315,104	\$315,104	\$0	\$69,904	\$122,600	\$98,080	\$24,520	\$0	North Newstead Association (NNA)	Subrecipient	At Risk	22 Major Beautification and Clean Up Events held; 11 Beneficiary Grants Distributed to Neighborhood Associations; 15 Major Tire Pick Up Events held; 6,510 Tires Collected; 6 Beautification Workshops and/or Townhalls held; 29 Community Garden Maintenance Events held; 278 NNA lawns maintained.		
	Vacant Lot Maintenance (NTG)	\$55,500			\$27,750	\$27,750	\$25,380	\$27,750	\$27,750	\$0	\$24,975	\$0	\$2,775	\$0	\$0	Old North Saint Louis Restoration Group (ONSLRG)	Beneficiary	On Track	74 vacant properties maintained year round, debris removed		
	Activation of Park: hardscapes and recreational features (NTG)	\$277,500			\$138,750	\$138,750	\$49,634	\$138,750	\$138,750	\$0	\$124,875	\$0	\$13,875	\$0	\$0	Cornerstone Corporation	Beneficiary	On Track	Gwen B. Giles Park Improvements		
	Keeping It Clean Neighborhood Program (NTG)	\$479,297			\$119,824	\$119,824	\$0	\$359,473	\$359,473	\$0	\$0	\$0	\$0	\$0	\$359,473	St. Louis Association of Community Organizations (SLACO)	Subrecipient	Off Track	Contract put on hold due to compliance findings		
	Neighborhood Beautification	\$13,530,000.00	Residents-led Beautification (NTG)	\$238,690	\$59,673	\$34,799	\$34,799	\$179,018	\$203,891	\$29,127	\$58,255	\$58,255	\$58,255	\$0	\$0	St. Louis Housing Authority (SLHA)	Subrecipient	On Track	10 beautification projects across: Parkview; Euclid Plaza; West Pine, Ranaissance at Grand, and scattered northside sites (1007 N. Taylor; 5836 Page, 10784 Lookaway Dr., and 2907 Samuel Shepard		
			Improvement of Community Gardens (NTG)	\$83,204	\$41,602	\$41,602	\$36,946	\$41,602	\$41,602	\$0	\$20,801	\$16,641	\$4,160	\$0	\$0	Gravois Park Block Link Neighborhood Association	Subrecipient	On Track	Purchase and develop 6 LRA lots into gardens		
			Expanding Lavender Farm, Clean Up Program (NTG)	\$469,375	\$234,688	\$234,688	\$127,237	\$234,688	\$234,688	\$0	\$117,344	\$93,875	\$23,469	\$0	\$0	College Hill Foundation	Subrecipient	On Track	As of Jan 2025, 11 LRA lots were purchased, and 11 lots were set up for lavender growing		

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
71592					GRO District Gardens (NTG)	\$335,000	\$167,500	\$167,500	\$0	\$167,500	\$167,500	\$0	\$150,750	\$0	\$16,750	\$0	\$0	GRO Health Center	Beneficiary	On Track	Acquired, cleared and tilled over an acre of land on Kensington & Hodiadmont, installed water line and planted orchard and garden.
					Delmar Main Public Art (NTG)	\$245,000	\$122,500	\$122,500	\$0	\$122,500	\$122,500	\$0	\$110,250	\$0	\$12,250	\$0	\$0	Delmar Main St	Beneficiary	On Track	Creation of pocket park and 3 murals.
					Old North Staffing (NTG)	\$132,000	\$66,000	\$66,000	\$40,084	\$66,000	\$66,000	\$0	\$59,400	\$0	\$6,600	\$0	\$0	Old North Saint Louis Restoration Group (ONSLRG)	Beneficiary	On Track	Hired 2 program coordinators
					DMS Staffing (NTG)	\$200,000	\$100,000	\$102,438	\$102,438	\$97,562	\$97,562	\$0	\$90,000	\$0	\$10,000	\$0	-\$2,438	Delmar Main St.	Beneficiary	On Track	Hired executive director
			CDA Capacity Building NTG	\$1,127,598	New Northside Predevelopment (NTG)	\$447,623	\$223,812	\$223,812	\$1,250	\$223,812	\$223,812	\$0	\$201,430	\$0	\$22,381	\$0	\$0	North Newstead Association (NNA)	Beneficiary	At Risk	Conducted a comprehensive Property Condition Assessment in 2024. Applied for and awarded LIHTC funds. Recertified as Community Housing Development Organization; Phase 1 environmental assessment is in progress; working with insurance to repair tornado damage.
					Be Well Cafe Staffing (NTG)	\$137,500	\$130,625	\$130,625	\$0	\$6,875	\$6,875	\$0	\$0	\$6,875	\$0	\$0	\$0	Be Well Cafe Corp	Beneficiary	On Track	Hired executive director
					Community Land Trust Staffing & Technical Assistance (NTG)	\$180,000	\$81,000	\$95,547	\$95,547	\$84,453	\$84,453	\$39,453	\$36,000	\$9,000	\$0	\$0	\$0	St. Louis Art Place Initiative	Beneficiary	On Track	Develop and share a community land trust with community input
					Community Gardens and Commissary Kitchen (NTG)	\$30,475	\$28,475	\$28,475	\$2,500	\$2,000	\$2,000	\$0	\$2,000	\$0	\$0	\$0	\$0	Hope in the Ville	Beneficiary	On Track	Hired project director to lead community gardening and nutrition work.
			Forestry Debris Removal Equipment	\$1,680,000	Forestry Debris Removal Equipment	\$1,680,000	\$0	\$1,406,972	\$1,058,490	\$273,028	\$273,028	\$0	\$99,996	\$173,032	\$0	\$0	\$0	City of St. Louis Dept. of Parks, Recreation and Forestry	Recipient	On Track	Bought 2 wheel loaders; 2 dump trucks; 4 roll off trucks; 16 roll off containers & hook lifts
			Refuse Bulk Pick Up	\$500,000	Bulk Item Collection & Debris Removal	\$500,000	\$0	\$499,970	\$499,970	\$30	\$30	\$0	\$0	\$0	\$0	\$0	\$30	Refuse Division, City of St. Louis	Recipient	Fully Deployed	Illegal dumping services
			Operation Brightside	\$350,000	Operation Brightside	\$350,000	\$0	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Department of Parks, Recreation & Forestry	Subrecipient	Fully Deployed	195 clean up events w/ 3,752 volunteers; 1
	Homeownership Fund	\$4,500,000.00	SLDC Down Payment Assistance Program	\$3,800,000	SLDC Down Payment Assistance (DPA) Program	\$3,800,000	\$3,800,000	\$2,051,210	\$1,900,506	\$1,748,790	\$1,748,790	\$200,000	\$500,000	\$900,000	\$148,790		\$0	SLDC	Subrecipient	On Track	Provided homeownership assistance to 40 first time homebuyers
			CDA Down Payment Assistance Program	\$500,000	West End DPA	\$500,000	\$0	\$196,000	\$196,000	\$304,000	\$304,000	\$101,333	\$101,333	\$101,333	\$0	\$0	\$0	Vatterott (West End, LLC)	Beneficiary	On Track	Provided homeownership assistance to 4 first time homebuyers
			SLDC Admin	\$200,000	SLDC ARPA Administration and Program Delivery	\$200,000	\$0	\$81,762	\$48,662	\$118,238	\$118,238	\$19,592	\$9,796	\$9,796	\$9,796	\$9,796	\$59,460	SLDC	Subrecipient	On Track	Reporting & Compliance
	Build St. Louis	\$10,500,000.00	Monarch (Killark Building) Development & Operations (I & II)	\$8,750,000	Killark Properties, Acquisition, Maintenance and Redevelopment	\$8,750,000	\$4,250,000	\$4,123,010	\$3,851,512	\$4,626,990	\$4,626,990	\$100,000	\$200,000	\$2,026,990	\$2,000,000	\$300,000	\$0	LCRA	Subrecipient	At Risk	Purchased Killark electric building; procured christner architects to design rehabilitation.
			Contractor Mobilization Revolving Loan Fund	\$1,375,000	Contractor Loan Fund	\$1,375,000	\$0	\$0	\$0	\$1,375,000	\$1,375,000	\$0	\$458,333	\$458,333	\$458,333	\$0	\$0	SLDC	Subrecipient	At Risk	- As of December 2024, 24 unduplicated surveys were conducted. - As of June, 2024 a Fund Manager - RISE CDFI, LLC was selected. - SLDC with support from CDA are working with RISE to finalize the PSA.
			SLDC Admin	\$375,000	SLDC ARPA Administration and Program Delivery	\$375,000	\$0	\$212,623	\$77,622	\$162,377	\$162,377	\$60,143	\$30,071	\$30,071	\$30,071	\$12,021	\$0	SLDC	Subrecipient	On Track	Reporting & Compliance
					Eliot School Rehabilitation (NTG)	\$500,000	\$475,000	\$430,759	\$430,759	\$69,241	\$69,241	\$20,000	\$49,241	\$0	\$0	\$0	\$0	Jubilee Community Development Corporation	Subrecipient	On Track	40 units transitional housing (predevelopment nearly complete)

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
Proactive Development Fund	\$25,500,000.00	CDA Proactive Development of Community Assets (Neighborhood Transformation Grants)	\$4,517,000	Historic Building Stabilization & Community Garden (NTG)	\$249,900	\$0	\$0	\$0	\$249,900	\$249,900	\$0	\$49,980	\$99,960	\$99,960	\$0	\$0	Old North Saint Louis Restoration Group	Beneficiary	On Track	They are in the bidding process for new scope of work	
				Show Me Family Zone, Phase 1.A: Good Shepherd Academy for Boys (NTG)	\$413,533	\$0	\$0	\$0	\$413,533	\$413,533	\$0	\$82,707	\$165,413	\$165,413	\$0	\$0	The Favored Foundation for Strengthening Families	Beneficiary	At Risk	No update, did not start the work, and did not draw the money	
				Geospatial & IT Campus Development (NTG)	\$350,000	\$0	\$0	\$0	\$350,000	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	Gateway Global American Youth and Business Alliance Inc. ("Gateway Global" or GGAYBA)	Beneficiary	On Track	GIS training facility at 1435 Mallinckrodt St. in Hyde Park	
				Community Center Construction	\$305,000	\$0	\$0	\$0	\$305,000	\$305,000	\$76,250	\$152,500	\$61,000	\$15,250	\$0	\$0	Northside Youth and Senior Services (NSYSSC)	Subrecipient	On Track	Construction of new NSYSSC facility at Whittier & Maffitt	
				Hyde Park Community Garden, Pavilion, and Rainscape (NTG)	\$217,000	\$108,500	\$108,500	\$67,987	\$108,500	\$108,500	\$0	\$97,650	\$0	\$10,850	\$0	\$0	Be Well Cafe (BWC) Corp	Beneficiary	On Track	New pavillion and rainscape for the Hyde Park farmers market at the corner of Salisbury and 21st St.	
				Community Hub Construction (NTG)	\$90,500	\$45,250	\$45,250	\$12,172	\$45,250	\$45,250	\$0	\$40,725	\$0	\$4,525	\$0	\$0	Cornerstone Corporation	Beneficiary	On Track	Rehabilitation of Prop NS building at 5908 etzel into community hub	
				Urban League Village (NTG)	\$348,000	\$174,000	\$0	\$0	\$174,000	\$348,000	\$0	\$0	\$0	\$0	\$0	\$348,000	Urban League of Metropolitan St. Louis	Subrecipient	Off Track	Development of 15 modular homes - development disrupted by tornado	
				Rehabilitation of 3 bed and 2 bath single house (NTG)	\$100,000	\$50,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	North Grand Neighborhood Service	Beneficiary	Fully Deployed	Rehabbed 3 bedroom single family home at 3630 North Grand
				Development of 6 single-family homes (NTG)	\$89,994	\$0	\$14,999	\$14,999	\$74,995	\$74,995	-\$14,999	\$0	\$0	\$0	\$0	\$0	\$89,994	St. Joseph Housing Initiative	Beneficiary	Off Track	Withrew and returned funds
				Art Place Housing Development - Artist Residency Construction (NTG)	\$167,910	\$0	\$92,656	\$92,656	\$75,254	\$75,254	\$18,814	\$18,814	\$18,814	\$18,814	\$0	\$0	St. Louis Art Place Initiative Inc	Beneficiary	On Track	Develop and share a community land trust with community input and Develop and share a conceptual plan with commruuty input	
				Art Place Housing Development - Design and Predevelopment (NTG)	\$205,163	\$102,582	\$102,582	\$49,707	\$102,582	\$102,581	\$0	\$92,323	\$0	\$10,258	\$0	\$0	St. Louis Art Place Initiative Inc	Beneficiary	On Track	Develop and share a community land trust and Develop a conceptual plan with commruuty input	
				Youth & Community Golf Complex (NTG)	\$500,000	\$250,000	\$250,000	\$0	\$250,000	\$250,000	\$0	\$225,000	\$0	\$25,000	\$0	\$0	The Boys & Girls Clubs of Greater St. Louis (BGCSTL) and PGA REACH Gateway Foundation (PGA)	Beneficiary	On Track	Youth & Community Golf Complex at former Carter Carburetor brownfields site.	
				Stabilization of Dr. Martin Luther King Drive (NTG)	\$390,000	\$351,000	\$351,000	\$174,714	\$39,000	\$39,000	\$0	\$39,000	\$0	\$0	\$0	\$0	\$0	4theVille	Beneficiary	On Track	As of March 2025, hired executive director to oversees Cultural Boulevard Project Corridor Character plan and design to prepare Martin Luther King drive, engage with community through planning process. Solicited bids fo tuckpointing, received approval to purchase LRA lot (4149 MLK).
				Benton Park Place (NTG)	\$90,000	\$0	\$0	\$0	\$90,000	\$90,000	\$0	\$90,000	\$0	\$0	\$0	\$0	\$0	DeSales Community Development	Beneficiary	On Track	49 LIHTC rental units

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs	
					Carr Square Rehabilitation	\$500,000	\$125,000	\$125,000	\$0	\$375,000	\$375,000	\$125,000	\$125,000	\$100,000	\$25,000	\$0	\$0	Carr Square Tenants Management Corporation	Beneficiary	On Track	82 LIHTC rental units	
			LCRA Proactive Development & Site Assembly Fund	\$13,500,000	LCRA Proactive Development & Site Assembly Fund	\$13,500,000	\$13,500,000	\$3,780,835	\$3,780,835	\$0	\$9,719,165	\$800,000	\$1,350,000	\$5,370,000	\$2,124,165	\$75,000	\$0	LCRA	Subrecipient	At Risk	12 parcels acquired including city block 129; 4 in negotiations; additional 12 targeted for offers; Virginia Plaza underground storage tank removed; RFP issued for remediation and demolition of SLAAP site	
			LRA Proactive Development & Rehabilitation Fund	\$4,500,000	LRA Proactive Development & Rehabilitation Fund	\$4,500,000	\$4,500,000	\$207,060	\$207,060	\$0	\$4,292,940	\$251,763	\$251,763	\$1,668,000	\$1,918,000	\$48,817	\$154,598	LRA	Subrecipient	At Risk	Completed site condition assessments of Club Imperial & Wellston Loop Station; drawings are being prepared for bid for wellston loop station.	
			Historic Home Repair	\$983,000	Historic Home Repair Mission STL Staff	\$100,000	\$0	\$34,420	\$34,420	\$65,580	\$65,580	\$16,395	\$16,395	\$16,395	\$16,395	\$0	\$0	Mission St. Louis	Subrecipient	On Track	14 homes repaired	
					Historic Home Repair Pool	\$883,000	\$0	\$163,719	\$163,719	\$719,281	\$719,281	\$179,820	\$179,820	\$179,820	\$179,820	\$0	\$0	CDA	Recipient	On Track	14 homes repaired through September 2025	
			SLDC Admin	\$2,000,000	SLDC ARPA Administration and Program Delivery	\$2,000,000	\$2,000,000	\$1,291,653	\$0	\$0	\$708,347	\$339,709	\$169,854	\$169,854	\$28,930	\$0	\$0	SLDC	Subrecipient	On Track	Reporting & Compliance	
71650	Digital Equity Fund	\$4,750,000.00	SLDC Digital Equity Plan	\$2,325,000	Digital Equity Action Plan (Digital Navigators, Community Help Desk, and Affordable Connectivity Program Outreach)	\$2,325,000	\$2,325,000	\$251,204	\$251,204	\$0	\$2,073,796	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$73,796	SLDC	Subrecipient	At Risk	3 learning labs operating in 3 recreation centers with 2784 households served	
						CDA Free Public Wi-Fi	\$2,425,000	Community Wi-Fi Phase 1	\$1,378,515	\$0	\$1,130,057	\$1,130,057	\$248,458	\$248,458	\$248,458	\$0	\$0	\$0	\$0	\$0	SmartWAVE	Contractor
			Community Wi-Fi Amendment	\$1,046,485	\$0			\$0	\$0	\$1,046,485	\$1,046,485	\$0	\$348,828	\$348,828	\$348,828	\$348,828	\$0	\$0	SmartWAVE	Contractor	On Track	8 parks & downtown lit up with free public wi-fi (in progress)
71696	North St. Louis Small Business & Non-Profit Grants	\$37,000,000.00	North St. Louis Grant Program	\$33,300,000	North St. Louis Small Business and Non-Profit Grant Program	\$33,300,000	\$33,300,000	\$9,460,761	\$907,000	\$0	\$23,839,239	\$4,767,848	\$4,767,848	\$4,767,848	\$4,767,848	\$4,767,848	\$0	SLDC	Subrecipient	At Risk	391 capacity building grants (\$2.5K); 79 stabilization grants (\$15K); and 15 expansion grants (\$25-\$125K) issued.	
			SLDC Admin	\$3,700,000	SLDC ARPA Administration and Program Delivery	\$3,700,000	\$3,700,000	\$1,733,598	\$1,150,165	\$0	\$1,966,402	\$362,460	\$208,891	\$279,192	\$420,116	\$467,096	\$228,648	SLDC	Subrecipient	At Risk	Reporting & Compliance	
71864	Community Development Administration - Admin	\$4,087,668.00	CDA Admin - Consulting	\$805,736	WWT	\$314,325	\$0	\$0	\$0	\$314,325	\$314,325	\$0	\$250,000	\$64,325	\$0	\$0	\$0	\$0	World Wide Technology	Contractor	At Risk	Created new CDA grants management system.
					Hagerty	\$236,150	\$0	\$235,728	\$235,728	\$423	\$423	\$0	\$0	\$0	\$0	\$0	\$423	Hagerty Consulting	Contractor	Fully Deployed	Created ARPA Policies & Procedures Manual	
					Hagerty Amendment	\$23,615	\$0	\$23,615	\$23,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Hagerty Consulting	Contractor	Fully Deployed	Created ARPA Policies & Procedures Manual	
					Carahsoft (SalesForce Licenses)	\$81,646	\$259,343	\$81,646	\$81,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Carahsoft	Contractor	Fully Deployed	Licenses for salesforce grants management system	
					Closeout Consulting Services	\$150,000	\$0	\$0	\$0	\$150,000	\$150,000	\$0	\$15,000	\$15,000	\$35,000	\$85,000	\$0	Major 360 LLC	Contractor	At Risk	No activity yet - may support close out activities after 2026.	
			CDA Admin - Staff	\$3,281,932	Personnel costs	\$3,281,932	\$0	\$1,445,143	\$1,445,143	\$1,836,789	\$1,836,789	\$400,000	\$390,000	\$380,000	\$370,000	\$296,789	\$0	City of St. Louis Community Development Administration	Recipient	On Track	Reporting & Compliance	
71592	Affordable Housing Production &	\$4,000,000.00	CDA/DHS Interagency Affordable Housing Production	\$4,000,000	Easton MLK Mixed Use	\$1,000,000	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$500,000	\$500,000	\$0	\$0	Young Voices with Action	Beneficiary	At Risk	18 rental units	
					Baden School	\$1,000,000	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$750,000	\$250,000	\$0	\$0	\$0	Lutheran Development Group	Beneficiary	On Track	51 LIHTC rental units	
					Virginia Plaza	\$500,000	\$0	\$0	\$0	\$500,000	\$500,000	\$0	\$500,000	\$0	\$0	\$0	\$0	DeSales CDC	Beneficiary	On Track	78 LIHTC rental units	
					Clinton Peabody	\$500,000	\$0	\$0	\$0	\$500,000	\$500,000	\$0	\$500,000	\$0	\$0	\$0	\$0	Preservation of Affordable Housing	Beneficiary	On Track	89 LIHTC rental units	

Ordinance	Line Item	Appropriation	Program	Program Funds	Project Name	Obligation	Advanced	Spent (CDA)	Approved (Oracle)	City Fund Balance	Unspent	Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	Entity Name	Entity Designation	Project Status	Outputs
	Preservation		Production Agreement		Ashland & Hammett	\$500,000	\$0	\$0	\$0	\$500,000	\$500,000	\$0	\$166,667	\$166,667	\$166,667	\$0	\$0	Sanctuary in the Ordinary	Beneficiary	On Track	6 rental units
					Lafayette Family & Senior Apartments	\$380,000	\$0	\$0	\$0	\$380,000	\$380,000	\$0	\$0	\$380,000	\$0	\$0	\$0	Lafayette Preservation	Beneficiary	On Track	162 LIHTC rental units (rehab)
					Fox Manor VUT	\$93,315	\$0	\$0	\$0	\$93,315	\$93,315	\$93,315	\$0	\$0	\$0	\$0	\$0	RISE	Beneficiary	On Track	20 vacant rental unit turns
					Contingency	\$26,685	\$0	\$0	\$0	\$26,685	\$26,685	\$0	\$0	\$0	\$26,685	\$0	\$0	CDA	Beneficiary	On Track	
71592 & 71505	Building Stabilization (CDA/Buildin g Interagency Agreement)	\$5,404,374.00	Emergency Stabilization	\$4,739,127	Tornado Recovery Emergency Stabilization	\$4,739,127	\$0	\$578,913	\$578,913	\$4,160,214	\$4,160,214	\$1,386,738	\$2,773,476	\$0	\$0	\$0	\$0	Kwame	Contractor	On Track	122 homes stabilized; 97 in progress
			Administration	\$665,247	Stable Communities SLDC Staff Support	\$263,377	\$0	\$0	\$0	\$263,377	\$263,377	\$52,675	\$52,675	\$52,675	\$52,675	\$0	\$52,675	St. Louis Development Corporation	Subrecipient	On Track	Program design & management
					Stable Communities-STL City Permits Integration	\$206,000	\$0	\$185,850	\$185,850	\$20,150	\$20,150	\$20,150	\$0	\$0	\$0	\$0	\$0	Wireless Blue Yonder	Contractor	On Track	Project management system integrated with city permits
					CDA Admin	\$195,870	\$0	\$0	\$0	\$195,870	\$195,870	\$65,290	\$65,290	\$65,290	\$0	\$0	\$0	CDA	Recipient	On Track	Compliance, reporting & construction oversight
Various		\$189,637,374.00	Various	\$189,637,374	Various	\$189,637,374	\$132,469,552	\$91,060,561	\$63,869,466	\$45,240,586	\$98,576,813	\$15,764,934	\$23,986,010	\$27,893,371	\$19,154,496	\$7,057,513	\$4,659,005	Various			

							Projected Q4 2025 Expenditures	Proj. Q1 2026 Expenditures	Proj. Q2 2026 Expenditures	Proj. Q3 2026 Expenditures	Proj. Q4 2026 Expenditures	Funds Potentially Available for Reallocation	
Ordinance	Line Item	Appropriation	Advances	Expenditures	Fund Balance	Unspent							
	71393	Food Assistance	\$908,000	\$0	\$878,155	\$29,845	\$29,845	\$0	\$0	\$24,767	\$0	\$0	\$5,078
	71393	Home Repair	\$14,000,000	\$11,154,500	\$11,741,084	\$2,258,916	\$2,258,916	\$347,741	\$447,861	\$985,262	\$242,201	\$0	\$235,851
		Early Childhood Education Operating Support Grants	\$1,910,735	\$0	\$1,910,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	71393	Gateway Go	\$250,000	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	71393	Small Business Grants	\$4,500,000	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Economic Empowerment Center	\$1,440,000	\$1,440,000	\$1,367,317	\$0	\$72,683	\$72,683	\$0	\$0	\$0	\$0	\$0
	71393	Non Profit Revolving Loan Fund	\$2,375,000	\$2,375,000	\$0	\$0	\$2,375,000	\$600,000	\$858,827	\$600,000	\$316,173	\$0	\$0
		Housing Development Fund	\$20,500,000	\$14,750,000	\$10,472,600	\$5,750,000	\$10,027,400	\$881,750	\$3,021,783	\$2,541,466	\$1,198,333	\$556,667	\$1,827,400
	71561	Regional Arts Commission	\$10,494,000	\$10,494,000	\$10,092,371	\$0	\$401,629	\$130,474	\$140,680	\$65,237	\$65,237	\$0	-\$75,443
		Early Childhood Education Workforce Development	\$1,800,000	\$597,000	\$545,787	\$1,117,910	\$1,254,213	\$263,303	\$185,500	\$160,000	\$35,500	\$0	\$609,910
	71591	FQHCs	\$12,870,000	\$ 6,435,000.00	\$ 6,634,224.87	\$ 6,181,801.95	\$6,235,775	\$709,315	\$2,034,886	\$2,034,886	\$1,456,688	\$0	\$0
		Affordable Housing Production & Preservation	\$6,532,597	\$0	\$3,411,682	\$3,120,915	\$3,120,915	\$1,976,489	\$151,243	\$741,911	\$0	\$0	\$251,272
	71592	Neighborhood Beautification	\$13,530,000	\$8,623,378	\$8,358,355	\$2,702,599	\$5,171,645	\$118,581	\$1,541,990	\$1,680,277	\$1,449,213	\$24,520	\$357,065
	71592	Homeownership Fund	\$4,300,000	\$3,800,000	\$2,247,210	\$2,052,790	\$2,052,790	\$301,333	\$601,333	\$1,001,333	\$148,790	\$0	\$0
	71592	Build STL	\$10,125,000	\$4,250,000	\$4,123,010	\$6,001,990	\$6,001,990	\$100,000	\$658,333	\$2,485,323	\$2,458,333	\$300,000	\$0
		Proactive Development Fund	\$23,500,000	\$19,681,332	\$5,806,780	\$3,507,115	\$17,693,220	\$1,823,042	\$2,860,916	\$7,679,402	\$4,613,450	\$123,817	\$592,592
	71650	Digital Equity Fund	\$4,750,000	\$2,325,000	\$1,381,262	\$1,294,943	\$3,368,738	\$648,458	\$748,828	\$748,828	\$748,828	\$400,000	\$73,796
		North St. Louis Small Business & Non-Profit Grants	\$33,300,000	\$33,300,000	\$9,460,761	\$0	\$23,839,239	\$4,767,848	\$4,767,848	\$4,767,848	\$4,767,848	\$4,767,848	\$0
	71864	CDA Admin	\$4,087,668	\$259,343	\$1,786,132	\$2,301,536	\$2,301,536	\$400,000	\$655,000	\$459,325	\$405,000	\$381,789	\$422
71393 & 71592 & 71696	SLDC Admin	\$9,060,000	\$8,485,000	\$5,328,333	\$280,615	\$3,731,667	\$1,005,746.40	\$502,873.20	\$502,873.20	\$502,873.20	\$502,873.20	\$502,872.82	\$728,388.24
	DHS Housing Production	\$4,000,000	\$0	\$0	\$4,000,000	\$4,000,000	\$93,315	\$1,916,667	\$1,296,667	\$693,352	\$0	\$0	
	Building Emergency Stabilization	\$5,404,374	\$0	\$764,763	\$4,639,611	\$4,639,611	\$1,524,854	\$2,891,442	\$117,965	\$52,675	\$0	\$52,675	
Various		\$189,637,374	\$132,469,552	\$91,060,561	\$45,240,586	\$98,576,813	\$15,764,934	\$23,986,010	\$27,893,371	\$19,154,496	\$7,057,513	\$4,659,005	

SUMMARY	CDA - Total	SLDC - Total	CDA - Other
Spent	91,060,560.56	45,794,156.48	45,266,404.08
Unspent	98,576,813.44	63,855,944.32	34,720,869.12
Total	189,637,374.00	108,675,000.00	80,962,374.00

REAL ESTATE TAX ASSISTANCE FUND

HUDZ Committee

Tuesday, October 21, 2025



RETAF

The Real Estate Tax Assistance Fund (RETAF) provides immediate financial assistance to owner-occupied households in St. Louis City that are delinquent on property taxes and at imminent risk of foreclosure through the Sheriff's Land Tax Sale. The program's goal is to preserve homeownership and prevent displacement among the city's most vulnerable residents.

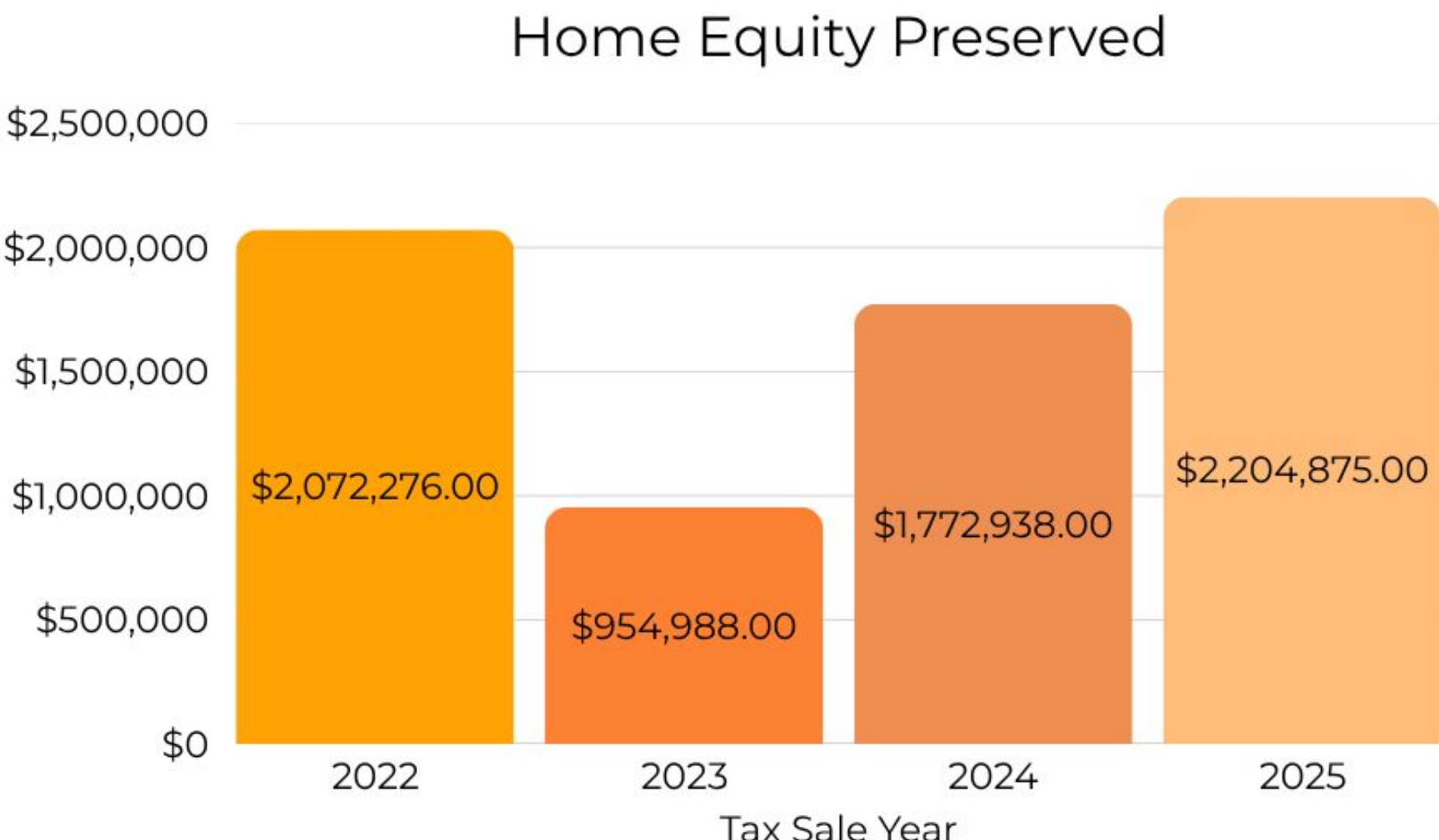
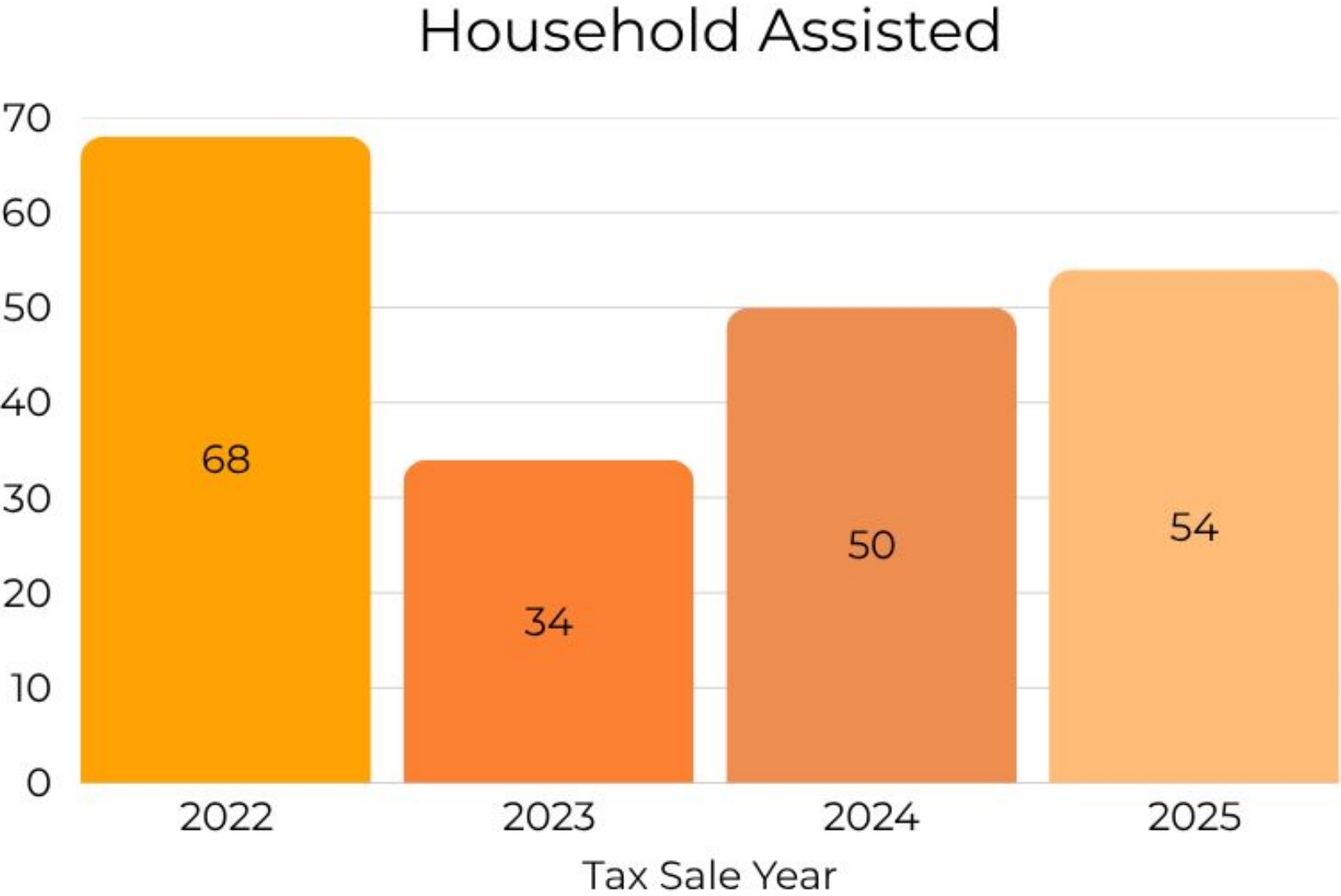
Partners



About



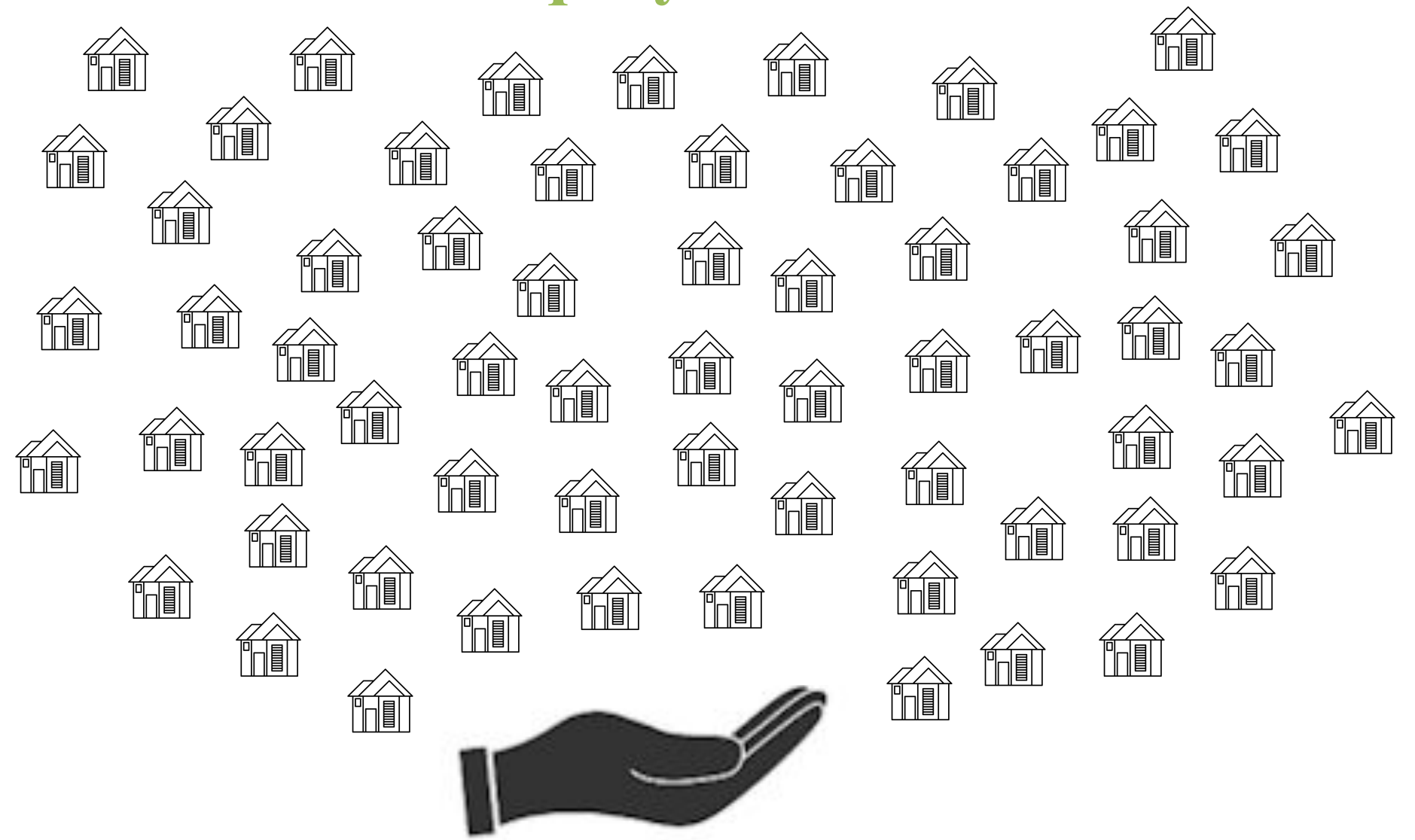
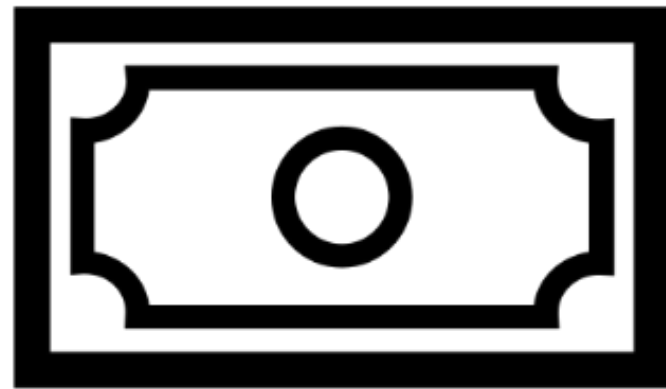
Since its 2022 launch, RETAF has saved a total of **205** homes and preserved over **\$7 million** in home equity.



RETAF

\$883,400

In Direct Funds Spent



Our Impact

\$7,005,077

In Home Equity Preserved



Real Estate Tax Assistance Fund PROGRAM REVIEW



Owner-occupied homes
saved from tax sale



Residents
served



Average funding
per home

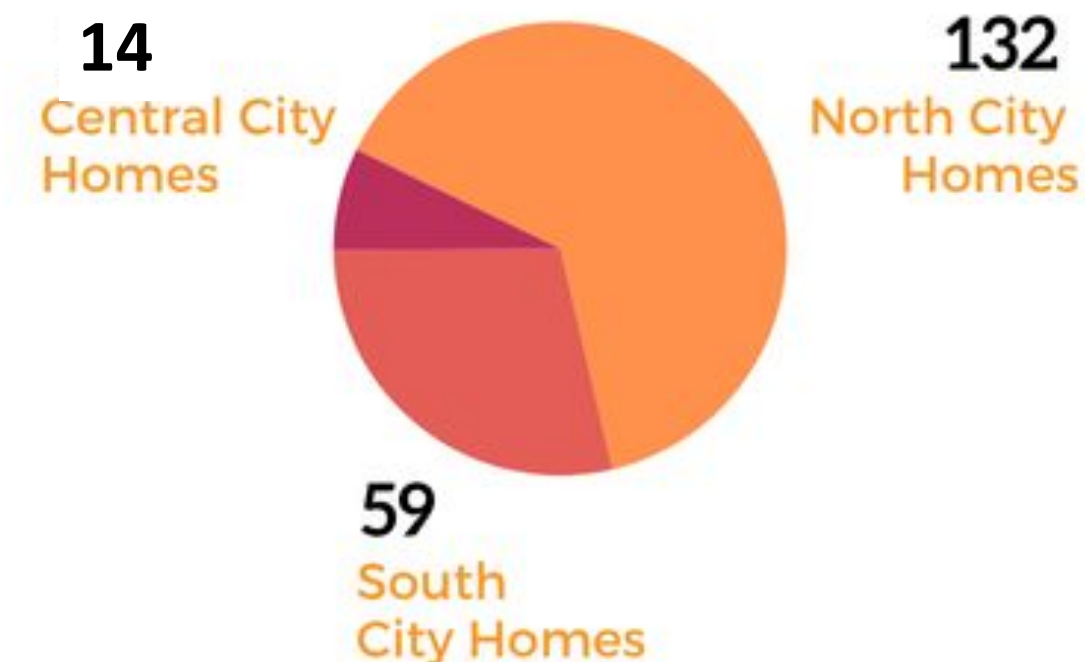
Homeowner Demographics



Highest Impact Neighborhoods

Patch	16
Mark Twain	15
Walnut Park East	14
Academy	13
Baden	12
Jeff-Vander-Lou	7
Dutchtown	7

Geography



2025 Program Review



Owner-occupied homes
saved from tax sale



Residents
served



Funds distributed

Saving homes, step-by-step

1. Identify likely owner-occupied homes at risk of tax sale
2. Outreach to homeowners (mailing and in-person)
3. Park Central Development receives and processes applications and gathers documents
 - Referral to Legal Services if title work needed
4. Department of Human Services review
5. Funds released from Collector to tax account
6. Property removed from tax sale
7. Referral to Prosperity Connection for financial counseling, if appropriate

Eligibility

- 1. City of St. Louis homeowner imminently facing tax foreclosure; (Collector has taken a judgment against property);
- 2. Property is sole residence;
- 3. No mortgage debt OR current on mortgage and real estate taxes are not escrowed;
- 4. Foreclosure sale is scheduled for this year; and
- 5. Household income < 100% of Area Median Income (AMI) for St. Louis.

Household Size	1	2	3	4	5	6	7	8
Maximum Income (100% AMI)	\$59,500	\$68,000	\$76,500	\$84,900	\$91,700	\$98,500	\$105,300	\$112,100

“

People don't choose to be in this position, these things happen . . . people are trying to make ends meet and then you're hit with this tax situation, it's difficult.

We're trying to keep the property in the family. . . that's an investment that relatives have invested in years previous to me.

”



-RETAF Client
interviewed on KMOV
(O'Fallon Neighborhood)



“

This program is a blessing.

”

-RETAF Client

(Penrose Neighborhood)

RETAF

RETAF is supported with American Rescue Plan Act (ARPA) funds allocated in 2022, which ends in 2026.

RETAF has also secured unrestricted funds through grants and private donations.

To continue to operate at its current capacity, RETAF seeks an appropriation each year of \$300,000 in direct funds for homeowners, with an additional 20% for overhead costs.



Funding and Timeline

RETAF



THANK YOU FOR
YOUR TIME

