Agenda
Housing, Urban Development & Zoning Committee Meeting
St. Louis Board of Aldermen
Tuesday, January 20, 2026 - 11:00 PM
Kennedy Room

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

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes of the Tuesday, January 13, 2026 committee meeting.

IV. Board Bills for Review

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

Item Number 1
Board Bill Number 87
Introduced By Alderman Rasheen Aldridge, President Megan E. Green
An Ordinance amending Ordinance Number 70846 to modify the required terms of the cooperation agreement with the Land Reutilization Authority to manage the Prop NS program which uses funds raised through general obligation bonds; adjusting the caps on the amounts of bond proceeds available per property for future bond issuances; and requiring consumer price index adjustments to such caps; including a severability and emergency clause.

Item Number 2
Board Bill Number 125
Introduced By Alderman Rasheen Aldridge, President Megan E. Green
An Ordinance authorizing a first amended and restated Cooperation Agreement as authorized by Ordinance 70956 and superseding provisions of prior Cooperation

Agreements between the City and the identified parties to the extent inconsistent with the terms hereof; and containing a severability and emergency clause.

<u>Item Number 3</u>
Board Bill Number 127
Introduced By Alderman Rasheen Aldridge
An ordinance approving a petition to terminate the Syndicate Trust Community Improvement District; approving the appointment of the board of directors; and containing severability and emergency clauses

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment

Summary
Board Bill Number 87
Introduced by Alderman Rasheen Aldridge
October 24, 2025

An Ordinance amending **Ordinance Number 70846** to modify the required terms of the cooperation agreement with the Land Reutilization Authority to manage the Prop NS program which uses funds raised through general obligation bonds; adjusting the caps on the amounts of bond proceeds available per property for future bond issuances; and requiring consumer price index adjustments to such caps; including a severability and emergency clause.

BOARD BILL NUMBER 87 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
COSPONSORS: PRESIDENT MEGAN E. GREEN/ MAYOR CARA SPENCER

An Ordinance amending **Ordinance Number 70846** to modify the required terms of the cooperation agreement with the Land Reutilization Authority to manage the Prop NS program which uses funds raised through general obligation bonds; adjusting the caps on the amounts of bond proceeds available per property for future bond issuances; and requiring consumer price index adjustments to such caps.

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

SECTION ONE. Section Three of **Ordinance Number 70846** is deleted and in its place is a new Section

Three which shall be and read as follows:

SECTION THREE: For the purposes of using the proceeds from the sale of the aforementioned general obligation bonds for the aforementioned purposes, the City shall enter into shall enter into a cooperation agreement with the St. Louis Development Corporation or the Land Reutilization Authority of the City of St. Louis, Missouri and other applicable agencies and instrumentalities as needed. The cooperation agreement(s) and amendments thereto shall be approved by the Board of Estimate and Apportionment and shall be consistent with the following:

(a) Only single-family residential properties and multi-family residential properties of six units or less owned by the Land Reutilization Authority of the City of St. Louis, Missouri or other public entities may be stabilized and prepared for further private redevelopment using bond proceeds.

(b) For bond proceeds generated from bonds issued for neighborhood stabilization prior to October 1, 2025, no more than $30,000 of bond proceeds may be spent on any one single family residential property and no more than $50,000 of bond proceeds may be spent on any one multi-family residential property, provided that the stabilization funded by bond proceeds be limited to assuring water tightness (including work related to the roof, gutters, tuckpointing, etc.), structural stabilization improvements, boarding up of the building, and interior demolition necessary to prepare such properties for further private redevelopment; For bond proceeds generated from bonds issued for neighborhood stabilization on October 1, 2025 or thereafter, no more than the following amount of bond proceeds may be spent on any one residential property, and the stabilization work funded by bond proceeds shall be limited to assuring water tightness (including work related to the roof, gutters, tuckpointing, etc.), structural stabilization improvements, water and sewer connections which may only be undertaken after water tightness and structural stabilization improvements have been completed, boarding up of the building, and interior demolition necessary to prepare such properties for further private redevelopment:

1) For a building less than 1,500 square feet in area: $50,000;
2) For a building at least 1,500 square feet and less than 2,500 square feet in area: $65,000; and
3) For a building 2,500 or more square feet in area: $80,000.

(c) The contracting entity for work funded by bond proceeds shall ensure compliance with all enterprise utilization and workforce participation requirements applicable by ordinance;

(d) Subject to applicable law regarding the sale of properties owned by the Land Reutilization Authority, the St. Louis Development Corporation shall utilize a simplified and efficient program for selling properties that were stabilized using bond proceeds, and such program shall include, to the extent feasible, online property searches and bidding forms;

(e) Properties that have been stabilized using bond proceeds for bonds issued prior to October 1, 2025 must be sold on a property by property basis (and not in bulk) to the highest bidder on such property (provided, however, that transfer of title shall not occur until the St. Louis Development Corporation or its designee receives satisfactory evidence that the purchaser has sufficient financing and capacity to further renovate the property into a quality housing unit and an agreement from such purchaser that he or she will not request more than five years of 50% real property tax abatement in connection with the further renovation of such property).

(f) For bonds issued on October 1, 2025 or after, properties that have been stabilized using bond proceeds must be sold on a property by property basis (and not in bulk) to the highest bidder on such property and/or other such publicized St. Louis Development Cooperation/Land Reutilization Authority priorities; provided that the priorities and sales procedures comply with Section 92.900 of the Revised Statutes of Missouri; and provided, further, that transfer of title of such property shall not occur until the St. Louis Development Corporation or its designee receives satisfactory evidence that the purchaser has sufficient financing and capacity to further renovate the property into a quality housing unit and an agreement from such purchaser that he or she will not request more than five years of 50% real property tax abatement in connection with the further renovation of such property);

(g) The St. Louis Development Corporation and any other applicable agencies and instrumentalities shall not undertake the stabilization of any properties using bond proceeds unless the inventory of properties previously stabilized using bond proceeds and available for sale under the program described herein is less than 200 properties; and

(h) Subject to applicable law regarding the sale of properties owned by the Land Reutilization Authority, a portion of the proceeds from the sale of any properties that were stabilized using bond proceeds shall be used for (i) marketing the sale of other repaired, rehabilitated or stabilized properties, (ii) community planning, and (iii) administering the program described herein.

(i) In consultation with the St. Louis Development Corporation, the Land Reutilization Authority shall, beginning January 1, 2026 and annually thereafter evaluate and apply necessary inflation adjustments to the per-property spending caps then in effect per this ordinance. These adjustments shall correspond to the percentage increase over the previous year in the “All Items” category of the Consumer Price Index for All Urban Consumers (CPI-U). Such adjustments shall not exceed 5% nor be less than 2% in any given year, regardless of the annual change in CPI-U. In the event the CPI-U no longer is published or in the event the CPI-U is materially altered, the Land Reutilization Authority shall use a comparable successor index that reflects changes in the cost of living or construction costs, as determined in consultation with the St. Louis Development Corporation. All such adjustments shall be published on a designated webpage related to the Prop NS Program.

ORDINANCE NUMBER 70846

PROPOSITION NS (NEIGHBORHOOD STABILAZATION)

An Ordinance authorizing and directing the issuance of not to exceed $40,000,000 principal amount in aggregate of general obligation bonds of The City of St. Louis, Missouri (of which no more than $6,000,000 in principal amount shall be issued annually) for the purpose of stabilizing, as limited herein, residential properties owned by public entities as described herein; and authorizing the execution of an agreement relating to the expenditure of the sale proceeds of such bonds.

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

SECTION ONE. The issuance and sale of not to exceed to $40,000,000 aggregate principal amount of general obligation bonds of The City of St. Louis, Missouri (of which no more than $6,000,000 in principal amount shall be issued annually) for the purpose of stabilizing, within the limits described herein, residential properties owned by the Land Reutilization Authority of the City of St. Louis, Missouri or other public entities is hereby authorized.

SECTION TWO. The approval of this Ordinance by election pursuant to Article V of the Charter of the City of St. Louis shall constitute the voter approval required by Article VI, Section 26 of the Constitution of Missouri, as amended, necessary to authorize the City to issue the bonds referred to in Section One so long as the constitutionally required percent of voters approve the Ordinance at such election.

SECTION THREE. For the purposes of using the proceeds from the sale of the aforementioned general obligation bonds for the aforementioned purposes, the City shall enter into a cooperation agreement with the St. Louis Development Corporation and other applicable agencies and instrumentalities. The final form of this cooperation agreement shall be approved by the Board of Estimate and Apportionment and shall contain the following terms:

(a) Only single-family residential properties and multi-family residential properties of six units or less owned by the Land Reutilization Authority of the City of St. Louis, Missouri or other public entities may be stabilized and prepared for further private redevelopment using bond proceeds;

(b) No more than $30,000 of bond proceeds may be spent on any one single family residential property and no more than $50,000 of bond proceeds may be spent on any one multi-family residential property, provided that the stabilization funded by bond proceeds be limited to assuring water tightness (including work related to the roof, gutters, tuckpointing, etc.), structural stabilization improvements, boarding up of the building, and interior demolition necessary to prepare such properties for further private redevelopment;

(c) The contracting entity for all work associated with the repair, rehabilitation and stabilization of qualifying residential properties shall ensure compliance with all applicable minority and women-owned business and workforce requirements in Executive Orders #28 and #47 and Ordinance No. 69427;

(d) Subject to applicable law regarding the sale of properties owned by the Land Reutilization Authority of the City of St. Louis, Missouri, the St. Louis Development Corporation shall develop a simplified and efficient program for selling properties that were stabilized using bond proceeds, and such program shall include, to the extent feasible, online property searches and bidding forms;

(e) Properties that have been stabilized using bond proceeds must be sold on a property by property basis (and not in bulk) to the highest bidder on such property (provided, however, that transfer of title shall not occur until the St. Louis Development Corporation or its designee receives satisfactory evidence that the purchaser has sufficient financing and capacity to further renovate the property into a quality housing unit and an agreement from such purchaser that he or she will not request more than five years of 50% real property tax abatement in connection with the further renovation of such property);

(f) The St. Louis Development Corporation and any other applicable agencies and instrumentalities shall not undertake the stabilization of any properties using bond proceeds unless the inventory of properties previously stabilized using bond proceeds and available for sale under the program described herein is less than 200 properties; and

(g) Subject to applicable law regarding the sale of properties owned by the Land Reutilization Authority of the City of St. Louis, Missouri, a portion of the proceeds from the sale of any properties that were stabilized using bond proceeds shall be used for (i) marketing the sale of other repaired, rehabilitated or stabilized properties, (ii) community planning, and (iii) administering the program described herein.

SECTION FOUR. The Mayor and Comptroller and his or her designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this ordinance as may be consistent with the intent of this ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen or the voters of the City necessary to authorize such changes by the Mayor or Comptroller or his or her designated representatives.

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

FIRST AMENDED AND RESTATED COOPERATION AGREEMENT

THIS FIRST AMENDED AND RESTATED COOPERATION AGREEMENT (this "Agreement") is entered into as of ____________, 2025 , by and between The **CITY OF ST. LOUIS, MISSOURI** (the "City"), a Constitutionally Chartered city organized and existing under the laws of the State of Missouri, and **THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI** (the "LRA"), a public corporation acting in a governmental capacity under the laws of the State of Missouri.

RECITALS

WHEREAS, The City of St. Louis, Missouri, is a body corporate and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and Laws of the State of Missouri;

WHEREAS, the Municipal Land Reutilization Law, Sections 92.700 through 92.920, Revised Statutes of Missouri, authorizes the LRA to accept unredeemed properties for back taxes within the City;

WHEREAS, Proposition NS (as defined herein), a proposition authorizing the City to incur debt by issuing and selling general obligation bonds for the purpose of stabilizing vacant residential properties, was submitted to the voters at the April 4, 2017 general municipal election in the City; and

WHEREAS, Proposition NS received more than four-sevenths, but not two-thirds, of the vote at the April 4, 2017 general municipal election in the City; and

WHEREAS, the City filed suit seeking a judgment on the pleadings declaring, among other things, that Proposition NS passed because it received the requisite four-sevenths voter approval provided by Article VI, Section 26(b) of the Constitution of the State of Missouri; and

WHEREAS, on September 13, 2018, the Circuit Court of the City of St. Louis, Missouri held, among other things, that Proposition NS passed and that pursuant to Article V, Section 5 of the City's Charter, Proposition NS shall be an ordinance of the City; and no appeal having followed, Proposition NS is now an ordinance of the City; and

WHEREAS, Ordinance No. 70846 requires that the City and St. Louis Development Corporation and other applicable agencies and instrumentalities, including LRA, enter into a cooperation agreement for the purposes of using the proceeds from the sale of the general obligation bonds described in Ordinance No. 70846 for the aforementioned purposes; and

WHEREAS, more specifically, Ordinance No. 70846 requires that this Cooperation Agreement set forth the relationship between the City and the LRA, provide for the funding and contracting arrangements for the services to stabilize the properties owned by LRA within the City, and establish a program and for identifying property in need of stabilization and for selling the properties so stabilized; and

WHEREAS, Ordinance No. 70846 provides for the funding of a program for the City to continue to stabilize LRA-owned properties and for LRA to sell said properties so long as the number of properties so stabilized and available for sale, but unsold, is fewer than 200 in order that the program can continue within the extent of funds provided by Ordinance No. 70846 ; and

WHEREAS, Ordinance 70956, adopted by the City and effective as of May 2, 2019, authorized the funding and implementation of Proposition NS and authorized execution of a Cooperation Agreement between the City and LRA detailing the responsibilities and obligations of the Office of the Comptroller, Building Division, and LRA under Proposition NS; and

WHEREAS, that certain Cooperation Agreement between the City and LRA was entered into as of June 17, 2020; and

WHEREAS, the program has been in operation since 2020, and evaluations of its implementation have indicated the necessity of minor programmatic modifications to more effectively fulfill its intended purpose; and

WHEREAS, the City through its Comptroller has provided via Ordinance for issuance of general obligation bonds, notes and/or other obligations, in one or more series, for Proposition NS.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I.

Section 1.1 Amended and Restated Agreement

The Cooperation Agreement between the City and LRA entered into as of June 17, 2020 is hereby amended and restated as set forth herein.

Section 1.2 Definitions of Words and Terms.

The words and terms as used in this Agreement shall have the same meaning as provided in the Proposition NS Ordinances unless a different meaning is specifically provided below:

"*Agreement*" means this Cooperation Agreement, as from time to time amended in accordance with its terms.

"*Approving Ordinances*" means Ordinance No. 70956 and Ordinance No.______, adopted by the City and effective as of ___________ 2025, authorizing the issuance of bonds to generate Available Revenue.

"*Available Revenue*" means all net proceeds of the Approving Ordinances.

"*Building Division*" means that office created under Article XIII, Section 15 (e) of the Charter of the City.

"*City*" means the City of St. Louis, Missouri, a municipal corporation of the State of Missouri.

"City Administrative Costs" means an amount, as determined in the budget process, to be applied by the City to overhead expenses of the City for administration, supervision and inspection incurred in connection with the NS Project.

"*Comptroller*" means Comptroller of the City of St. Louis.

"*LRA*" means the Land Reutilization Authority of the City of St. Louis, political subdivision of the State of Missouri created pursuant to Sections 92.700 through 92.920, Revised Statutes of Missouri.

"*LRA Administrative Costs*" means an amount, as determined in the budget process, to be applied by the LRA to overhead expenses of the LRA for marketing the sale of repaired, rehabilitated or stabilized properties, community planning, and administering the NS Project.

"*NS Project*" means all the utilization of all Available Revenue for: (a) water tightness to include work related to the roof, gutters, tuck-pointing, etc.); (b) structural stabilization improvements; (c) boarding up of buildings; (d) interior demolition necessary to prepare properties for further private redevelopment; and (e) repairing or installing water and sewer connections.

"Proposition NS" means the proposition for the issuance and sale by the City of general obligation bonds, in an aggregate principal amount of not to exceed $40,000,000 (of which no more than $6,000,000 in aggregate principal amount shall be issued annually) for the purpose of stabilizing, within the limits described therein, residential properties owned by the LRA or other public entities.

"Proposition NS Ordinances" mean Ordinance No.70846 and Ordinance ______, adopted by the City and effective as of ___________ 2025, outlining the parameters of the Proposition NS program.

"*Work"* means (a) water tightness to include work related to the roof, gutters, tuckpointing, etc.); (b) structural stabilization improvements; (c) boarding up of buildings; (d) interior demolition necessary to prepare properties for further private redevelopment; and (e) repairing or installing water and sewer connections.

Section 1.2 Rules of Interpretation. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context indicates otherwise, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons. All references in this Agreement to designated "Articles," "Sections" and other subdivisions are, unless otherwise specified, to the designated Articles, Sections and subdivisions of this instrument as originally executed.

Section 1.3 Recitals. All of the above and foregoing Recitals are incorporated into and made a part of this Agreement.

ARTICLE II.
REPRESENTATIONS

Section 2.1 Representations by the LRA. The LRA represents as follows:

a. The LRA is a public corporation acting in a governmental capacity, duly organized and existing under the laws of the State of Missouri.

b. The LRA has authority to enter into this Agreement and to carry out its obligations under this Agreement. By proper action of its Board of Commissioners, the LRA has been duly authorized to execute and deliver this Agreement, acting by and through its duly authorized officers.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and the performance of or compliance with the terms and conditions of this Agreement by the LRA will not conflict with or result in a breach of any of the terms, conditions or provisions of, or constitute a default under, any mortgage, deed of trust, lease or any other restriction or any agreement or instrument to which the LRA is a party or any order, rule or regulation of any court or governmental body applicable to the LRA.

d. There is no litigation or proceeding pending or, to the LRA's knowledge, threatened against the LRA affecting the right of the LRA to execute or deliver this Agreement or the ability of the LRA to comply with its obligations under this Agreement.

Section 2.2 Representations by the City. The City represents as follows:

a. The City is duly organized and existing under the laws of the State of Missouri as a constitutional charter city and is the political subdivision in which the LRA is located.

b. The City has authority to enter into this Agreement and to carry out its obligations under this Agreement. By proper action of its Board of Aldermen, the City has been duly authorized to execute and deliver this Agreement, acting by and through its duly authorized officers.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement, and the performance of or compliance with the terms and conditions of this Agreement by the City, will not conflict with or result in a breach of any of the terms, conditions or provisions of, or constitute a default under, any indenture, mortgage, deed of trust, lease or other agreement or instrument to which the City is a party or any of the constitutional or statutory rules or regulations applicable to the City.

d. There is no litigation or proceeding pending or, to the City's knowledge, threatened against the City affecting the right of the City to execute or deliver this Agreement or the ability of the City to comply with its obligations under this Agreement.

ARTICLE III.

ISSUANCE OF DEBT

Section 3.1 Debt. Pursuant to the Approving Ordinances, the Comptroller has taken the necessary action to issue debt, in a form acceptable to the Comptroller, for Available Revenue in an amount of not to exceed $40,000,000 in the aggregate and no more than $6,000,000 per year for NS Project. The annual amount may be reduced by funds returned by the LRA, as determined by the Comptroller, resulting from any return of the sale of stabilized properties made for the necessary Work plus Administrative Costs.

Section 3.2 Maintenance of Funds. The Comptroller shall maintain the Available Revenue on books within the Comptroller's office and shall make the necessary disbursements for the execution of the NS Project.

Section 3.3 Administrative Costs. The Comptroller shall project the City's Administrative Costs and the LRA Administrative Costs and recommend the same to the City's Budget Director at least annually, to be appropriated. These Administrative Costs shall be included with the Work in the calculation to determine the annual amount of debt to be issued, as aforesaid in **Section 3.1** herein.

ARTICLE IV.
BIDDING, CONTRACTS AND IMPLEMENTATION

Section 4.1 Bids. The Building Division shall bid the necessary Work following the Charter and ordinances of the City.

Section 4.2 Contracts. After selection of a property as an eligible recipient of NS Project funds, the City and LRA select a contractor or contractors to perform the Work and enter into contracts for the Work.

Section 4.3 Completion of Work. The Contractor shall complete the Work required and shall submit their invoice to the Building Division, which shall inspect the Work performed and, if such Work is satisfactory, shall convey the invoice and approval for payment to the Comptroller, who shall process said invoice for payment.

Section 4.4 Limitations for Identified Properties. The parties acknowledge and agree that the LRA shall be responsible for identifying the properties in need of Work. The parties further acknowledge and agree that NS Project funds may be spent in a manner not to exceed the following:

a. $50,000 for a building less than 1,500 square feet in area;
b. $65,000 for a building at least 1,500 square feet and less than 2,500 square feet in area; and
c. $80,000 for a building 2,500 square feet or greater in area.

Section 4.5 Annual Adjustment. The maximum expenditures stated in **Section 4.4** shall be updated annually based on the change in the CPI-U or successor index as directed Proposition NS Ordinances. Notwithstanding the previous sentence, in no event shall the annual change in maximum expenditures exceed 5% or be less than 2%.

Section 4.6. Programmatic Implementation Framework. The City and LRA agree to follow the framework for implementing the Proposition NS program as provided in Exhibit A, attached hereto and incorporated herein.

ARTICLE V.
LRA RESPONSIBILITIES

Section 5.1 Program for Sale of Stabilized Properties. LRA shall develop a simplified and efficient program for selling properties stabilized using NS Project funds consistent with the Proposition NS Ordinances.

Section 5.2 Identification of Properties. LRA shall identify the properties that require stabilization under NS Project. Upon identification, the location by street address shall be forwarded to the Building Division.

Section 5.3 Limitation on LRA's Identification. The parties shall not undertake the stabilization of any property using the Available Revenue unless the inventory of property previously stabilized and available for sale under NS Project but unsold is less than 200 properties.

Section 5.4 Expenditure of Sales Proceed. LRA shall expend the proceeds of sales of properties stabilized with NS Project funds only in the manners authorized by the Proposition NS Ordinances or The Municipal Land Reutilization Law, Sections 92.700 – 92.930 of the Revised Statutes of Missouri.

ARTICLE VI.
GENERAL PROVISIONS

Section 6.1 Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the parties named herein and their respective heirs, administrators, executors, personal representatives, successors and assigns.

Section 6.2 Remedies. Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or condition of this Agreement by either party, or any successor, the defaulting or breaching party (or successor) shall, upon written notice from the other party (or successor), proceed immediately to cure or remedy such default or breach, and, shall, in any event, within thirty (30) days after receipt of notice, commence to cure or remedy such default. If such cure or remedy is not taken or not diligently pursued, or the default or breach is not cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings for injunctive relief or proceedings to compel specific performance by the defaulting or breaching party, provided that such legal proceedings shall only affect property as to which such default or breach exists and shall not affect any other rights established in connection with this Agreement or any other property within the LRA which has been or is being developed or used in accordance with the provisions of this Agreement.

Section 6.3 Notices. Any notice, demand, or other communication required by this Agreement to be given to either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States first class certified mail, return receipt required, postage prepaid, addressed as follows:

<u>If to The LRA</u>:

Land Reutilization Authority of the City of St. Louis
1520 Market Street, Suite 2000
St. Louis, MO 63103
Attention: Executive Director

<u>If to the City</u>:

City of St. Louis
City Hall, Room 212
1200 Market Street
St. Louis, Missouri 63103
Attention: Comptroller

With a copy to:

City Counselor
City Hall, Room 314
1200 Market Street
St. Louis, Missouri 63103
Attention: City Counselor

With a copy to:

Armstrong Teasdale
Suite 1800
7700 Forsyth Blvd.
St. Louis, Missouri 63105
Attention: Thomas J. Ray

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

Section 6.4 Choice of Law. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of the State of Missouri for all purposes and intents.

Section 6.5 Entire Agreement; Amendment. The parties agree that this Agreement constitutes the entire agreement between the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This

Agreement shall be amended only in writing and effective when signed by the authorized representatives of both parties.

Section 6.6 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument.

Section 6.7 Severability. If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

Section 6.8 Representatives Not Personally Liable. No official, agent, employee, or representative of the City shall be personally liable to the LRA, and no official agent, employee, or representative of the LRA shall be personally liable to the City, in the event of default or breach by any party under this Agreement, or for any amount which may become due to any party or on any obligations under the terms of this Agreement.

Section 6.9 Mutual Assistance. The parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications supplemental hereto, and the obtaining of grants of access to and easements over public property as may be necessary or appropriate to carry out the terms, provisions and intent of this Agreement and which do not impair the rights of the affected party as such rights exist under this Agreement, and to aid and assist each other in carrying out said terms, provisions and intent; provided that nothing herein shall be construed to obligate the City, acting as a party hereto, to grant municipal permits or other approvals it would not otherwise be obligated to grant, acting as a political subdivision or in its capacity as the local community improvement authority, absent this Agreement. Without limiting the generality of the foregoing, the LRA agrees to execute and deliver any necessary Continuing Disclosure Agreement with respect to the debt in customary form and content, and such other certificates and instruments as may be necessary in the opinion of Bond Counsel in connection with the issuance of the debt, provided that such certificates and instruments do not impose any material pecuniary liability upon the LRA.

ARTICLE VII.
MISCELLANEOUS

Section 7.1 Mutual Release. Neither the City nor the LRA shall be liable to the other for damages or otherwise in the event that this Agreement is declared invalid or unconstitutional in whole or in part by the final judgment of any court of competent jurisdiction, and by reason thereof either the City or the LRA is prevented from performing any of the covenants and agreements herein. All covenants, stipulations, promises, agreements and obligations of the City and the LRA shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and the LRA and not of any of their governing body members, officers, agents, servants or employees in their individual capacities. No elected or appointed official, employee or representative of the City or the LRA shall be personally liable to the other party in the event of a default or breach by any party under this Agreement.

Section 7.2 Additional Covenants of the LRA. The LRA shall keep proper books of records and accounts in which full, true and correct entries will be made of all dealings or transactions of or in relating to its business affairs in accordance with generally accepted accounting principles consistently applied, and will furnish to the City such information as it may reasonably request concerning the LRA, including such statistical and other operating information requested on a periodic basis, in order to enable the City to determine whether the covenants, terms and provisions hereof have been complied with. In addition, the LRA shall furnish a copy of its annual financial statements to the City (audited, if available) within 180 days following the end of each fiscal year of the LRA.

Section 7.3 Open Meetings and Records of the LRA. The LRA will comply with Chapter 610 of the Revised Statutes of Missouri, as amended, as it pertains to political subdivisions such as the LRA, by adopting an open meeting and records policy. The LRA will provide notice of the time, date and place of each meeting and tentative agenda of such meeting as provided in its open meeting and records policy to the City's advisor to the LRA's Board of Commissioners. The City agrees that it will, upon receipt of a notice and agenda from the LRA, post the notice and agenda for each meeting of the LRA in compliance with the requirements of Chapter 610 of the Revised Statutes of Missouri, as amended.

ARTICLE VIII.
TERM

Section 8.1 Term of Agreement. This Agreement and all of the rights and obligations of the parties hereunder, shall terminate upon the expiration of Available Revenues and the expiration of funds returned by the LRA, as set forth in **Section 3.2** herein.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective officers or officials.

CITY OF ST. LOUIS, MISSOURI

By: ________________________________
Comptroller

[SEAL]
Attest:

____
City Register

Approved as to Form:

____
City Counselor

THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI

By:________________________________
Executive Director

[SEAL]
Attest:

________________________________, Secretary

EXHIBIT A: Proposition NS Implementation Framework

Guiding Principles of Proposition NS Implementation

- Transparent Process
- Community Informed Oversight
- Creation of Building Nomination Process for Residents
- Publicly Accessible Data and Outcomes
- Catalyst for Neighborhood Reinvestment & Workforce Development
- No Land Reutilization Authority (LRA) Buildings Under the Status of “Optioned” are Eligible for Prop NS funds; Only “Available” Buildings

***Policy Framework*:** The City’s Proposition NS Policy has been developed within the limits described in the Proposition NS Ordinances. With the exception of a proposed 15 building pilot project, NS Project funds will not be spent to stabilize LRA buildings until a policy has been fully developed and officially adopted by the LRA Board of Commissioners (“LRA Commission”).

1. Property Analysis
2. Property Selection
3. Stabilization Contracts
4. Contract Monitoring, Inspections & Quality Assurance
5. Data Tracking & Publication
6. Property Marketing & Sales

Property Nominations

Any city resident, neighborhood organization, or property owner subject to paying the property tax supporting the NS Project may submit publicly disclosed stabilization nominations to be reviewed by City staff, SLDC staff, and the Stabilization Advisory Committee. Acceptance of public submissions shall be guided by the following:

- The submission window will be open all year.
- All nominations reviewed by City and SLDC staff and analyzed using the building rating (rubric) system.
- Submitted to Stabilization Advisory Committee for review and recommendation.
- All public nominations will be recommended for approval or denial by Stabilization Advisory Committee.
- Online nomination form developed in consultation with petitioners and stakeholders.
- All nominations will be submitted to LRA Commission for final approval or denial accompanied by recommendation of Stabilization Advisory Committee.

Property Analysis

A simple and transparent LRA inventory analysis and rating system (or *rubric*) will provide the most streamlined opportunity to efficiently and effectively guide the implementation of the NS Project. LRA and the Building Division will establish the LRA inventory structural analysis and rating system, including:

- Analysis of all existing LRA buildings, and upon intake of future buildings.
- Buildings analyzed and evaluated for the various outcomes to include: Stabilization, Demolition, or Sale.
- Objective structural analysis criteria informed by national best practices performed by personnel in the Building Division and St. Louis Development Corporation (SLDC) with the informed assistance of the Cultural Resources Office (CRO), Planning and Urban Design Agency (PDA), other applicable City agencies, and local stakeholders (e.g. Landmarks, SLACO, etc.).
- Structural Analysis performed Building Division Inspectors or other qualified staff.

Property Selection

Based upon relevant considerations, including structural analysis data; ratings; Market Value Analysis; City and SLDC staff expertise; adopted neighborhood and redevelopment plans; and Stabilization Advisory Committee feedback, buildings nominated for stabilization shall be evaluated for the best chance of becoming reoccupied tax-generating homes for St. Louis residents, and/or buildings that have significant historic merit which will contribute to the revitalization of existing neighborhood conditions and real estate market viability.

Stabilization Advisory Committee*: Public meetings of the Stabilization Advisory Committee shall occur at least three times annually, or as necessary for the successful implementation of the NS Project.* The Stabilization Advisory Committee shall:

- Review all stabilization recommendations and analysis provided by City and SLDC staff.
- Review all stabilization candidate nominations and recommend those for approval or rejection to LRA Commission.
- Provide feedback regarding recommendations in order to inform the nominee of reason(s) for approval or denial by the committee.
- Provide additional technical expertise and oversight to the process.

The Stabilization Advisory Committee shall be a seven-member body consisting of:

- Three (3) members appointed by the Mayor, serving staggered two (2) -year terms; and
- Four (4) members appointed by the Alderpersons from the four (4) Wards with the highest percentage of vacant LRA-owned buildings eligible for stabilization with NS Project funds, serving two (2) -year terms.
    - Starting the first day of January following execution of this Agreement, SLDC shall review LRA inventory and determine which Wards contain the highest percentage of vacant LRA-owned buildings. SLDC shall advise the Alderpersons

of each such Ward of their authority to appoint members to the Stabilization Advisory Committee.
    - o If, as a result of the review described above, a Ward is no longer one of the four (4) Wards with the highest percentage of vacant LRA-owned buildings, then the term of the member appointed by the Alderperson from such Ward shall immediately terminate.
- *Advisory Committee member background or expertise should include some of the following: **Structural Engineer**, **Architect**, **Construction, Licensed Contractor, Real Estate, Historical Preservation, Urban Planning***

All members appointed to the Stabilization Advisory Committee serve at the pleasure of their appointing authority and may be removed by such appointing authority at any time and for any reason. Each member on the Stabilization Advisory Committee shall continue to serve until such time as they are removed pursuant to the terms of this Agreement or until their successor is duly appointed.

Stabilization Advisory Committee members shall attend no less than 50% of meetings each calendar year. If a member is absent more than 50% of meetings in a calendar year, as determined by their date of appointment, then the following year, beginning on the first day of January, the absentee member shall be removed from the Stabilization Advisory Committee and the respective appointing authority shall appoint an interim member to complete the remainder of the absent committee member's term.

In the event any seat on the Stabilization Advisory Committee is vacant for more than sixty (60) calendar days, the LRA Commission may appoint an interim member to serve until such time as the appropriate appointing authority appoints a member to fill the vacancy.

All members appointed to the Stabilization Advisory Committee shall, upon assuming their position on the Stabilization Advisory Committee, execute a conflict of interest disclosure stating all Substantial Interests, as defined in Chapter 105 RSMo., they or member of their family within the second degree of consanguinity have relating to such service on the Stabilization Advisory Committee. No committee member may receive remuneration, compensation, emolument, or other form of profit relating to their service on the Stabilization Advisory Committee. All members shall recuse themselves from any vote(s) related to a property which sits on the same City block as real property where such member(s) have a Substantial Interest.

The Stabilization Advisory Committee will be supported professionally and administratively by City and SLDC staff.

Final Approval of Properties for Stabilization. The LRA Commission will review all stabilization candidate nominations regardless of determination by the Stabilization Advisory Committee. The LRA Commission is the final approving authority as to the utilization of NS Project funds to stabilize LRA-owned buildings.

Stabilization Contract Monitoring, Inspections & Quality Assurance

Contracting for stabilization work funded with NS Project funds is initiated, monitored, and approved by Building Division staff, in collaboration with Prop NS staff at SLDC.

The Building Division shall be responsible for:

- Creating a scope of work to be completed for each property approved by the LRA Commission for stabilization.
- Making each project publicly available for bid.
- Reviewing bids and, in collaboration with Prop NS staff at SLDC, selecting contractors to execute the Work.
- Executing contracts with selected contractors and routing contracts for execution by the Comptroller. The submission of a final or 100% invoices to the Comptroller for payment shall be accompanied by signed certifications by Prop NS staff at SLDC and the Building Division that the Work has been completed and is acceptable.
- Monitoring stabilization work to ensure compliance with requirements of the Proposition NS Ordinances, this Agreement, and City of St. Louis building codes.
- Approving invoices for payment of Work and forwarding of payment requests to the Comptroller.
- Prior to 50% completion of the Work and prior to final invoice and payment approval, inspecting of each property receiving Work, including all items outlined in initial scope of work.
- After final inspection, invoices and payments have been completed, accompanying Prop NS staff at SLDC for a walkthrough of each stabilized property.
- Assigning not less than [Number] Building Division inspectors to carry out the above-described responsibilities. It shall be the inspector's full-time duty to carry out the Building Division's responsibilities listed above. The salaries for such inspectors may be chargeable to Available Revenue.

LRA shall be responsible for executing any documents necessary to secure the administrative support from Prop NS staff at SLDC to assist with the performance of LRA's responsibilities in this Agreement.

Data Tracking & Publication

All Prop NS data will be made publicly accessible and published online at regular intervals, in partnership with the City's Information Technology Services Agency.

Published Data Includes (but not limited to):

- Buildings stabilized
- Building analysis & rating system (*or rubric*)
- Stabilization nomination form
- Public stabilization nominations
- Public nominations recommended for stabilization / not recommended

- Prop NS buildings sold by LRA
- Prop NS buildings reoccupied
- All Prop NS buildings tracked for duration of bond issuance plus an additional year
- Contractors performing work
- Annual reporting data & total expenditure of Prop NS funds

- Annual inflation adjustments per-property cap in accordance with the CPI-U

Property Marketing & Sales

Pricing and sale of property stabilized using NS Project funds will be done in accordance with the Proposition NS Ordinances and LRA sales policy adopted by the LRA Commission. All property stabilized using NS Project funds will be sold in a manner consistent with the Proposition NS Ordinances and any other applicable ordinance or Missouri statute.

Summary
Board Bill Number 125
Introduced by Alderman Rasheen Aldridge
January 9, 2026

An Ordinance authorizing a first amended and restated Cooperation Agreement as authorized by Ordinance 70956 and superseding provisions of prior Cooperation Agreements between the City and the identified parties to the extent inconsistent with the terms hereof; and containing a severability and emergency clause.

BOARD BILL NUMBER 125 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
CO-SPONSORS: PRESIDENT MEGAN E. GREEN

An Ordinance authorizing a first amended and restated Cooperation Agreement as authorized by Ordinance 70956 and superseding provisions of prior Cooperation Agreements between the City and the identified parties to the extent inconsistent with the terms hereof; and containing a severability and emergency clause.

WHEREAS, proposed amendments to the Proposition NS Ordinance are pending and are further incorporated into the First Amended and Restated Cooperation Agreement as authorized in Ordinance 70956; and

WHEREAS, the First Amended and Restated Cooperation Agreement makes no changes to the bond authorization set forth in Ordinance 70956 or to the approving Indenture; and

WHEREAS, the proposed amended Cooperation Agreement shall be attached hereto as Exhibit A;

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

SECTION ONE. Ordinance 70956 is hereby amended only insofar as to replace the original authorizing cooperation agreement with the attached First Amended and Restated Cooperation Agreement ("Exhibit A"). All other provisions of Ordinance 70956, with the exception of amendments as defined in Section two, and any documents executed pursuant thereto shall remain unchanged and in effect.

SECTION TWO. Section One of Ordinance 70956 is hereby repealed in its entirety and amended to read as follows:

SECTION ONE. DEFINITIONS OF WORDS AND TERMS. Capitalized terms used herein and not otherwise defined in this Ordinance or the preambles hereto shall be defined as follows:

"Bond" or "Bonds" means collectively the various Series of the City's general obligation bonds, notes and/or other obligations authorized in an aggregate principal amount of not to exceed $40,000,000 (of which no more than $6,000,000 in aggregate principal amount shall be issued annually) pursuant to this Ordinance. “Bond Purchase Agreement” means, collectively or singularly, as the context may require, one or more bond purchase agreements, private placement agreements and/or continuing covenant agreements executed by the City and the Original Purchaser related to the issuance and sale of any Series of the Bonds. “Continuing Disclosure Agreement” means, collectively or singularly, as the context may require, one or more Continuing Disclosure Agreements, if any, memorializing the City’s continuing disclosure obligations with respect to any Series of Bonds. “City” means The City of St. Louis, Missouri, a constitutional charter city and political subdivision organized and existing under its Charter and the constitution and laws of the State, and any successors or assigns. “City Counselor” means the City’s City Counselor, including any Interim City Counselor, and any successors thereto. “City Documents” means any Indenture, any Cooperation Agreement, any Tax Compliance Agreement, any Credit Agreement, any Continuing Disclosure Agreement, any Bond Purchase Agreement, and such other agreements, documents, certificates, and instruments to be executed by the City as may necessary or desirable to facilitate the issuance of any Series of the Bonds, and/or carry out or further the purposes of this Ordinance. “Cooperation Agreement” means the first amended and restated Cooperation Agreement in substantially the form of EXHIBIT A, attached hereto and incorporated herein by reference. “Credit Agreement” means, if any, an agreement by and between a Credit Provider and the City providing for Credit Enhancement. “Credit Enhancement” means, if any, a letter of credit, liquidity facility, a surety bond, or bond insurance policy or policies, issued by a Credit Provider guaranteeing, providing for or insuring the payment of all or a portion of the principal of and interest on one or more Series of Bonds as provided herein. “Credit Provider” means the issuer or issuers of Credit Enhancement, if any, pursuant to the Credit Agreement and identified in the documents issued in conjunction with any Series of the Bonds. “Indenture” means a financing agreement, trust indenture or other instrument or document entered into by the City and/or such other entity or entities, including a Trustee, as necessary or desirable to carry out or further the purposes of this Ordinance, and any Supplemental Indentures entered into from time to time. “LRA” means the Land Reutilization Authority of the City of St. Louis, a political subdivision of the State created pursuant to Sections 92.700 through 92.920 of the Revised Statutes of Missouri, as amended. “Official Statement” means any offering document, including amendments and supplements thereto, prepared in connection with the issuance, sale, and delivery of any Series of the Bonds, including (i) preliminary and/or final official statement or official statements, or (ii) preliminary and/or final private placement memorandum or memoranda. “Project” means the stabilization, within the limits described in the Proposition NS Ordinance and the Cooperation Agreement, of residential properties owned by LRA or other public entities. “Proposition NS” means the proposition for the issuance and sale by the City of general obligation bonds, in an aggregate principal amount of not to exceed $40,000,000 (of which no more than $6,000,000 in aggregate principal amount shall be issued annually) for the purpose of stabilizing, within the limits described therein, residential properties owned by the LRA or other public entities. “Proposition NS Ordinance” means Ordinance No.70846 or any successor ordinances adopted by the City, authorizing the funding and implementation of Proposition NS. “Series” means those Bonds issued and delivered by the City from time to time as part of a single transaction and identified pursuant to the execution of the Indenture or Supplemental Indenture authorizing the issuance of such Bonds, regardless of variations in maturity, interest rate, or other provisions. If a Series of Bonds is sold in installments, "Series" shall mean all of the Bonds of such installment as identified in such Indenture or Supplemental Indenture, as applicable. "State" means the State of Missouri. "Supplemental Indenture" means, collectively or singularly, as the context may require, one or more financing agreements or indentures supplemental or amendatory to the Indenture entered into by and between the City and Trustee and/or other entities, as necessary or desirable to carry out or further the purposes of this Ordinance. "Tax Compliance Agreement" means any Tax Compliance Agreement entered into by and between the City and the Trustee with respect to any Series of the Bonds and/or other entities, as necessary or desirable to carry out or further the purposes of this Ordinance. "Trustee" means any trustee with respect to the Bonds and/or any paying agent and/or registrar."Original Purchaser" means the original purchaser or purchasers with respect to the Bonds.

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

SECTION FOUR. This being an ordinance for the preservation of the public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and

20 of Article IV of the Charter of the City of St. Louis, and therefore, this ordinance shall become effective immediately upon its passage and approval by the Mayor.

<u>EXHIBIT A</u>

FORM OF COOPERATION AGREEMENT

(Attached hereto.)

.

Board Bill Number 125
Agreement

FIRST AMENDED AND RESTATED COOPERATION AGREEMENT

THIS FIRST AMENDED AND RESTATED COOPERATION AGREEMENT (this "Agreement") is entered into as of ____________, 2025 , by and between The **CITY OF ST. LOUIS, MISSOURI** (the "City"), a Constitutionally Chartered city organized and existing under the laws of the State of Missouri, and **THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI** (the "LRA"), a public corporation acting in a governmental capacity under the laws of the State of Missouri.

RECITALS

WHEREAS, The City of St. Louis, Missouri, is a body corporate and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and Laws of the State of Missouri;

WHEREAS, the Municipal Land Reutilization Law, Sections 92.700 through 92.920, Revised Statutes of Missouri, authorizes the LRA to accept unredeemed properties for back taxes within the City;

WHEREAS, Proposition NS (as defined herein), a proposition authorizing the City to incur debt by issuing and selling general obligation bonds for the purpose of stabilizing vacant residential properties, was submitted to the voters at the April 4, 2017 general municipal election in the City; and

WHEREAS, Proposition NS received more than four-sevenths, but not two-thirds, of the vote at the April 4, 2017 general municipal election in the City; and

WHEREAS, the City filed suit seeking a judgment on the pleadings declaring, among other things, that Proposition NS passed because it received the requisite four-sevenths voter approval provided by Article VI, Section 26(b) of the Constitution of the State of Missouri; and

WHEREAS, on September 13, 2018, the Circuit Court of the City of St. Louis, Missouri held, among other things, that Proposition NS passed and that pursuant to Article V, Section 5 of the City's Charter, Proposition NS shall be an ordinance of the City; and no appeal having followed, Proposition NS is now an ordinance of the City; and

WHEREAS, Ordinance No. 70846 requires that the City and St. Louis Development Corporation and other applicable agencies and instrumentalities, including LRA, enter into a cooperation agreement for the purposes of using the proceeds from the sale of the general obligation bonds described in Ordinance No. 70846 for the aforementioned purposes; and

WHEREAS, more specifically, Ordinance No. 70846 requires that this Cooperation Agreement set forth the relationship between the City and the LRA, provide for the funding and contracting arrangements for the services to stabilize the properties owned by LRA within the City, and establish a program and for identifying property in need of stabilization and for selling the properties so stabilized; and

WHEREAS, Ordinance No. 70846 provides for the funding of a program for the City to continue to stabilize LRA-owned properties and for LRA to sell said properties so long as the number of properties so stabilized and available for sale, but unsold, is fewer than 200 in order that the program can continue within the extent of funds provided by Ordinance No. 70846 ; and

WHEREAS, Ordinance 70956, adopted by the City and effective as of May 2, 2019, authorized the funding and implementation of Proposition NS and authorized execution of a Cooperation Agreement between the City and LRA detailing the responsibilities and obligations of the Office of the Comptroller, Building Division, and LRA under Proposition NS; and

WHEREAS, that certain Cooperation Agreement between the City and LRA was entered into as of June 17, 2020; and

WHEREAS, the program has been in operation since 2020, and evaluations of its implementation have indicated the necessity of minor programmatic modifications to more effectively fulfill its intended purpose; and

WHEREAS, proposed amendments to the ordinance 70846 are pending via ordinance ____and are further incorporated herein as authorized and required by Ordinance 70956**;**

WHEREAS, the City through its Comptroller has provided via Ordinance for issuance of general obligation bonds, notes and/or other obligations, in one or more series, for Proposition NS.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I.

Section 1.1 Amended and Restated Agreement

The Cooperation Agreement between the City and LRA entered into as of June 17, 2020 is hereby amended and restated as set forth herein.

Section 1.2 Definitions of Words and Terms.

The words and terms as used in this Agreement shall have the same meaning as provided in the Proposition NS Ordinances unless a different meaning is specifically provided below:

"*Agreement*" means this Cooperation Agreement, as from time to time amended in accordance with its terms.

"*Approving Ordinances*" means Ordinance No. 70956 and Ordinance No.______, adopted by the City and effective as of ___________ 2025, authorizing the issuance of bonds to generate Available Revenue.

"*Available Revenue*" means all net proceeds of the Approving Ordinances.

"*Building Division*" means that office created under Article XIII, Section 15 (e) of the Charter of the City.

"*City*" means the City of St. Louis, Missouri, a municipal corporation of the State of Missouri.

"City Administrative Costs" means an amount, as determined in the budget process, to be applied by the City to overhead expenses of the City for administration, supervision and inspection incurred in connection with the NS Project.

"*Comptroller*" means Comptroller of the City of St. Louis.

"*LRA*" means the Land Reutilization Authority of the City of St. Louis, political subdivision of the State of Missouri created pursuant to Sections 92.700 through 92.920, Revised Statutes of Missouri.

"*LRA Administrative Costs*" means an amount, as determined in the budget process, to be applied by the LRA to overhead expenses of the LRA for marketing the sale of repaired, rehabilitated or stabilized properties, community planning, and administering the NS Project.

"*NS Project*" means all the utilization of all Available Revenue for: (a) water tightness to include work related to the roof, gutters, tuck-pointing, etc.); (b) structural stabilization improvements; (c) boarding up of buildings; (d) interior demolition necessary to prepare properties for further private redevelopment; and (e) repairing or installing water and sewer connections.

"Proposition NS" means the proposition for the issuance and sale by the City of general obligation bonds, in an aggregate principal amount of not to exceed $40,000,000 (of which no more than $6,000,000 in aggregate principal amount shall be issued annually) for the purpose of stabilizing, within the limits described therein, residential properties owned by the LRA or other public entities.

"Proposition NS Ordinances" mean Ordinance No.70846 and Ordinance ______, adopted by the City and effective as of ___________ 2025, outlining the parameters of the Proposition NS program.

"*Work"* means (a) water tightness to include work related to the roof, gutters, tuckpointing, etc.); (b) structural stabilization improvements; (c) boarding up of buildings; (d) interior demolition necessary to prepare properties for further private redevelopment; and (e) repairing or installing water and sewer connections.

Section 1.2 Rules of Interpretation. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context indicates otherwise, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons. All references in this Agreement to designated "Articles," "Sections" and other subdivisions are, unless otherwise specified, to the designated Articles, Sections and subdivisions of this instrument as originally executed.

Section 1.3 Recitals. All of the above and foregoing Recitals are incorporated into and made a part of this Agreement.

ARTICLE II.
REPRESENTATIONS

Section 2.1 Representations by the LRA. The LRA represents as follows:

a. The LRA is a public corporation acting in a governmental capacity, duly organized and existing under the laws of the State of Missouri.

b. The LRA has authority to enter into this Agreement and to carry out its obligations under this Agreement. By proper action of its Board of Commissioners, the LRA has been duly authorized to execute and deliver this Agreement, acting by and through its duly authorized officers.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and the performance of or compliance with the terms and conditions of this Agreement by the LRA will not conflict with or result in a breach of any of the terms, conditions or provisions of, or constitute a default under, any mortgage, deed of trust, lease or any other restriction or any agreement or instrument to which the LRA is a party or any order, rule or regulation of any court or governmental body applicable to the LRA.

d. There is no litigation or proceeding pending or, to the LRA's knowledge, threatened against the LRA affecting the right of the LRA to execute or deliver this Agreement or the ability of the LRA to comply with its obligations under this Agreement.

Section 2.2 Representations by the City. The City represents as follows:

a. The City is duly organized and existing under the laws of the State of Missouri as a constitutional charter city and is the political subdivision in which the LRA is located.

b. The City has authority to enter into this Agreement and to carry out its obligations under this Agreement. By proper action of its Board of Aldermen, the City has been duly authorized to execute and deliver this Agreement, acting by and through its duly authorized officers.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement, and the performance of or compliance with the terms and conditions of this Agreement by the City, will not conflict with or result in a breach of any of the terms, conditions or provisions of, or constitute a default under, any indenture, mortgage, deed of trust, lease or other agreement or instrument to which the City is a party or any of the constitutional or statutory rules or regulations applicable to the City.

d. There is no litigation or proceeding pending or, to the City's knowledge, threatened against the City affecting the right of the City to execute or deliver this Agreement or the ability of the City to comply with its obligations under this Agreement.

ARTICLE III.

ISSUANCE OF DEBT

Section 3.1 Debt. Pursuant to the Approving Ordinances, the Comptroller has taken the necessary action to issue debt, in a form acceptable to the Comptroller, for Available Revenue in an amount of not to exceed $40,000,000 in the aggregate and no more than $6,000,000 per year for NS Project. The annual amount may be reduced by funds returned by the LRA, as determined by the Comptroller, resulting from any return of the sale of stabilized properties made for the necessary Work plus Administrative Costs.

Section 3.2 Maintenance of Funds. The Comptroller shall maintain the Available Revenue on books within the Comptroller's office and shall make the necessary disbursements for the execution of the NS Project.

Section 3.3 Administrative Costs. The Comptroller shall project the City's Administrative Costs and the LRA Administrative Costs and recommend the same to the City's Budget Director at least annually, to be appropriated. These Administrative Costs shall be included with the Work in the calculation to determine the annual amount of debt to be issued, as aforesaid in **Section 3.1** herein.

ARTICLE IV.
BIDDING, CONTRACTS AND IMPLEMENTATION

Section 4.1 Bids. The Building Division shall assist with bidding the necessary Work following the Charter and ordinances of the City.

Section 4.2 Contracts. After selection of a property as an eligible recipient of NS Project funds, the City and LRA select a contractor or contractors to perform the Work and enter into contracts for the Work.

Section 4.3 Completion of Work. The Contractor shall complete the Work required and shall submit their invoice to the Building Division, which shall inspect the Work performed and, if such Work is satisfactory, shall convey the invoice and approval for payment to the Comptroller, who shall process said invoice for payment.

Section 4.4 Limitations for Identified Properties. The parties acknowledge and agree that the LRA shall be responsible for identifying the properties in need of Work. The parties further acknowledge and agree that NS Project funds may be spent in a manner not to exceed the following:

a. $50,000 for a building less than 1,500 square feet in area;

b. $65,000 for a building at least 1,500 square feet and less than 2,500 square feet in area; and

c. $80,000 for a building 2,500 square feet or greater in area.

Section 4.5 Annual Adjustment. The maximum expenditures stated in **Section 4.4** shall be updated annually based on the change in the CPI-U or successor index as directed Proposition NS Ordinances. Notwithstanding the previous sentence, in no event shall the annual change in maximum expenditures exceed 5% or be a reduction from the prior year**.**

Section 4.6. Programmatic Implementation Framework. The City and LRA agree to follow the framework for implementing the Proposition NS program as provided in Exhibit A, attached hereto and incorporated herein.

ARTICLE V.
LRA RESPONSIBILITIES

Section 5.1 Program for Sale of Stabilized Properties. LRA shall develop a simplified and efficient program for selling properties stabilized using NS Project funds consistent with the Proposition NS Ordinances.

Section 5.2 Identification of Properties. LRA shall identify the properties that require stabilization under NS Project. Upon identification, the location by street address shall be forwarded to the Building Division.

Section 5.3 Limitation on LRA's Identification. The parties shall not undertake the stabilization of any property using the Available Revenue unless the inventory of property previously stabilized and available for sale under NS Project but unsold is less than 200 properties.

Section 5.4 Expenditure of Sales Proceed. LRA shall expend the proceeds of sales of properties stabilized with NS Project funds only in the manners authorized by the Proposition NS Ordinances and The Municipal Land Reutilization Law, Sections 92.700 – 92.930 of the Revised Statutes of Missouri.

ARTICLE VI.
GENERAL PROVISIONS

Section 6.1 Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the parties named herein and their respective heirs, administrators, executors, personal representatives, successors and assigns.

Section 6.2 Remedies. Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or condition of this Agreement by either party, or any successor, the defaulting or breaching party (or successor) shall, upon written notice from the other party (or successor), proceed immediately to cure or remedy such default or breach, and, shall, in any event, within thirty (30) days after receipt of notice, commence to cure or remedy such default. If such cure or remedy is not taken or not diligently pursued, or the default or breach is not cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings for injunctive relief or proceedings to compel specific performance by the defaulting or breaching party, provided that such legal proceedings shall only affect property as to which such default or breach exists and shall not affect any other rights established in connection with this Agreement or any other property within the LRA which has been or is being developed or used in accordance with the provisions of this Agreement.

Section 6.3 Notices. Any notice, demand, or other communication required by this Agreement to be given to either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States first class certified mail, return receipt required, postage prepaid, addressed as follows:

If to The LRA:

Land Reutilization Authority of the City of St. Louis
1520 Market Street, Suite 2000
St. Louis, MO 63103 Attention:
Executive Director

If to the City:

City of St. Louis
City Hall, Room 212
1200 Market Street
St. Louis, Missouri 63103
Attention: Comptroller

With a copy to:

City Counselor
City Hall, Room 314
1200 Market Street
St. Louis, Missouri 63103 Attention:
City Counselor

With a copy to:

Armstrong Teasdale
Suite 1800
7700 Forsyth Blvd.
St. Louis, Missouri 63105 Attention:
Thomas J. Ray

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

Section 6.4 Choice of Law. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of the State of Missouri for all purposes and intents.

Section 6.5 Entire Agreement; Amendment. The parties agree that this Agreement constitutes the entire agreement between the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized representatives of both parties.

Section 6.6 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument.

Section 6.7 Severability. If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

Section 6.8 Representatives Not Personally Liable. No official, agent, employee, or representative of the City shall be personally liable to the LRA, and no official agent, employee, or representative of the LRA shall be personally liable to the City, in the event of default or breach by any party under this Agreement, or for any amount which may become due to any party or on any obligations under the terms of this Agreement.

Section 6.9 Mutual Assistance. The parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications supplemental hereto, and the obtaining of grants of access to and easements over public property as may be necessary or appropriate to carry out the terms, provisions and intent of this Agreement and which do not impair the rights of the affected party as such rights exist under this Agreement, and to aid and assist each other in carrying out said terms, provisions and intent; provided that nothing herein shall be construed to obligate the City, acting as a party hereto, to grant municipal permits or other approvals it would not otherwise be obligated to grant, acting as a political subdivision or in its capacity as the local community improvement authority, absent this Agreement. Without limiting the generality of the foregoing, the LRA agrees to execute and deliver any necessary Continuing Disclosure Agreement with respect to the debt in customary form and content, and such other certificates and instruments as may be necessary in the opinion of Bond Counsel in connection with the issuance of the debt, provided that such certificates and instruments do not impose any material pecuniary liability upon the LRA.

ARTICLE VII.
MISCELLANEOUS

Section 7.1 Mutual Release. Neither the City nor the LRA shall be liable to the other for damages or otherwise in the event that this Agreement is declared invalid or unconstitutional in whole or in part by the final judgment of any court of competent jurisdiction, and by reason thereof either the City or the LRA is prevented from performing any of the covenants and agreements herein. All covenants, stipulations, promises, agreements and obligations of the City and the LRA shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and the LRA and not of any of their governing body members, officers, agents, servants or employees in their individual capacities. No elected or appointed official, employee or representative of the City or the LRA shall be personally liable to the other party in the event of a default or breach by any party under this Agreement.

Section 7.2 Additional Covenants of the LRA. The LRA shall keep proper books of records and accounts in which full, true and correct entries will be made of all dealings or transactions of or in relating to its business affairs in accordance with generally accepted accounting principles consistently applied, and will furnish to the City such information as it may reasonably request concerning the LRA, including such statistical and other operating information requested on a periodic basis, in order to enable the City to determine whether the covenants, terms and provisions hereof have been complied with. In addition, the LRA shall furnish a copy of its annual financial statements to the City (audited, if available) within 180 days following the end of each fiscal year of the LRA.

Section 7.3 Open Meetings and Records of the LRA. The LRA will comply with Chapter 610 of the Revised Statutes of Missouri, as amended, as it pertains to political subdivisions such as the LRA, by adopting an open meeting and records policy. The LRA will provide notice of the time, date and place of each meeting and tentative agenda of such meeting as provided in its open meeting and records policy to the City's advisor to the LRA's Board of Commissioners. The City agrees that it will, upon receipt of a notice and agenda from the LRA, post the notice and agenda for each meeting of the LRA in compliance with the requirements of Chapter 610 of the Revised Statutes of Missouri, as amended.

ARTICLE VIII.
TERM

Section 8.1 Term of Agreement. This Agreement and all of the rights and obligations of the parties hereunder, shall terminate upon the expiration of Available Revenues and the expiration of funds returned by the LRA, as set forth in **Section 3.2** herein.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective officers or officials.

CITY OF ST. LOUIS, MISSOURI

By: ______________________________
Comptroller

[SEAL]
Attest:

____
City Register

Approved as to Form:

____
City Counselor

THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI

By:______________________________
Executive Director

[SEAL]
Attest:

____, Secretary

EXHIBIT A: Proposition NS Implementation Framework

Guiding Principles of Proposition NS Implementation

- Transparent Process
- Community Informed Oversight
- Creation of Building Nomination Process for Residents
- Publicly Accessible Data and Outcomes
- Catalyst for Neighborhood Reinvestment & Workforce Development
- No Land Reutilization Authority (LRA) Buildings Under the Status of “Optioned” are Eligible for Prop NS funds; Only “Available” Buildings

***Policy Framework*:** The City’s Proposition NS Policy has been developed within the limits described in the Proposition NS Ordinances. With the exception of a proposed 15 building pilot project, NS Project funds will not be spent to stabilize LRA buildings until a policy has been fully developed and officially adopted by the LRA Board of Commissioners (“LRA Commission”).

1. Property Analysis
2. Property Selection
3. Stabilization Contracts
4. Contract Monitoring, Inspections & Quality Assurance
5. Data Tracking & Publication
6. Property Marketing & Sales

Property Nominations

Any city resident, neighborhood organization, or property owner subject to paying the property tax supporting the NS Project may submit publicly disclosed stabilization nominations to be reviewed by City staff, SLDC staff, and the Stabilization Advisory Committee. Acceptance of public submissions shall be guided by the following:

- The submission window will be open all year.
- All nominations reviewed by City and SLDC staff and analyzed using the building rating (rubric) system.
- Submitted to Stabilization Advisory Committee for review and recommendation.
- All public nominations will be recommended for approval or denial by Stabilization Advisory Committee.
- Online nomination form developed in consultation with petitioners and stakeholders.
- All nominations will be submitted to LRA Commission for final approval or denial accompanied by recommendation of Stabilization Advisory Committee.

Property Analysis

A simple and transparent LRA inventory analysis and rating system (or *rubric*) will provide the most streamlined opportunity to efficiently and effectively guide the implementation of the NS Project. LRA and the Building Division will establish the LRA inventory structural analysis and rating system, including:

- Analysis of all existing LRA buildings, and upon intake of future buildings.
- Buildings analyzed and evaluated for the various outcomes to include: Stabilization, Demolition, or Sale.
- Objective structural analysis criteria informed by national best practices performed by personnel in the Building Division and St. Louis Development Corporation (SLDC) with the informed assistance of the Cultural Resources Office (CRO), Planning and Urban Design Agency (PDA), other applicable City agencies, and local stakeholders (e.g. Landmarks, SLACO, etc.).
- Structural Analysis performed Building Division Inspectors or other qualified staff.

Property Selection

Based upon relevant considerations, including structural analysis data; ratings; Market Value Analysis; City and SLDC staff expertise; adopted neighborhood and redevelopment plans; and Stabilization Advisory Committee feedback, buildings nominated for stabilization shall be evaluated for the best chance of becoming reoccupied tax-generating homes for St. Louis residents, and/or buildings that have significant historic merit which will contribute to the revitalization of existing neighborhood conditions and real estate market viability.

Stabilization Advisory Committee***:*** *Public meetings of the Stabilization Advisory Committee shall occur at least three times annually, or as necessary for the successful implementation of the NS Project.* The Stabilization Advisory Committee shall:

- Review all stabilization recommendations and analysis provided by City and SLDC staff.
- Review all stabilization candidate nominations and recommend those for approval or rejection to LRA Commission.
- Provide feedback regarding recommendations in order to inform the nominee of reason(s) for approval or denial by the committee.
- Provide additional technical expertise and oversight to the process.

The Stabilization Advisory Committee shall be a seven-member body consisting of:

- Three (3) members appointed by the Mayor, serving staggered two (2) -year terms; and
- Four (4) members appointed by the Alderpersons from the four (4) Wards with the highest percentage of vacant LRA-owned buildings eligible for stabilization with NS Project funds, serving two (2) -year terms.
    - Starting the first day of January following execution of this Agreement, SLDC shall review LRA inventory and determine which Wards contain the highest percentage of vacant LRA-owned buildings. SLDC shall advise the Alderpersons

of each such Ward of their authority to appoint members to the Stabilization Advisory Committee.
    - If, as a result of the review described above, a Ward is no longer one of the four (4) Wards with the highest percentage of vacant LRA-owned buildings, then the term of the member appointed by the Alderperson from such Ward shall immediately terminate.
- *Advisory Committee member background or expertise should include some of the following:* ***Structural Engineer****,* ***Architect****,* ***Construction, Licensed Contractor, Real Estate, Historical Preservation, Urban Planning***

All members appointed to the Stabilization Advisory Committee serve at the pleasure of their appointing authority and may be removed by such appointing authority at any time and for any reason. Each member on the Stabilization Advisory Committee shall continue to serve until such time as they are removed pursuant to the terms of this Agreement or until their successor is duly appointed.

Stabilization Advisory Committee members shall attend no less than 50% of meetings each calendar year. If a member is absent more than 50% of meetings in a calendar year, as determined by their date of appointment, then the following year, beginning on the first day of January, the absentee member shall be removed from the Stabilization Advisory Committee and the respective appointing authority shall appoint an interim member to complete the remainder of the absent committee member's term.

In the event any seat on the Stabilization Advisory Committee is vacant for more than sixty (60) calendar days, the LRA Commission may appoint an interim member to serve until such time as the appropriate appointing authority appoints a member to fill the vacancy.

All members appointed to the Stabilization Advisory Committee shall, upon assuming their position on the Stabilization Advisory Committee, execute a conflict of interest disclosure stating all Substantial Interests, as defined in Chapter 105 RSMo., they or member of their family within the second degree of consanguinity have relating to such service on the Stabilization Advisory Committee. No committee member may receive remuneration, compensation, emolument, or other form of profit relating to their service on the Stabilization Advisory Committee. All members shall recuse themselves from any vote(s) related to a property which sits on the same City block as real property where such member(s) have a Substantial Interest.

The Stabilization Advisory Committee will be supported professionally and administratively by City and SLDC staff.

Final Approval of Properties for Stabilization. The LRA Commission will review all stabilization candidate nominations regardless of determination by the Stabilization Advisory Committee. The LRA Commission is the final approving authority as to the utilization of NS Project funds to stabilize LRA-owned buildings.

Stabilization Contract Monitoring, Inspections & Quality Assurance

Contracting for stabilization work funded with NS Project funds is initiated, monitored, and approved by Prop NS staff at SLDC and Building Division staff.

The Building Division shall be responsible for:

- Assisting with bidding the Work through the STL City Permits portal, or other appropriate system for soliciting and receiving bids for the Work.
- Executing contracts with selected contractors and routing contracts for execution by the Comptroller. The submission of a final or 100% invoices to the Comptroller for payment shall be accompanied by signed certifications by Prop NS staff at SLDC and the Building Division that the Work has been completed and is acceptable.
- Inspecting stabilization work to ensure compliance with requirements of the Proposition NS Ordinances, this Agreement, and City of St. Louis building codes.
- Approving invoices for payment of Work and forwarding of payment requests to the Comptroller.
- Prior to 50% completion of the Work and prior to final invoice and payment approval, inspecting of each property receiving Work, including all items outlined in initial scope of work.
- After final inspection, invoices and payments have been completed, accompanying Prop NS staff at SLDC for a walkthrough of each stabilized property.
- Assigning not less than 3 Building Division staff to include inspectors, utility workers, and Building Inspector Supervisors, to carry out the above-described responsibilities. It shall be the inspector's full-time duty to carry out the Building Division’s responsibilities listed above. The salaries for such inspectors may be chargeable to Available Revenue.

LRA shall be responsible for:

- Creating a scope of work to be completed for each property approved by the LRA Commission for stabilization.
- Making each project publicly available for bid.
- Reviewing bids and, in collaboration with qualified staff, selecting contractors to execute the Work.
- Assisting with bidding the Work through the STL City Permits portal, or other appropriate system for soliciting and receiving bids for the Work.
- Executing contracts with the selected contractors.
- Monitoring stabilization work with support of the Building Division’s inspections to ensure compliance with requirements of the Proposition NS Ordinances, this Agreement, and City of St. Louis building codes.
- Executing any documents necessary to secure the administrative support from Prop NS staff at SLDC to assist with the performance of LRA’s responsibilities in this Agreement.

Data Tracking & Publication

All Prop NS data will be made publicly accessible and published online at regular intervals, in partnership with the City’s Information Technology Services Agency.

Published Data Includes (but not limited to):

- Buildings stabilized
- Building analysis & rating system (*or rubric*)
- Stabilization nomination form
- Public stabilization nominations
- Public nominations recommended for stabilization / not recommended
- Prop NS buildings sold by LRA
- Prop NS buildings reoccupied
- All Prop NS buildings tracked for duration of bond issuance plus an additional year
- Contractors performing work
- Annual reporting data & total expenditure of Prop NS funds
- Annual inflation adjustments per-property cap in accordance with the CPI-U

Property Marketing & Sales

Pricing and sale of property stabilized using NS Project funds will be done in accordance with the Proposition NS Ordinances and LRA sales policy adopted by the LRA Commission. All property stabilized using NS Project funds will be sold in a manner consistent with the Proposition NS Ordinances and any other applicable ordinance or Missouri statute.

Summary
Board Bill Number 127
Introduced by Alderman Rasheen Aldridge
January 9, 2026

An ordinance approving a petition to terminate the Syndicate Trust Community Improvement District; approving the appointment of the board of directors; and containing severability and emergency clauses An ordinance approving a petition to terminate the Syndicate Trust Community Improvement District (the “CID”); approving the appointment of the board of directors; and containing severability and emergency clauses.

BOARD BILL NUMBER 127 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE

An ordinance approving a petition to terminate the Syndicate Trust Community Improvement District (the "CID"); approving the appointment of the board of directors; and containing severability and emergency clauses.

WHEREAS, on June 27, 2008, the City of St. Louis (the "City") enacted Ordinance 68079, creating the CID pursuant to Mo. Rev. Stat. §67.1400 et seq. (the "CID Act");

WHEREAS, the CID Act provides that a community improvement district may be terminated by ordinance upon receipt of a proper petition signed by owners of real property collectively owning more than fifty percent by assessed value and more than fifty percent per capita of owners of real property within the boundaries of the district; and

WHEREAS, Syndicate Commercial LLC (the "Owner") is the sole owner of real property within the boundaries of the CID; and

WHEREAS, the petition attached hereto as **EXHIBIT A** (the "Petition") was filed with the City to request the termination of the CID, which Petition was signed by the authorized representative of the Owner, constituting more than fifty percent by assessed value and per capita of the property located within the proposed boundaries of the CID; and

WHEREAS, the Register of the City of St. Louis reviewed the Petition and determined that it substantially complies with the requirements of the CID Act; and

WHEREAS, a duly noticed public hearing was held in accordance with the CID Act; and

WHEREAS, the Board of Aldermen hereby finds that the adoption of this Ordinance is in the best interest of the City and that the owners of real property located within the CID, as well as the City as a whole, will benefit from the termination of the CID and the other transactions described herein;

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

SECTION ONE. The CID is hereby terminated pursuant to the provisions of the CID Act. The Board of Aldermen hereby approves the plan for dissolution and distribution of assets set forth in the Petition.

SECTION TWO. The Board of Aldermen hereby consents to the appointment of John Sinclair, Thomas Smallwood, Benjamin Gamble, Mary Ashley Mendik, and Nicholas Luisetti as the new Board of Directors for the CID. Such Board of Directors shall carry out the dissolution of the CID as required by the CID Act and described in the Petition.

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

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

SECTION FIVE. This ordinance, being deemed necessary for the immediate preservation of the public peace and safety, is declared to be an emergence ordinance under and pursuant to Sections 19 and 20 Article IV of the Charter of the City of St. Louis.

CARA SPENCER
MAYOR

City of St. Louis
REGISTER'S OFFICE

Room 118 City Hall
St. Louis, Missouri 63103
Phone: (314) 622-4145
Fax: (314) 622-4247

AMBER BOYKINS SIMMS
REGISTER

October 14, 2025

Honorable Terry Kennedy
Clerk to the Board of Aldermen
City Hall, Room 230
St. Louis, MO 63103

Re: Petition to Terminate the Syndicate Trust Community Improvement District

Dear Mr. Kennedy:

As used in this letter, "Act" means Section 67.1401, et. seq., RSMo., as amended, the Community Improvement District Act adopted by the State of Missouri.

The undersigned is duly appointed, qualified, and acting Register of the City of St. Louis.

The above-referenced Petition to Terminate the Syndicate Trust Community Improvement District (the "Petition") under the Act was filed with my office on October 9, 2025. The Petition and execution pages were reviewed by the Assessor's Office and the personnel from the City Counselor's Office.

Based on their review and on information and advice provided to me, I hereby report to you that the Petition substantially complies with the requirements of Section 67.1481.3, RSMo., and related provisions of the Act.

Sincerely,

Amber Boykins Simms
Register

cc: Ben Jonsson, Chief Operating Officer
Shawn Ordway, Assessor for the City of St. Louis
David Donald, Abatement/Redevelopment Coordinator, Assessor's Office
Marc Stoff, Tax Auditor, Collector of Revenue
Nick Luisetti, Stinson LLP (nick.luisetti@stinson.com)

STINSON

Nick Luisetti
ASSOCIATE
DIRECT: 314.345.7069
OFFICE: 314.863.0800
nick.luisetti@stinson.com

October 8, 2025

Via Personal Delivery

Office of the Register - St. Louis City
City Hall
1200 Market Street, Room 118
St. Louis, Missouri 63103
register@stlouis-mo.gov

Re: Petition requesting termination of the Syndicate Trust Community Improvement District

To Whom It May Concern:

Please find enclosed an executed petition requesting termination of the Syndicate Trust Community Improvement District in accordance with RSMo Section 67.1481. Please confirm receipt of the enclosed petition and acknowledge that the petition is submitted in the correct form by affixing the Register's Office stamp to the first page of the petition. We ask that the City then proceed with publishing notice and scheduling a public hearing to consider the contents of the enclosed petition.

Please do not hesitate to reach out with any questions.

Sincerely,

Stinson LLP

Nick Luisetti

Enclosures
1. Petition

PETITION TO TERMINATE
THE SYNDICATE TRUST COMMUNITY IMPROVEMENT DISTRICT

TO: The City of St. Louis, Missouri
Board of Alderman
Attn: Rasheen Aldridge, Ward 14 Alderman

The undersigned ("Petitioner"), constituting the sole owner of real property contained within the Syndicate Trust Community Improvement District (the "District"), and acting upon approval of the acting Board of Directors of the District, hereby petitions the City of St. Louis, Missouri (the "City") through the City's Board of Aldermen (the "Aldermen") to terminate the District, as hereinafter set forth, all in the manner provided by the Community Improvement District Act found in RSMO Sections 67.1401 – 67.1571 (the "Act"). In furtherance of such request, the Petitioner states as follows:

1. GENERAL BACKGROUND AND NATURE OF REQUEST

a. Following receipt of a proper petition (the "Original Petition") submitted to the City pursuant to the Act, and the conclusion of a duly noticed public hearing, the District was formed by the Aldermen by Ordinance No. 68079 dated June 27, 2008. According to Section 10 of the Original Petition, the term of the District is a maximum of 25 years, and expires June 26, 2033. The Original Petition is attached hereto as Exhibit A.

b. The District is comprised of a single condominium unit identified as Parcel No. 0273-00-0022-0 (the "Unit"), constituting the first floor of the Syndicate Trust building located at 915-923 Olive Street (the "Building"). The legal description of the District is included as Exhibit A to the Original Petition.

c. The Unit is owned by Petitioner and the balance of the Building is owned by Petitioner's affiliates and individual owners of residential condominium units. There are no residents living in the District.

d. Petitioner is the sole holder of indebtedness of the District and shall forgive all such indebtedness upon approval of the dissolution of the District as herein requested.

e. Upon cessation of collection of the District's sales and use tax as described below, the District will have no assets.

f. The District has no acting Board of Directors.

g. Petitioner hereby requests immediate termination of the District in an effort to sell the Building.

2. **NEW BOARD APPOINTMENT FOR WINDING-UP THE DISTRICT**

Petitioner requests the Mayor, with consent of the Board of Aldermen, appoint John Sinclair, Thomas Smallwood, Benjamin Gamble, Mary Ashley Mendik, and Nicholas Luisetti as the new Board of Directors for the District to each serve a term of 3 years.

The new Board of Directors shall carry out dissolution of the District as required by the Act. Petitioner certifies that each of the foregoing nominees is over the age of 18, is a Missouri resident and will have been for over one year by the effective date of his candidacy, and is a legally authorized representative of Petitioner, as owner of the Unit.

3. **PLAN FOR DISSOLUTION AND DISTRIBUTION OF ASSETS.**

Upon termination of the District, the District will file a final financial statement with the Missouri State Auditor and the Missouri Department of Revenue detailing all unreported receipts and disbursements, and otherwise wind up the affairs of the District. The District will inform all retailers operating within the District to cease collecting the District sales and use taxes, effective as of the date that is no more than 30 days after the City approves this Petition.

The undersigned Petitioner hereby requests that the City take all such action as is necessary to terminate the District and agrees to cause the District to properly carry out the District's dissolution according to the Act.

NAME OF OWNER: Syndicate Commercial LLC

OWNER'S TELEPHONE NUMBER: (612) 604-0852

OWNER'S MAILING ADDRESS: 233 Park Ave. S, Ste. 201
Minneapolis, MN 55415

NAME OF SIGNOR: Christopher L. Sherman

STATE BASIS OF LEGAL AUTHORITY TO SIGN: President

SIGNOR'S TELEPHONE NUMBER: (612) 604-0852

SIGNOR'S MAILING ADDRESS: 233 Park Ave. S, Ste. 201
Minneapolis, MN 55415

ENTITY TYPE: Minnesota limited liability company

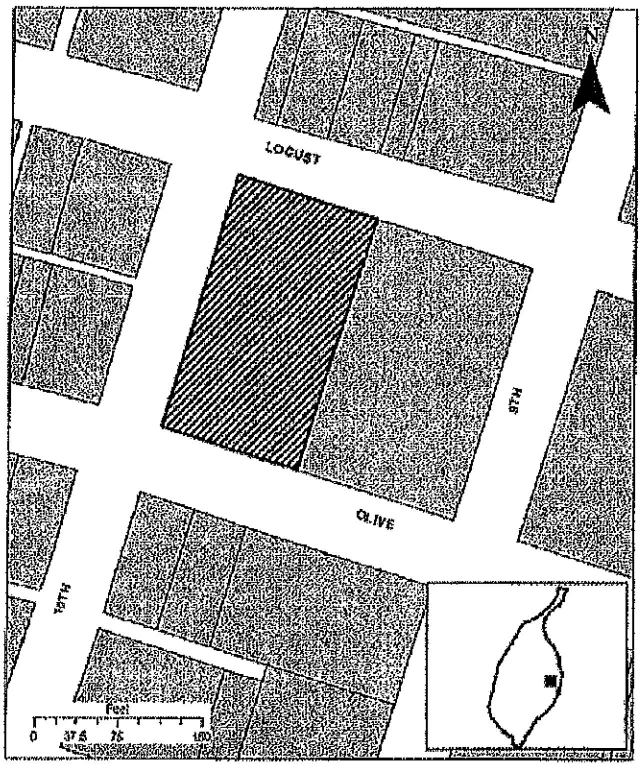
CORE/2049132.0195/231015386.3

The map, parcel identification number and assessed value of the properties owned:

Address:	915-923 Olve Street, Unit 2
Parcel Number:	0273-00-0022-0
Assessed Value:	$480,000.00

Map:

SYNDICATE BUILDING COMMUNITY IMPROVEMENT DISTRICT



Community Improvement District Boundaries

*Property includes only first floor (Unit 2).

[*Signature page follows.*]

CORE/2049132.0195/231015386.3

By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately above.

PETITIONER:

SYNDICATE COMMERCIAL LLC,
a Minnesota limited liability company

By: ______________________________
Christopher L. Sherman, President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

Before me personally appeared Christopher L. Sherman, to me known to be the individual described herein who executed the foregoing instrument as President of Syndicate Commercial LLC, a Minnesota limited liability company.

WITNESS my hand and official seal this 1st day of October, 2025.

(Seal) LISA M. MERK
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

____
Notary Public in and for said
County and State

My Commission Expires:

1-31-30

CORE/2049132.0195/231015386.3

EXHIBIT A

Original Petition

PETITION TO ESTABLISH

SYNDICATE TRUST COMMUNITY IMPROVEMENT DISTRICT

Petition to Establish a Community Improvement District and Authorize a Sales Tax Pursuant to Sections 67.1401-67.1571 of the Revised Statutes of Missouri (2007), as Amended

City Of St. Louis, Missouri

2008

EXHIBITS

PETITION TO ESTABLISH SYNDICATE TRUST COMMUNITY IMPROVEMENT DISTRICT

This Petition ("Petition") for the creation of a Community Improvement District within a certain limited portion of the City of St. Louis, Missouri (the "City") is submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (2007) (the "Act").

At set forth herein, the entities signing this Petition in accordance with the Act ("Petitioner") request that the governing body of the City (the "Board of Aldermen") hold a public hearing and approve and adopt the Petition as described herein and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Name of District

The name of the District shall be the "**Syndicate Trust Community Improvement District**".

B. Legal Description

The District includes all of the real property (the "District Property") legally described on Exhibit A attached hereto and made a part hereof.

C. Boundary Map

A map graphically depicting the boundaries of the District is attached hereto and made a part hereof as Exhibit B ("District Boundary Map").

2. PETITIONER

Based on the tax records of the City of St. Louis as of the date of filing this Petition, Petitioners:

(a) own more than fifty percent (50%) by assessed value of the District Property; and

(b) represent more than fifty percent (50%) per capita of all owners of the District Property.

3. FIVE YEAR PLAN

The five-year plan for District shall include, but is not necessarily limited to, the following:

A. Purposes of the District

The District is designed to provide a source of revenue and to facilitate the Project (as such term is defined herein) described below to increase the use and value of, and cure conditions of blight previously found by the City of St. Louis as described herein within, the property in the District.

The principal objective of the District is to provide a vehicle for the advance funding by benefited property owners of the improvements and services listed below and the financing and reimbursement of such expenditures through the pledge of District revenues, including receipts from the imposition of the sales and use tax of up to one percent (1%) on all retail sales made within the District which may be subject to taxation pursuant to the Act as further provided for in Section 8 of this Petition, to notes or other obligations issued. Any tax revenues received by the District up through payment of obligations issued to finance such services or improvements may be used for the maintenance of said improvements.

B. Services and Improvements

The District will cause the design and implementation of various improvements and services located within and benefiting the properties of the District. Such improvements and services may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services consist of all such improvements and services authorized under the Act including, without limitation:

(a) Reconstruction, repair, maintenance, demolition, removal, rehabilitation and equipping of the existing building located within the District; and

(b) Construction, reconstruction, installation, repair and maintenance of any other improvements permitted by the Act.

These improvements and services are referred to collectively as the "Project". The Project may also include providing maintenance and security within the District, employing and/or contracting for personnel and services necessary to carry out the Project and the purposes of the District and advertising and providing assistance to attract further investment within the District.

C. Purposes of the District

In addition to providing for and causing the completion of the Project, the purposes of the District may include:

(a) Issuing notes or enter into other obligations of the District including, but not limited to, intergovernmental cooperation agreements, to fund the cost of the Project ("District Obligations");

(b) Entering into contracts or other agreements in order to complete or cause completion of the Project and other purposes of the District;

(c) Levying a retail sales and use tax in accordance with the Act (the "District Sales Tax"); and

(d) Attempting to remediate the conditions that cause certain District Property to be a blighted area as previously determined by the City of St. Louis; and

(e) Exercising any authorized purpose of the District pursuant to and in accordance with the Act.

D. Budget

The estimated costs of services and improvements to be incurred by the District within the five (5) years from the date of adoption of an ordinance creating the District are approximately $555,000.00 and do not include those costs related to the redevelopment of the building within the District which are not eligible to be financed by the District.

E. Powers

The District shall have the powers provided for in § 67.1461 of the Act, subject to the limitations set forth herein.

F. Annual Benchmark for the Five-Year Plan

2008

- Approval of ordinance establishing the Syndicate Trust Community Improvement District.
- Effective date of ordinance establishing the District, appointment of Board of Directors and approval of District's Sales Tax.
- Construction of the Project commences.

2009

- Imposition and collection of District's Sales Tax.
- Issuance or pledge of District Obligations.
- Construction of the Project continues.
- Complete initial improvements to District Property.
- Coordinate commercial development activities required to support the Project.
- Collect and administer District sales tax and debt service on District Obligations.

- To the extent necessary, provide support for commercial and residential developments within the District.

2010

- Collect and administer District sales tax and debt service on District Obligations.
- To the extent necessary, provide ongoing support for commercial and residential developments within the District.

2011

- Collect and administer District sales tax and debt service on District Obligations.
- To the extent necessary, provide ongoing support for commercial and residential developments within the District.

2012

- Collect and administer District sales tax and debt service on District Obligations.
- To the extent necessary, provide ongoing support for commercial and residential developments within the District.

2013

- Collect and administer District sales tax and debt service on District Obligations.
- To the extent necessary, provide ongoing support for commercial and residential developments within the District.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision governed by a board of directors ("Board") appointed by the Mayor with the consent of the Board of Aldermen of the City in accordance with the Act, and shall have all of the powers authorized and/or granted by the Act.

B. Board of Directors

1. Number

The District shall be governed by a Board consisting of five (5) directors (the "Directors" and each a "Director").

2. Qualifications

Each Director, during his or her term, shall meet the following requirements:

(a) be at least 18 years of age; and

(b) either be an owner of real property or their legally authorized representative within the District ("Owner"), an owner of a business or their legally authorized representative operating within the District ("Operator").

3. Terms

The terms of the Directors initially appointed by the City shall be in accordance with the Act and shall be established upon such initial appointment, provided that the term of office for all successor directors shall be four (4) years, as permitted by the Act.

5. REAL PROPERTY TAXES

The District shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes within the District is zero.

6. SPECIAL ASSESSMENTS

The District shall have no power to submit a special assessment to the qualified voters for approval; as such, the maximum rate of special assessments within the District is zero.

7. ASSESSED VALUE

As of the date of this Petition, the total assessed value of all of the real property within the District is Seven Hundred Thirty-Three Thousand Eight Hundred & 00/100 ($733,800.00), according to the records of the City of St. Louis Assessor's Office, which value has not been equalized or finalized. The assessment is currently under appeal.

8. SALES TAXES

Pursuant to Section 67.1545 of the Act, the District may, by resolution, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%).

9. BLIGHT DETERMINATION

The City has, pursuant to Ordinance No. 66975 (January 18, 2006), declared the District Property to be a "blighted area" under Chapter 99 of the Revised Statutes of Missouri.

10. LIFE OF DISTRICT

The proposed length of time for the existence of the District is a maximum of twenty-five (25) years following the effective date of the ordinance adopting and approving this Petition.

11. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioners request that the Board of Aldermen hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.

12. NOTICE TO PETITIONER

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

13. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority provided in the Act to borrow revenue in order to complete the Project, and to provide services and complete such improvements as are necessary and desirable to the District. The District shall have the authority, as set forth above, to levy a retail sales tax and use tax in accordance with the Act in order to generate revenue for the District. Petitioners do not seek to limit the borrowing capacity or revenue generation of the District and anticipate the pledge of revenues by the District to obligations issued, to fund the Project or other purposes of the District as set forth in this Petition.

14. SEVERABILITY

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

[Remainder of Page Intentionally Left Blank.]

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Syndicate Trust Community Improvement District according to the preceding Petition and authorize the creation of the District.

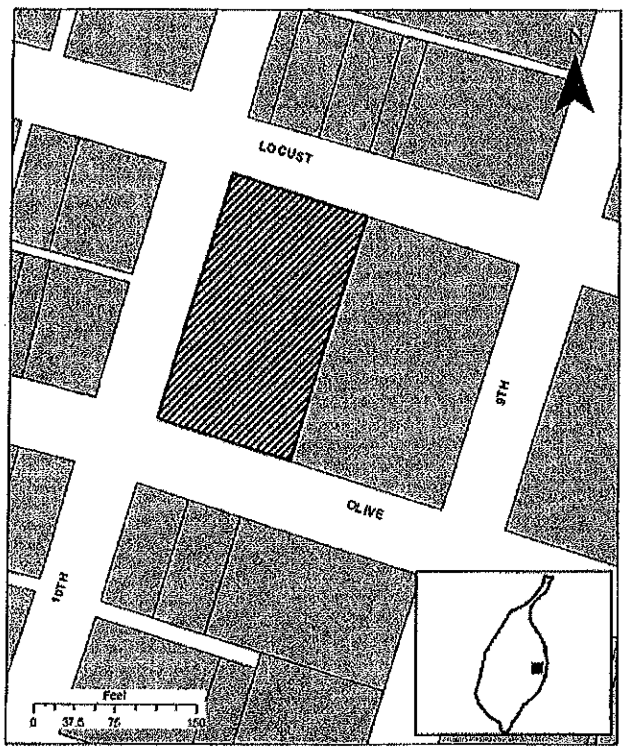
Name of Owner:	Syndicate Retail, LLC
Owner's Telephone Number:	(314) 241-6700 Ext. 11
Owner Mailing Address:	317 N. 11th Street, Suite 500 St. Louis, MO 63101
Name of Signer:	Craig Heller
State basis of legal authority to sign:	Officer of co-Manager of the Managing Member of Owner
Signer's Telephone Numbers:	(314) 241-6700 Ext. 11
Signer's Mailing Addresses	Craig Heller 317 N. 11th Street, Suite 500 St. Louis, MO 63101
Entity Type:	Missouri limited liability company

The map, parcel identification number and assessed value of the properties owned:

1.	**Address:**	915-923 Olive Street, Unit 2
	Parcel Number:	0273-00-0022-0
	Assessed Value:	$733,800.00

Map:

SYNDICATE BUILDING COMMUNITY IMPROVEMENT DISTRICT



Community Improvement District Boundaries

*Property includes only first floor (Unit 2).

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

SYNDICATE RETAIL, LLC, a Missouri limited liability company

By: Syndicate Partners II, LLC, a Missouri limited liability company,
Its Managing Member

By: Loftworks, L.L.C., a Missouri limited liability company, co-Manager

By:______________________________
Craig Heller, Manager

STATE OF Missouri)
) SS.
COUNTY OF City of St Louis)

Before me personally appeared Craig Heller to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 8th day of June, 2008.

Sheila A Lloyd
Notary Public

My Commission Expires:
Dec 22 2011

SHEILA A. LLOYD
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Dec. 22, 2011
Commission # 07416138

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Syndicate Trust Community Improvement District according to the preceding Petition and authorize the creation of the District.

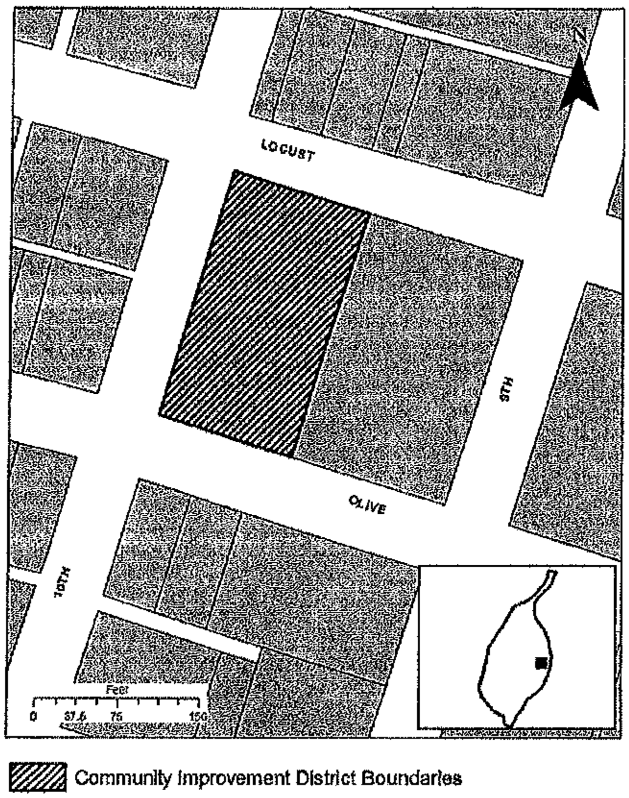
Name of Owner:	Syndicate Building Condominium Association
Owner's Telephone Number:	(314) 241-6700 Ext. 11
Owner Mailing Address:	317 N. 11th Street, Suite 500 St. Louis, MO 63101
Name of Signer:	Craig Heller
State basis of legal authority to sign:	Vice-President and Secretary of Condominium Association
Signer's Telephone Numbers:	(314) 241-6700 Ext. 11
Signer's Mailing Addresses	Craig Heller 317 N. 11th Street, Suite 500 St. Louis, MO 63101
Entity Type:	Missouri non-profit corporation

The map, parcel identification number and assessed value of the properties owned:

2.	**Address:**	915-923 Olive Street
	Parcel Number:	0273-00-0022-0
	Assessed Value:	$0

Map:

SYNDICATE BUILDING COMMUNITY IMPROVEMENT DISTRICT



*Property includes only first floor (Unit 2).

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

SYNDICATE BUILDING CONDOMINIUM ASSOCIATION

By: ______________________________
Craig Heller, Vice President & Secretary

STATE OF Missouri)
) SS.
COUNTY OF City of St Louis)

Before me personally appeared Craig Heller, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 18th day of June, 2008.

Sheila A Lloyd
Notary Public

My Commission Expires:
Dec 22, 2011

SHEILA A. LLOYD
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Dec. 22, 2011
Commission # 07416138

EXHIBIT "A"

DISTRICT LEGAL DESCRIPTION

SYNDICATE TRUST
COMMUNITY IMPROVEMENT DISTRICT

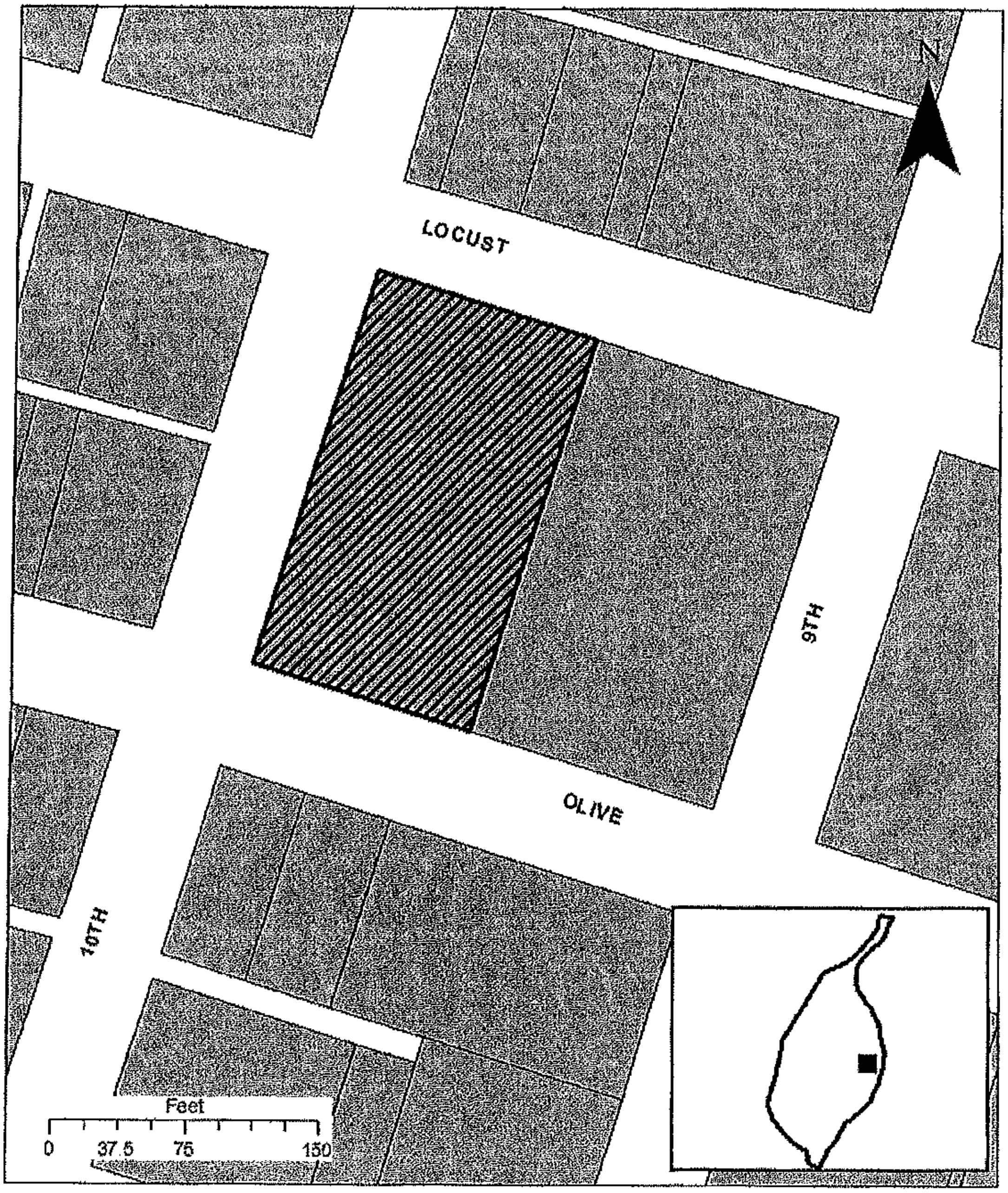
Unit 2 of Syndicate Building Condominiums, a condominium in City Block 273, according to the plat thereof recorded in Book 06292006 page 374 as amended by the plats recorded in Book 11302007 page 113 and Book 04242008 page 50, together with an undivided share of the common elements and appurtenances thereto belonging, including but not limited to certain easements for utilities, ingress and egress, encroachments, structural support and construction of common improvements, all according to and more particularly described in the Declaration of Condominium and By-Laws of the Syndicate Building Condominiums recorded in Book 06292006 page 373 as amended by the Amended and Restated Master Declaration of Condominium of Syndicate Building Condominium recorded in Book 11302007 page 114 and as further amended by the Second Amended and Restated Master Declaration of Condominium and By-Laws for Syndicate Building Condominiums recorded in Book 04242008 page 51.

EXHIBIT "B"

DISTRICT BOUNDARY MAP

SYNDICATE TRUST
COMMUNITY IMPROVEMENT DISTRICT

SYNDICATE BUILDING COMMUNITY IMPROVEMENT DISTRICT



Community Improvement District Boundaries

REGISTER'S OFFICE

CITY HALL

27192

AM'T. $20.00
V# 362667

Date 06/13/2025

RECEIVED OF Stinson LLP
Nick C. Luisetti

JOURNAL ____ REVISED CODE ____

BUILDING CODE ____ TRAFFIC CODE ____

CHARTERS ____ ZONING CODE ____

LIQUOR CODE ____ CERT. COPIES ____

MISC. ✓ MICROFILM COPIES ____

OF Copy of Petition to Establish the Syndicate Trust Community Improvement District

PER E. Denise Perryman

Thank You!