

# The CITY JOURNAL

Official Publication of THE CITY OF ST. LOUIS

TISHAURA O. JONES  
Mayor

LEWIS E. REED  
President, Board of Aldermen

DARLENE GREEN  
Comptroller

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## JOURNAL OF THE Board of Aldermen OF THE CITY OF ST. LOUIS

### REGULAR SESSION 2021-2022

### PRELIMINARY

The following is a preliminary  
draft of the minutes of the  
meeting of

Friday, July 16, 2021.

**These minutes are  
unofficial and subject to  
Aldermanic approval.**

*Webinar due to COVID 19*

City of St. Louis Board of Aldermen  
Webinar July 16, 2021.

#### CALL TO ORDER

President Reed called the meeting to  
order at 10:01am and directed the Assistant  
Clerk to call the roll.

#### ROLL CALL

The Assistant Clerk called the roll and  
the following members answered to their  
names: Ms. Middlebrook, Mr. Bosley, Ms.  
Evans, Mr. Page, Ms. Ingrassia, Ms. Rice,  
Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr.  
Stephens, Ms. Schweitzer, Ms. Howard,  
Ms. Green, Ms. Pihl, Mr. Todd, Ms. Davis,  
Ms. Spencer, Mr. J. Boyd, Mr. Vaccaro, Mr.  
Narayan, Ms. Clark-Hubbard, Ms. P. Boyd,  
Ms. Navarro and President Reed.

24 members were present.

A quorum was established.

The following members joined the  
meeting while in progress making a total of  
28 members present: Ms. Tyus, Mr. Coatar,  
Mr. Oldenburg and Mr. Cohn.

#### PRAYER

President Reed recognized Imam Jihad  
Mu'min of the Al Mu'minun Islamic Center  
located in the 19th Ward to lead the members  
in prayer.

Imam Mu'min led the members in prayer.

## ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None.

## INTRODUCTION OF HONORED GUESTS

President Reed directed the meeting to the introduction of honored guests.

Mr. Vaccaro welcomed Mr. Greg Meyer as his honored guest for the day.

Ms. Schweitzer welcomed Jackie and Greg Steinberg as her honored guests for the day.

Ms. P. Boyd welcomed Dr. Joyce Roberts the President of the St. Louis Board of Education as her honored guest for the day.

Ms. Davis welcomed Imam Jihad Mu'min as her honored guest for the day.

Mr. Vollmer stated that today in 1967 Rock Musician Jimi Hendrix was the opening act for the Monkees' musical group concert, that on this day in 1951 the book by J. D. Salinger, "The Catcher in the Rye," was published as a novel. He also mentioned that the day was "National Short Meeting Day."

He said we hope to have a short meeting today.

## APPROVAL OF MINUTES OF PREVIOUS MEETING

None.

## REPORT OF CITY OFFICIALS

President Reed directed the Assistant Clerk the Report of City Officials.

The Assistant Clerk read the following:

### Report from the Clerk

The following Board Bills from the 2021-2022 Legislative Session were Third Read and Finally passed by the Board, signed by the President and delivered to the Mayor for their signature pursuant to law. The list below shows the Bill Number, Name of the Sponsor, the Description of the Board Bill and Date Delivered:

### Board Bill No. 28

**Introduced by Alderwoman Marlene Davis, Alderwoman Dwindlerlin Evans, Alderman Jesse Todd, Alderman John Coatar, Alderman Shane Cohn, Alderwoman Christine Ingrassia, Alderman Bret Narayan, Alderman John Collins-Muhammad, Alderwoman Shameem Clark-Hubbard, Alderwoman Sarah Martin, Alderwoman Carol Howard, Alderman Dan Guenther, Alderwoman Pamela Boyd, Alderman James Page, Alderwoman Heather Navarro, Alderwoman Tina Pihl and Alderman Jeffrey Boyd**

An ordinance establishing and creating

a Planned Unit Development District for City Blocks 1868.00, 1880.00, & 1881.00 to be known as the "Veterans Community Project Planned Unit Development District" and containing a Severability Clause and an Emergency Clause.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 32

**Introduced by Alderwoman Heather Navarro, Alderman James Page, Alderwoman Christine Ingrassia, Alderwoman Annie Rice, Alderman Dan Guenther, Alderwoman Sarah Martin, Alderman Bill Stephens, Alderwoman Anne Schweitzer, Alderwoman Carol Howard, Alderwoman Megan E. Green, Alderwoman Tina (Sweet-T) Pihl, Alderwoman Cara Spencer, Alderman Bret Narayan, Alderman Shane Cohn, Alderwoman Shameem Clark-Hubbard and Alderman Jesse Todd**

The purpose of this bill is to authorize the City of St. Louis, by and through the Division of Human Services ("DHS"), accept a grant award from FORTH in the amount \$60,000.00 to cover transportation costs and expenses serving senior citizens in St. Louis through contracting the use of electric vehicles with Northside Senior Center and City Seniors Center from 2021 to 2023. Bill will assist FORTH in fulfilling contractual requirements under its United States Dept. of Energy (DOE) funded project. This bill authorizes the Director of DHS to accept and approve the appropriation to expend grant funds for the purposes and uses to assist with supporting the use of Electric Vehicles to deliver meals and provide transportation services to senior citizens in St. Louis. FORTH will provide funds to purchase/lease the electric vehicles and cover the cost to install electric charging stations for vehicles used by Northside Senior Center and City Seniors Center. Through the use of electric vehicles, Senior St. Louisans who rely on services from contracting organizations will have access to transportation that will assist in providing meals and transportation for daily errands and appointments.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 43

**Introduced by Alderman James Page**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 1428 Warren St. and 2514 Blair Ave. Redevelopment Area. This Board Bill will allow up to fifteen years of tax abatement provided as follows: ten years (10) years of tax abatement based on 95 percent of the assessed value of the

incremental improvements, followed by five (5) years of tax abatement based on 50 percent of the assessed value of the incremental improvements. This Area includes vacant lots which will be redeveloped for mixed-use.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 52

**Introduced by Alderwoman Cara Spencer**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 3834 Virginia Ave. Redevelopment Area. This provides for the renovation and expansion of a blighted single-family home. This Board Bill will allow a 10-year tax abatement at 75 percent.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 56

**Introduced by Alderwoman Lisa Middlebrook**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in City Block 4233 as bounded by Fordey, Thatcher, East Railroad and Antelope in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 60

**Introduced by Alderwoman Dwindlerlin Evans**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 3813-3853 Garfield Ave. Redevelopment Area. The project involves the rehabilitation and reuse of a vacant 100,000 sq. ft commercial building. This Board Bill will allow a 10-year tax abatement at 95 percent.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 74

**Introduced by Alderwoman Sharon Tyus**

This Board Bill directs the Director of Streets to permanently close barricade or otherwise impede the flow of traffic at Lexington at the eastern curb line of Kingshighway Memorial Boulevard and containing an emergency clause.

**Date Delivered: Wednesday, July 14, 2021**

### Board Bill No. 75

**Introduced by Alderwoman Sharon Tyus**

This Board Bill repeals Ordinance No.

68455, authorizing the Director of Streets to open the permanently closed San Francisco Avenue 387 feet east of the eastern curb line of Kingshighway Memorial Boulevard and containing an emergency clause.

### **Board Bill No. 76**

#### **Committee Substitute**

**Introduced by Alderwoman Sharon Tyus and Alderman Brandon Bosley**

This Board Bill directs the Director of Streets to permanently close barricade or otherwise impede the flow of traffic at Ashland at the western curb line of Marcus and containing an emergency clause.

**Date Delivered: Wednesday, July 14, 2021**

### **Board Bill No. 80**

**Introduced by Alderwoman Sharon Tyus**

An Ordinance directing the Director of Streets to permanently close barricade or otherwise impede the flow of Traffic at Greer Avenue 375 feet east of the east curb line of Union Boulevard and containing an emergency clause.

**Date Delivered: Wednesday, July 14, 2021**

The following Board Bills from 2021-2022 Legislative Session were Signed by the Mayor and issued an Ordinance Number by the City Register pursuant to law. The list below shows the Bill, Number, Name of Sponsor, Effective Date, and Ordinance Number:

### **Board Bill No. 3**

**Introduced by Alderwoman**

**Shameem Clark-Hubbard**

**Ordinance No. 71349**

An ordinance authoring and directing the Circuit Attorney, on behalf of the City of St. Louis, to enter into a grant agreement with the United States Department of Justice, Bureau of Justice Assistance, Office of Justice Programs for funding to create The St. Louis Circuit Attorney Navigation, Diversion, and Opportunity Program 2019-AR-BX-K018 and authorizing the Circuit Attorney to expend related grant funds necessary to support this effort including hiring staff and program development resources; and containing an emergency clause.

**Effective Date: June 30, 2021**

### **Board Bill No. 4**

**Introduced by Alderwoman**

**Shameem Clark-Hubbard**

**Ordinance No. 71350**

An ordinance authoring and directing the Circuit Attorney, on behalf of the City of St. Louis, to enter into a grant agreement with the United States Department of Justice, Bureau of Justice Assistance, Office of Justice

Programs to fund Innovative Prosecution Solutions for Combating Violent Crime grant Program 2019-YX-BX-0021 and authorizing the Circuit Attorney to expend related grant funds necessary to support this effort containing an emergency clause.

**Effective Date: June 30, 2021**

### **Board Bill No. 7**

**Introduced by Alderwoman**

**Marlene Davis**

**Ordinance No. 71362**

An ordinance approving a Redevelopment Plan dated January 26, 2021 for the 1558 South Vandeventer Ave. Area.

**Effective Date: August 7, 2021**

### **Board Bill No. 8**

**Introduced by Alderman Joseph Vaccaro**

**Ordinance No. 71363**

An ordinance approving a blighting study and Redevelopment Plan for the 3810 Watson Rd. Redevelopment Area.

**Effective Date: August 7, 2021**

### **Board Bill No. 13**

**Committee Substitute**

**Introduced by Alderwoman Christine**

**Ingrassia, Alderwoman Annie Rice,**

**Alderwoman Megan Green, Alderman**

**Dan Guenther, Alderman Jesse Todd,**

**Sarah Martin, Alderwoman Lisa Middlebrook**

**and Alderwoman Anne Schweitzer**

**Ordinance No. 71354**

An ordinance authorizing the City of St. Louis Department of Health (DOH) to accept a grant from the Substance Abuse and Mental Health Services Administration known as the Law Enforcement and Behavioral Health Partnership: STL CARES project grant, authorizing the expenditure of grant funds by entering into contracts or otherwise for the grant purposes; and containing an emergency clause.

**Effective Date: July 2, 2021**

### **Board Bill No. 14**

**Committee Substitute**

**Introduced by Alderwoman**

**Christine Ingrassia**

**Ordinance No. 71355**

An Ordinance authorizing the Department of Health to accept COVID-19 response grant assistance, upon approval by the Board of Estimate and Apportionment, through the Epidemiology and Laboratory Capacity CARES award of up to \$71,150.00 from the Missouri Department of Health and Senior Services and to fulfill the obligations of said grants; and containing an emergency clause.

**Effective Date: July 2, 2021**

### **Board Bill No. 24**

**Introduced by Alderman Jesse Todd**

**Ordinance No. 71356**

An Ordinance recommended by the Planning Commission on May 5, 2021, to change the zoning of property as indicated on the District Map, from the "G" Local Commercial and Office District to the "H" Area Commercial District, in City Block 4575 so as to include the described parcels of land in City Block 4575; and containing an emergency clause.

**Effective Date: July 2, 2021**

### **Board Bill No. 25**

**Introduced by Alderwoman**

**Shameem Clark-Hubbard**

**Ordinance No. 71364**

An ordinance approving a blighting study and Redevelopment Plan for the 5256 Vernon Ave. Redevelopment Area.

**Effective Date: August 7, 2021**

### **Board Bill No. 27**

**Introduced by Alderman Joseph Vaccaro**

**Ordinance No. 71351**

An ordinance recommended by the Board of Estimate and Apportionment and authorizing the Police Commissioner, on behalf of the City of Saint Louis, to enter into and execute a Grant Agreement with the Missouri Office of Crime Victim Services to fund the Protection Program for Witnesses of Violence grant program, appropriating funds therefor, and authorizing the Police Commissioner, or his designees, to enter into contracts and expend the funds, to the extent received; containing a severability clause and an emergency clause.

**Effective Date: June 30, 2021**

### **Board Bill No. 30**

**Committee Substitute**

**Introduced by Alderwoman**

**Christine Ingrassia**

**Ordinance No. 71352**

An Ordinance authorizing the Department of Health to accept Centers for Disease Control and Prevention ("CDC") Foundation award funding of Two thousand eight hundred dollars (\$2800) through a contract with the National Environmental Health Association ("NEHA") to reimburse DOH for the purpose of supporting food safety program activities, designed to explore involvement in CDC's National Environmental Assessment Reporting System authorizing the expenditure of CDC NEARS grant funds for grant purposes, and to fulfill the obligations of said grant; and containing an emergency clause.

**Effective Date: June 30, 2021**



**Board Bill No. 33****Introduced by Alderman Tom Oldenburg  
Ordinance No. 71357**

An ordinance establishing the "5700 Walsh Street Residential Parking District" and location and restrictions for curb parking within the 5700 Walsh Street Residential Parking District; and authorizing the placement of Permit Parking Only signs and prohibiting the parking of any vehicle which does not display the required permit; and providing a penalty for violations, and containing an emergency clause.

**Effective Date: July 2, 2021****Board Bill No. 35****As Amended  
Introduced by Alderwoman  
Shameem Clark Hubbard  
Ordinance No. 71358**

An Ordinance establishing two, two-way stop sites at the intersection of Clarendon Avenue and Vernon Avenue regulating all traffic traveling northbound and southbound on Clarendon Avenue; and containing an emergency clause.

**Effective Date: July 2, 2021****Board Bill No. 53****Introduced by President Lewis Reed and  
Alderwoman Marlene Davis  
Ordinance No. 71359**

An Ordinance pertaining to the Transit Sales Tax imposed pursuant to Section 94.660, RSMo., as adopted by the voters of St. Louis City on August 2, 1994, pursuant to Ordinance 63168 creating the "City Public Transit Sales Tax Trust Fund" directing the Treasurer of the City of St. Louis to deposit funds received pursuant to said sales tax into the "City Public Transit Sales Tax Trust Fund - Account ONE" appropriating \$10,523,000 containing a severability and emergency clause.

**Effective Date: July 2, 2021****Board Bill No. 54****Introduced by President Reed and  
Alderwoman Marlene Davis  
Ordinance No. 71360**

An ordinance appropriating the sum of \$20,110,000 as described in Section 94.600 through 94.655, RSMo. 2000, as amended for the period herein stated, which sum is hereby appropriated out of the "Transportation Trust Fund" to the Bi-State Development Agency for transportation purposes; containing a severability and emergency clause.

**Effective Date: July 2, 2021****Board Bill No. 55****Introduced by President Lewis Reed and  
Alderwoman Marlene Davis  
Ordinance No. 71361**

An Ordinance pertaining to the Transit Sales Tax imposed pursuant to Section 94.660, RSMo., as adopted by the voters of St. Louis City on November 4, 1997, pursuant to Ordinance 64111 creating the "City Public Transit Sales Tax Trust Fund" directing the Treasurer of the City of St. Louis to deposit funds received pursuant to said sales tax into the "City Public Transit Sales Tax Trust Fund - Account TWO" appropriating \$10,523,000 from the said sales tax for the period herein stated to the Bi-State Development Agency for certain purposes; containing a severability and emergency clause.

**Effective Date: July 2, 2021****Board Bill No. 58****Committee Substitute  
Introduced by Alderwoman Sharon Tyus  
Ordinance No. 71353**

An ordinance recommended by the Parking Commission making appropriation for payment of the operating expenses, capital expenses, including lease purchase agreements and debt service expenses of the Parking Division of the Treasurer's Office for fiscal year July 1, 2021 through June 30, 2022, in the sum of \$17,773,082 including \$1,367,290 for Capital Improvements; containing an emergency clause.

**Effective Date: June 30, 2021****Office of the Mayor**

None.

**Office of the President**

None.

**PETITIONS & COMMUNICATIONS**

None.

**BOARD BILLS FOR PERFECTION  
- INFORMAL CALENDAR****Board Bill No. 1****Introduced by President Lewis Reed and  
Alderwoman Marlene Davis**

An ordinance making appropriation for payment of Interest, Expenses and Principal of the City's Bonded Indebtedness, establishing City tax rates, and making appropriation for current year expenses of the City Government for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022, amounting in the aggregate to the sum of One Billion, One Hundred Fifty-Three Million, Six Hundred Forty-Nine Thousand Eight Hundred Fifty-Nine Dollars (\$1,153,649,859) which sum is hereby

appropriated from Revenue and Special Funds named for the purposes hereinafter enumerated and containing an emergency clause. **(Board Bill No. 1 was passed out of the Ways and Means Committee with a "Do Not Pass Recommendation.")**

**Board Bill No. 40****Introduced by Alderwoman Sharon  
Tyus, Alderman Jesse Todd, Alderman  
Brandon Bosley, Alderwoman Pamela  
Boyd, Alderwoman Shameem Clark-  
Hubbard, Alderman Joseph Vaccaro**

An ordinance amending Sections Two and Three of Ordinance No. 70333 related to City of St. Louis' Traffic Calming Policy and containing an emergency clause.

President Reed asked if any member wanted to take a Board Bill off of the Perfection Informal Calendar.

There were no requests.

**BOARD BILLS FOR  
THIRD READING  
- INFORMAL CALENDAR****Board Bill No. 175****Floor Substitute****Introduced by Alderwoman  
Christine Ingrassia**

An ordinance approving a blighting study and Redevelopment Plan for the 2741 Locust St. Redevelopment Area.

**Vetoed by the Mayor in a letter received  
May 10, 2021.****Board Bill No. 217****Introduced by Alderwoman  
Marlene Davis**

An ordinance approving a Redevelopment Plan dated January 26, 2021 for the 3601-3609 Lindell Blvd. Area.

**Vetoed by the Mayor in a letter received  
May 10, 2021.**

President Reed asked if any member wanted to take a Board Bill off of the Third Reading, Informal Calendar.

There were no requests.

**RESOLUTIONS  
- INFORMAL CALENDAR**

None.

**FIRST READING OF  
BOARD BILLS**

President Reed directed the Assistant Clerk to the First Reading of Board Bills.

The Assistant Clerk read the following into the record.

**Board Bill No. 83**

**Introduced by Alderwoman  
Dwinderlin Evans**

An Ordinance authorizing the honorary street name Captain Davide Dorn Avenue pursuant to Ordinance 68937, which shall begin at the intersection of Dr. Martin Luther King Drive and Sarah Street and run north on Dr. Martin Luther King Drive to the intersection of Whittier Street and Dr. Martin Luther King Drive.

**Board Bill No. 84**

**Introduced by Alderwoman  
Christine Ingrassia**

An Ordinance recommended by the Board of Estimate and Apportionment authorizing the City, by and through its Department of Health to accept the COVID-19 and Adult Vaccination Supplemental Program Services Contract grant award of up to One Hundred Ninety Seven Thousand Nine Hundred Thirteen Dollars (\$197,913) from the Missouri Department of Health and Senior Services over a period of three (3) years from February 1, 2021 through January 31, 2024, and enter into and fulfill the Program Services Contract under said grant; and containing an emergency clause.

**Board Bill No. 85**

**Introduced by Alderwoman Carol Howard**  
An ordinance repealing Ordinance No. 71346, which established the 14th Ward Liquor Control District.

**REFERENCE TO COMMITTEE  
OF BOARD BILLS**

**Convention and Tourism**

None.

**Education and Youth Matters**

None.

**Engrossment, Rules and Resolutions**

None.

**Health and Human Services**

Board Bill No. 84.

**Housing, Urban Development & Zoning**

None.

**Intergovernmental Affairs**

None.

**Legislation**

None.

**Neighborhood Development**

None.

**Parks and Environmental Matters**

None.

**Personnel and Administration**

None.

**Public Employees**

None.

**Public Safety**

Board Bill No. 85.

**Public Utilities**

None.

**Streets, Traffic and Refuse**

Board Bill No. 83.

**Transportation and Commerce**

None.

**Ways and Means**

None.

**Special Committees:**

**COVID-19**

None.

**SECOND READING AND REPORT  
OF STANDING COMMITTEES**

President Reed directed the Assistant Clerk to Second Reading and Report of Standing Committees.

The Assistant Clerk read the following Reference to Committee.

Mr. Vaccaro of the Public Safety Committee submitted the following report, which was read:

Board of Aldermen Committee Report  
July 16, 2021

To the President of the Board of Aldermen:

The Public Safety Committee, to which the following Board Bill was referred, reports that it has considered the same and recommends adoption of Board Bill No. 39 As Amended.

Alderman Joseph Vaccaro  
Chair of the Committee

**Board Bill No. 39  
As Amended**

**Introduced by Alderwoman Sarah Martin**

The proposed Board Bill proposes the repeal of Ordinance 69225 and to adopt the Uniform Plumbing Code, 2015 Edition in full, except as it conflicts with changes thereto contained herein, as the Plumbing Code of the City of Saint Louis.

**REPORT OF  
SPECIAL COMMITTEES**

None.

**PERFECTION  
CONSENT CALENDAR**

None.

**BOARD BILLS FOR PERFECTION**

None.

**THIRD READING  
CONSENT CALENDAR**

President Reed directed the Assistant Clerk to the Third Reading Consent Calendar.

The Assistant Clerk read the following:

**Board Bill No. 11  
Introduced by Alderman Jack Coatar**

This Board Bill amends Ordinance No. 66935 authorizing a First Amendment to an existing 25 year lease that began on January 1, 2006 with the Material Sales Company, Inc. and with the City of St. Louis for the extension of a mutual five (5) year option with one more five year option remaining for certain land and mooring between the MacArthur and Poplar Street Bridges for \$21.70 per linear foot with an escalator as described in said First Amendment.

**Board Bill No. 15  
Introduced by Alderwoman  
Lisa Middlebrook**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and Centerpoint Terminal Company ("Centerpoint"), a Delaware limited liability company, for a period of ten (10) years with three (3) five (5) year mutual options for the purpose of berthing barges for unloading petroleum products at an annual base rent of \$18,450 with a 2 percent annual escalator for the first ten (10) years at or near Mullanphy and Mound Streets for a total of 600 linear feet.

**Board Bill No. 16  
Introduced by Alderwoman  
Lisa Middlebrook**

This Board Bill authorizes an amendment to Ordinance No. 68872, which ordinance authorized a new Lease Agreement with the City of St. Louis and Kiesel Company, a Missouri Corporation, for land and mooring at or near Branch Street for a period of ten (10) years with three (3) five (5) year mutual options, and authorizes a First Amendment to said Lease Agreement for the first five (5) year mutual option for an increase in rent to \$106,271.00 for 2021 with a 2 percent annual escalator.

**Board Bill No. 17  
Introduced by Alderwoman  
Lisa Middlebrook**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and Terminal Rail Road Association of St. Louis ("TRRA"), a Missouri corporation, for a period of five (5) years with four (4) five (5) year mutual options for the purpose of operation, construction and maintenance of TRRA's railroad tracks at an annual base rent

of \$13,344.19 with an adjustment as provided in Ordinance No. 57933 for the first five (5) years at or near North Market and First Street and containing insurance and environmental and other related terms and conditions.

### **Board Bill No. 18**

**Introduced by Alderwoman Lisa**

**Middlebrook and Alderman James Page**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and Grossman Iron and Steel Company, a Missouri corporation ("Grossman"), for a period of ten (10) years with three (3) five (5) year mutual options for the purpose of providing a turning radius for access to Grossman's adjacent facilities, parking Grossman's vehicles and storage at an annual base rent of \$23,856 with a 2% annual escalator for the first ten (10) years at or near 21-99 North Market and 14 North Market and 2226 North First Street.

### **Board Bill No. 21**

**Introduced by Alderman James Page**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and St. Louis Produce Market, Inc., a Missouri corporation ("Lessee"), for a period of ten (10) years with three (3) five (5) year mutual options for the purpose of parking Lessee or Lessee's customers vehicles and trucks at an annual base rent of \$11,427.40 with a 2 percent annual escalator for the first ten (10) years at or near 2901 Hall Street in the City of St. Louis.

### **Board Bill No. 44**

**Introduced by Alderwoman**

**Lisa Middlebrook**

This Board Bill authorizes an amendment to Ordinance No. 68681, which ordinance authorized a new Lease Agreement with the City of St. Louis and ACL Transportation Services LLC (n/k/a ACBL Transportation Services LLC) for mooring at or near Holly Avenue for a period of ten (10) years with three (3) five (5) year mutual options, and authorizes a Third Amendment to said Lease Agreement for the third five (5) year mutual option for an increase in rent to \$86,812.50 for the first year; \$114,592.50 per year for the following two years; and \$142,372.50 per year for the final two years.

### **Board Bill No. 45**

**Introduced by Alderman Shane Cohn**

This Lease Agreement Term is five (5) years (July 1, 2021 - June 30, 2026), cancellable by either party with one (1) year's Notice. The Lease Agreement grants Southwest Airlines exclusive use of two separate cargo buildings on airport

property for cargo handling and ground service equipment maintenance. Southwest Airlines pays annual rent in the amount of \$127,126.89 to the Airport. This Lease Agreement provides essential services for the traveling public.

### **Board Bill No. 47**

**Introduced by Alderman Jack Coatar**

This Board Bill amends Ordinance No. 68964 authorizing a First Amendment to an existing 25 year lease that began on September 15, 2011 with the Fred Weber, Inc., assignor to New Frontier Materials Operations Alpha LLC and with the City of St. Louis for the extension of a mutual five (5) year option with two more five (5) year mutual options remaining for certain land and mooring at or near Rutger Street and Convent Street for \$63,421.57 per year with a 2 percent escalator and approving the assignment.

### **Board Bill No. 48**

**Introduced by Alderman Jack Coatar**

This Board Bill amends Ordinance No. 67928 authorizing a First Amendment to an existing 25 year lease that began on January 1, 2007 as extended in 2016 with the Fred Weber, Inc., assignor to New Frontier Materials Operations Alpha LLC and with the City of St. Louis for the extension of a mutual five (5) year option with two more five (5) year mutual options remaining for certain land at or near Chouteau Avenue and Convent Street and MacArthur Bridge for \$88,183.67 per year with a 2 percent escalator and approving the assignment.

### **Board Bill No. 57**

**Introduced by Alderman Jack Coatar**

The overall purpose for this bill is to conditionally vacate the following public street. 9th Street from Cole Street to Dr. Martin Luther King Drive in City Blocks 167 and 259. The Petitioner is St. Louis Municipal Finance Corporation. The vacated area will be used to consolidate property for expansion of the convention center.

### **Board Bill No. 66**

**Introduced by Alderwoman**

**Marlene E. Davis**

The overall purpose for this bill is to conditionally vacate the following public unimproved alley. The remaining 169 feet of the 15 foot wide east/west alley in City Block 901 beginning at 19th Street and continuing westwardly to its terminus and bounded by Olive St., 19th St. Pine St. and 20th St. The Petitioner is Pitch314 LC. The vacated area will be used to consolidate properties to improve overall safety and security of abutting properties.

President Reed recognized Mr. Vollmer on the motion to adopt the Third Reading Consent Calendar.

Mr. Vollmer moved for the adoption of the Third Reading Consent Calendar.

Seconded by Ms. Schweitzer.

President Reed directed the Assistant Clerk to call the roll.

The Assistant Clerk called the roll and the following votes were recorded.

The following voted Aye: Ms. Middlebrook, Mr. Bosley, Ms. Evans, Mr. Page, Ms. Ingrassia, Ms. Rice, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Mr. Cohn, Ms. Clark-Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 26 Aye vote was cast.

The following voted No: None.

The following voted Present: None.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Ms. Tyus and Mr. Coatar. 2 members were present but did not cast a vote.

A total of 26 votes were cast.

The motion carried.

## **THIRD READING, REPORT OF THE ENGROSSMENT COMMITTEE AND FINAL PASSAGE OF BOARD BILLS**

President Reed directed the Assistant Clerk to the Third Reading and Final Passage Calendar. The Assistant Clerk read the following:

### **Board Bill No. 2**

**Committee Substitute As Amended Introduced by President Lewis E Reed and Alderman John Collins-Muhammad**

The United States government recently has enacted legislation appropriating additional funding for City activities and expenses related to the COVID-19 pandemic. In this Ordinance, the Board of Aldermen authorizes the Mayor or his or her designees to apply for and accept funds received from the American Rescue Plan Act of 2021, Pub. L. No. 117-2, § 9901 (March 11, 2021), directs the Comptroller to establish a new account for the receipt of funds (solely to the extent received), appropriates the funds (solely to the extent received); containing a severability



clause; and containing an emergency clause. Appropriation of this funding will greatly benefit the public by providing additional resources for addressing housing instability and public health and welfare.

President Reed directed the Assistant Clerk to place Board Bill No. 2 Committee Substitute As Amended on the Third Reading Informal Calendar.

The Assistant Clerk acknowledged.

### **Board Bill No. 61 Floor Substitute**

**Introduced by Alderman Tom Oldenburg, President Lewis Reed, Alderman Jack Coatar, Alderwoman Marlene E. Davis, Alderman Jeffrey Boyd, Alderman Joseph Vaccaro, Alderwoman Carol Howard, Alderwoman Lisa Middlebrook, Alderwoman Dwindlerlin Evans and Alderman John Collins-Muhammad**

The proposed bill would make it unlawful for an individual to lift the door handles or otherwise try the doors and locks of successive vehicles to gain entry to the vehicles unless the individual is the owner of the vehicles or has the owners' permission to enter the vehicles. Individuals found to be in violation would be subject to a fine of not more than \$500 and or a term of imprisonment not more than ninety days.

President Reed recognized Mr. Oldenburg on the motion to Third Read and Finally Pass Board Bill No. 61 Floor Substitute.

Mr. Oldenburg stated that having voted on the Prevailing Side he moves to reconsider vote for the Perfection of Board Bill No. 61 Floor Substitute.

Seconded by Mr. J. Boyd.

Mr. Oldenburg discussed Board Bill No. 61 Floor Substitute.

Other members speaking on Board Bill No. 61 Floor Substitute included the following: Ms. Davis and Mr. J. Boyd.

President Reed directed the Assistant Clerk to call the roll.

The Assistant Clerk called the roll and the following votes were recorded.

The following voted Aye: Ms. Tyus, Ms. Middlebrook, Mr. Bosley, Ms. Evans, Mr. Page, Ms. Ingrassia, Ms. Rice, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Mr. Cohn, Ms. Clark-Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 27 Aye vote was cast.

The following voted No: None.

The following voted Present: None.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Mr. Coatar. 1 members was present but did not cast a vote.

A total of 27 votes were cast.

The motion carried.

Mr. Oldenburg asked that Board Bill No. 61 Floor Substitute be placed on the Perfection Calendar.

President Reed directed the Assistant Clerk to place Board Bill No. 61 Floor Substitute on the Perfection Calendar.

The Assistant Clerk acknowledged.

### **Board Bill No. 71 Introduced by Alderwoman Tina Pihl**

This Board Bill will approve the City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan. The City Foundry Saint Louis TIF was approved in 2017 by passage of Ordinance No. 70431. The Redevelopment Area described in the Redevelopment Plan was originally divided into four Redevelopment Project Areas ("RPA"). TIF was adopted in RPA 1 upon passage of Ordinance No. 70431. In 2019, by passage of Ordinance No. 70750, the Redevelopment Plan was amended to rearrange RPA boundaries and describe a more detailed redevelopment proposal for RPA 2. The City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan further amends the Redevelopment Plan with respect to RPA 2 only. The first phase of the RPA 2 redevelopment project, consisting of an approximately 46,000 square foot dining and entertainment building (the "Alamo Drafthouse Building") is under construction; however, the remainder of RPA 2 is still vacant. The proposed amendment to the Redevelopment Plan will revise the scope of the redevelopment project for RPA 2 to include: o Completion of the Alamo Drafthouse Building. o Construction of approximately (a) 37,000 square feet of retail space, (b) 59,000 square feet of office space, (c) 280 residential apartments, and (d) 492 structured parking spaces in the remainder of RPA 2. o Increase in the total TIF assistance from \$17,259,000 to \$18,000,000. o \$60 million+ increase in private investment, resulting in the percentage of total costs

funded by TIF decreasing from 17.7 percent to 11.25 percent of total costs.

President Reed recognized Ms. Pihl on the motion to Third Read and Finally Pass Board Bill No. 71.

Ms. Pihl moved to Third Read and Finally Pass Board Bill No. 71.

Seconded by Mr. Guenther.

Ms. Pihl discussed Board Bill No. 71.

President Reed directed the Assistant Clerk to call the roll.

The Assistant Clerk called the roll and the following votes were recorded.

The following voted Aye: Ms. Middlebrook, Mr. Bosley, Ms. Evans, Mr. Page, Ms. Ingrassia, Ms. Rice, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Ms. Clark-Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 25 Aye vote was cast.

The following voted No: Cohn. 1 No vote was cast.

The following voted Present: Tyus. 1 Present vote was cast.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Mr. Coatar. 1 member was present but did not cast a vote.

A total of 27 votes were cast.

The motion carried.

### **Board Bill No. 72 Introduced by Alderwoman Tina Pihl**

This Board Bill will approve an Amended and Restated Redevelopment Agreement and Financing Agreement in connection with the City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan. The City Foundry Saint Louis TIF was approved in 2017 by passage of Ordinance No. 70431. The Redevelopment Area described in the Redevelopment Plan was originally divided into four Redevelopment Project Areas ("RPA"). TIF was adopted in RPA 1 upon passage of Ordinance No. 70431. In 2019, by passage of Ordinance No. 70750, the Redevelopment Plan was amended to rearrange RPA boundaries and describe a more detailed redevelopment proposal for

RPA 2. The City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan further amends the Redevelopment Plan with respect to RPA 2 only. The City and FOPA Partners, LLC entered into a Redevelopment Agreement dated as of June 13, 2019 with respect to RPA 2. This redevelopment agreement must now be amended to conform to the Second Amended RPA 2 Redevelopment Plan. In connection with the Second Amended RPA 2 Redevelopment Plan and Amended and Restated Redevelopment Agreement: o The Developer will completion of the Alamo Drafthouse Building. o The Developer will construction of approximately (a) 37,000 square feet of retail space, (b) 59,000 square feet of office space, (c) 280 residential apartments, and (d) 492 structured parking spaces in the remainder of RPA 2. o The total TIF assistance will increase from \$17,259,000 to \$18,000,000. o The total private investment will increase by \$60 million+, resulting in the percentage of total costs funded by TIF decreasing from 17.7 percent to 11.25 percent of total costs.

President Reed recognized Ms. Pihl on the motion to Third Read and Finally Pass Board Bill No. 72.

Ms. Pihl moved to Third Read and Finally Pass Board Bill No. 72.

Seconded by Mr. Guenther.

Ms. Pihl discussed Board Bill No. 72.

Mr. Cohn requested Previous Roll.

President asked if there was any objection to Previous Roll. There was none.

The Assistant Clerk recorded the following votes.

The following voted Aye: Ms. Middlebrook, Mr. Bosley, Ms. Evans, Mr. Page, Ms. Ingrassia, Ms. Rice, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Ms. Clark-Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 25 Aye vote was cast.

The following voted No: Cohn. 1 No vote was cast.

The following voted Present: Tyus. 1 Present vote was cast.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Mr. Coatar. 1 member was present but did not cast a vote.

A total of 27 votes were cast.

The motion carried.

### **Board Bill No. 73 Introduced by Alderwoman Tina Pihl**

This Board Bill will authorize the issuance of taxable industrial revenue bonds to facilitate a sales and use tax exemption on construction materials purchased in connection with the multi-family residential, office, retail and structured parking portions of the RPA 2 Redevelopment Project described in the City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan. The bonds are payable only from lease revenues paid by the Developer and not from any City tax revenues. Additionally, the Board Bill (see Section 3.1 of Exhibit F) requires the Developer to make a \$1,800,000 Equitable Development Contribution to the Affordable Housing Trust Fund, which will be used for affordable housing purposes in the 17th Ward and North of Delmar.

President Reed recognized Ms. Pihl on the motion to Third Read and Finally Pass Board Bill No. 73.

Ms. Pihl moved to Third Read and Finally Pass Board Bill No. 73.

Seconded by Mr. Guenther.

Ms. Pihl discussed Board Bill No. 73.

Mr. J. Boyd requested Previous Roll.

President Reed asked if there was any objection to Previous Roll. There was none.

The Assistant Clerk recorded the following votes.

The following voted Aye: Ms. Middlebrook, Mr. Bosley, Ms. Evans, Mr. Page, Ms. Ingrassia, Ms. Rice, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Ms. Clark-Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 25 Aye vote was cast.

The following voted No: Cohn. 1 No vote was cast.

The following voted Present: Tyus. 1 Present vote was cast.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Mr. Coatar. 1 member was present but did not cast a vote.

A total of 27 votes were cast.

The motion carried.

President Reed directed the Assistant Clerk to the Report of the Engrossment Committee.

The Assistant Clerk read the following Report of Engrossment Committee into the record.

Board of Aldermen Committee Report  
July 16, 2021

To the President of the Board of Aldermen:

The Engrossment, Rules, Resolutions and Credentials Committee, to which the following Board Bills were referred: Board Bill Nos. 11, 15, 16, 17, 18, 21, 44, 45, 47, 48, 57, 66, 71, 72 and 73, reports that it has considered the same and that they are truly engrossed.

### **Board Bill No. 11 Introduced by Alderman Jack Coatar**

This Board Bill amends Ordinance No. 66935 authorizing a First Amendment to an existing 25 year lease that began on January 1, 2006 with the Material Sales Company, Inc. and with the City of St. Louis for the extension of a mutual five (5) year option with one more five year option remaining for certain land and mooring between the MacArthur and Poplar Street Bridges for \$21.70 per linear foot with an escalator as described in said First Amendment.

### **Board Bill No. 15 Introduced by Alderwoman Lisa Middlebrook**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and Centerpoint Terminal Company ("Centerpoint"), a Delaware limited liability company, for a period of ten (10) years with three (3) five (5) year mutual options for the purpose of berthing barges for unloading petroleum products at an annual base rent of \$18,450 with a 2 percent annual escalator for the first ten (10) years at or near Mullanphy and Mound Streets for a total of 600 linear feet.

### **Board Bill No. 16 Introduced by Alderwoman Lisa Middlebrook**

This Board Bill authorizes an amendment to Ordinance No. 68872, which ordinance authorized a new Lease Agreement with the City of St. Louis and Kiesel Company, a Missouri Corporation, for land and mooring at or near Branch Street for a period of ten (10) years with three (3) five (5) year mutual options, and authorizes



a First Amendment to said Lease Agreement for the first five (5) year mutual option for an increase in rent to \$106,271.00 for 2021 with a 2 percent annual escalator.

**Board Bill No. 17**  
**Introduced by Alderwoman**  
**Lisa Middlebrook**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and Terminal Rail Road Association of St. Louis ("TRRA"), a Missouri corporation, for a period of five (5) years with four (4) five (5) year mutual options for the purpose of operation, construction and maintenance of TRRA's railroad tracks at an annual base rent of \$13,344.19 with an adjustment as provided in Ordinance No. 57933 for the first five (5) years at or near North Market and First Street and containing insurance and environmental and other related terms and conditions.

**Board Bill No. 18**  
**Introduced by Alderwoman Lisa**  
**Middlebrook, Alderman James Page**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and Grossman Iron and Steel Company, a Missouri corporation ("Grossman"), for a period of ten (10) years with three (3) five (5) year mutual options for the purpose of providing a turning radius for access to Grossman's adjacent facilities, parking Grossman's vehicles and storage at an annual base rent of \$23,856 with a 2% annual escalator for the first ten (10) years at or near 21-99 North Market and 14 North Market and 2226 North First Street.

**Board Bill No. 21**  
**Introduced by Alderman James Page**

This Board Bill authorizes a new Lease Agreement with the City of St. Louis and St. Louis Produce Market, Inc., a Missouri corporation ("Lessee"), for a period of ten (10) years with three (3) five (5) year mutual options for the purpose of parking Lessee or Lessee's customers vehicles and trucks at an annual base rent of \$11,427.40 with a 2 percent annual escalator for the first ten (10) years at or near 2901 Hall Street in the City of St. Louis.

**Board Bill No. 44**  
**Introduced by Alderwoman**  
**Lisa Middlebrook**

This Board Bill authorizes an amendment to Ordinance No. 68681, which ordinance authorized a new Lease Agreement with the City of St. Louis and ACL Transportation Services LLC (n/k/a ACBL Transportation Services LLC) for mooring at or near Holly Avenue for a period of ten (10) years with three (3) five

(5) year mutual options, and authorizes a Third Amendment to said Lease Agreement for the third five (5) year mutual option for an increase in rent to \$86,812.50 for the first year; \$114,592.50 per year for the following two years; and \$142,372.50 per year for the final two years.

**Board Bill No. 45**  
**Introduced by Alderman Shane Cohn**

This Lease Agreement Term is five (5) years (July 1, 2021 - June 30, 2026), cancellable by either party with one (1) year's Notice. The Lease Agreement grants Southwest Airlines exclusive use of two separate cargo buildings on airport property for cargo handling and ground service equipment maintenance. Southwest Airlines pays annual rent in the amount of \$127,126.89 to the Airport. This Lease Agreement provides essential services for the traveling public.

**Board Bill No. 47**  
**Introduced by Alderman Jack Coatar**

This Board Bill amends Ordinance No. 68964 authorizing a First Amendment to an existing 25 year lease that began on September 15, 2011 with the Fred Weber, Inc., assignor to New Frontier Materials Operations Alpha LLC and with the City of St. Louis for the extension of a mutual five (5) year option with two more five (5) year mutual options remaining for certain land and mooring at or near Rutger Street and Convent Street for \$63,421.57 per year with a 2 percent escalator and approving the assignment.

**Board Bill No. 48**  
**Introduced by Alderman Jack Coatar**

This Board Bill amends Ordinance No. 67928 authorizing a First Amendment to an existing 25 year lease that began on January 1, 2007 as extended in 2016 with the Fred Weber, Inc., assignor to New Frontier Materials Operations Alpha LLC and with the City of St. Louis for the extension of a mutual five (5) year option with two more five (5) year mutual options remaining for certain land at or near Chouteau Avenue and Convent Street and MacArthur Bridge for \$88,183.67 per year with a 2 percent escalator and approving the assignment.

**Board Bill No. 57**  
**Introduced by Alderman Jack Coatar**

The overall purpose for this bill is to conditionally vacate the following public street. 9th Street from Cole Street to Dr. Martin Luther King Drive in City Blocks 167 and 259. The Petitioner is St. Louis Municipal Finance Corporation. The vacated area will be used to consolidate property for

expansion of the convention center.

**Board Bill No. 66**  
**Introduced by Alderwoman**  
**Marlene E. Davis**

The overall purpose for this bill is to conditionally vacate the following public unimproved alley. The remaining 169 feet of the 15 foot wide east/west alley in City Block 901 beginning at 19th Street and continuing westwardly to its terminus and bounded by Olive St., 19th St. Pine St. and 20th St. The Petitioner is Pitch314 LC. The vacated area will be used to consolidate properties to improve overall safety and security of abutting properties.

**Board Bill No. 71**  
**Introduced by Alderwoman Tina Pihl**

This Board Bill will approve the City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan. The City Foundry Saint Louis TIF was approved in 2017 by passage of Ordinance No. 70431. The Redevelopment Area described in the Redevelopment Plan was originally divided into four Redevelopment Project Areas ("RPA"). TIF was adopted in RPA 1 upon passage of Ordinance No. 70431. In 2019, by passage of Ordinance No. 70750, the Redevelopment Plan was amended to rearrange RPA boundaries and describe a more detailed redevelopment proposal for RPA 2. The City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan further amends the Redevelopment Plan with respect to RPA 2 only. The first phase of the RPA 2 redevelopment project, consisting of an approximately 46,000 square foot dining and entertainment building (the "Alamo Drafthouse Building") is under construction; however, the remainder of RPA 2 is still vacant. The proposed amendment to the Redevelopment Plan will revise the scope of the redevelopment project for RPA 2 to include:

- o Completion of the Alamo Drafthouse Building.
- o Construction of approximately (a) 37,000 square feet of retail space, (b) 59,000 square feet of office space, (c) 280 residential apartments, and (d) 492 structured parking spaces in the remainder of RPA 2.
- o Increase in the total TIF assistance from \$17,259,000 to \$18,000,000.
- o \$60 million+ increase in private investment, resulting in the percentage of total costs funded by TIF decreasing from 17.7 percent to 11.25 percent of total costs.

**Board Bill No. 72**  
**Introduced by Alderwoman Tina Pihl**

This Board Bill will approve an Amended and Restated Redevelopment Agreement and

Financing Agreement in connection with the City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan. The City Foundry Saint Louis TIF was approved in 2017 by passage of Ordinance No. 70431. The Redevelopment Area described in the Redevelopment Plan was originally divided into four Redevelopment Project Areas ("RPA"). TIF was adopted in RPA 1 upon passage of Ordinance No. 70431. In 2019, by passage of Ordinance No. 70750, the Redevelopment Plan was amended to rearrange RPA boundaries and describe a more detailed redevelopment proposal for RPA 2. The City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan further amends the Redevelopment Plan with respect to RPA 2 only. The City and FOPA Partners, LLC entered into a Redevelopment Agreement dated as of June 13, 2019 with respect to RPA 2. This redevelopment agreement must now be amended to conform to the Second Amended RPA 2 Redevelopment Plan. In connection with the Second Amended RPA 2 Redevelopment Plan and Amended and Restated Redevelopment Agreement: o The Developer will completion of the Alamo Draffhouse Building. o The Developer will construction of approximately (a) 37,000 square feet of retail space, (b) 59,000 square feet of office space, (c) 280 residential apartments, and (d) 492 structured parking spaces in the remainder of RPA 2. o The total TIF assistance will increase from \$17,259,000 to \$18,000,000. o The total private investment will increase by \$60 million+, resulting in the percentage of total costs funded by TIF decreasing from 17.7 percent to 11.25 percent of total costs.

### **Board Bill No. 73**

#### **Introduced by Alderwoman Tina Pihl**

This Board Bill will authorize the issuance of taxable industrial revenue bonds to facilitate a sales and use tax exemption on construction materials purchased in connection with the multi-family residential, office, retail and structured parking portions of the RPA 2 Redevelopment Project described in the City Foundry Saint Louis Tax Increment Financing (TIF) Second Amended RPA 2 Redevelopment Plan. The bonds are payable only from lease revenues paid by the Developer and not from any City tax revenues. Additionally, the Board Bill (see Section 3.1 of Exhibit F) requires the Developer to make a \$1,800,000 Equitable Development Contribution to the Affordable Housing Trust Fund, which will be used for affordable housing purposes in the 17th Ward and North of Delmar.

Alderman John Coatar  
Chair of the Committee

### **President Signs Board Bills**

Without objection, and in open session, the President signed each bill to the end that they might become law.

### **REPORT OF THE ENROLLMENT COMMITTEE**

None.

### **COURTESY RESOLUTIONS CONSENT CALENDAR**

President Reed directed the Assistant Clerk to the Courtesy Resolutions Calendar.

The Assistant Clerk read the following:

#### **Resolution No. 62**

#### **Honoring the Honorable Hazel Erby**

**WHEREAS**, this Honorable Board of Aldermen of the City of St. Louis is saddened to learned of the passing of outstanding citizen the Honorable Hazel Erby: and

**WHEREAS**, she was born on September 22, 1945, in Lake Village, Arkansas, to Bennie and Iona Williams and at the age of three, her family moved to St. Louis, Mo. for better opportunities; and

**WHEREAS**, she was a proud graduate of Vashon High School and attended Lincoln University and Harris-Stowe State University; and

**WHEREAS**, in her sophomore year of high school she met the love of her life, Louis Erby, at a "sock hop." She and Louis married on June 19, 1965, and had three children: Louis Jr., Angela, and Kristina. Hazel loved being a mother to her children and their many friends. She was involved in various school functions in University City, including PTO president, room mother and Girl Scout leader; and

**WHEREAS**, in April 2004, Hazel became the first African American female elected to the St. Louis County Council, where she represented the First District. Five years later in 2009, she served as the first African American female to Chair the County Council, representing 38 municipalities and approximately 145,000 constituents; and

**WHEREAS**, as the tireless Councilwoman of the First District, she introduced legislation to improve the quality of life in St. Louis County; and

**WHEREAS**, on June 19, 2021, Hazel and Louis celebrated 56 wonderful years of marriage. Throughout their more than five decades together, they shared beautiful

memories of how they met, their courtship and their marriage. People often asked about the secret to their long marriage and Louis would always respond, "The key to my lasting marriage is I married my best friend"; and

**WHEREAS**, last February 25, 2021, The Honorable Hazel Marie Erby was recognized in the Missouri House of Representatives and in the Missouri Senate for her many years of outstanding community and public service. On that day, it was declared that September 22nd will now and forever be Hazel Erby Day in the State of Missouri; and

**WHEREAS**, to carry on her incredible legacy, Hazel leaves her loving husband Louis; her three children, Louis Jr. (Salina), Angela, and Kristina (Melvin); and a host of grandchildren, family, friends and loved ones.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that upon learning of the passing of Honorable Hazel Erby we pause in our deliberations to add our names to the rolls of people grieving her loss, but celebrating her extraordinary life. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented at a time and place deemed appropriate by the Sponsor.

Introduced this 16th day of July, 2021 by:

**Honorable Pamela Boyd, Alderwoman 27th Ward**  
**Honorable Shameem Clark-Hubbard, Alderwoman 26th Ward**

#### **Resoluton No. 63**

#### **Honoring SImp Captain Brent Feig**

**WHEREAS**, it has come to the attention of this Board of Aldermen that St. Louis Metropolitan Police Department Captain Brent Feig, DSN 5830, is retiring and we are pleased to have this opportunity to thank him for his years of service to the City of St. Louis and congratulate him on his retirement; and

**WHEREAS** Captain Feig began his career with the St. Louis Metropolitan Police Department as a Recruit in 1999 and was first assigned to work as an officer in District 5, Operational Planning, and the Traffic Safety Unit, then as a Supervisor in the First District, the MSCAP Unit and then the Intelligence Division, where he was promoted to the rank of Commander as both a Lieutenant and later a Captain in the Bureau of Tech Solutions and Investigation. Most recently, Captain Feig held the title of the Captain of the Fourth District.

**WHEREAS**, with his wife Melissa and their children Ethan and Hannah, Captain Feig has built a loving home and family with a life filled by youth sports, dining out, spending time with family and friends and

**WHEREAS**, for twenty-two years Captain Feig has proven himself as a confident and effective leader noted for his guidance, dependability and setting an example for countless young officers, detectives, and sergeants, and personally assisting them to develop as professionals and individuals; and

**WHEREAS** Captain Brent Feig concludes his career with the St. Louis Metropolitan Police Department with great honor having given so much of himself to the City, the St. Louis Metropolitan Police Department, and the Officers under his command; and

**WHEREAS**, Captain Feig has truly earned and deserves a long and joyful retirement surrounded by his family and friends.

**NOW THEREFORE BE IT RESOLVED**, by the Board of Alderman of the City of St. Louis that we pause in our deliberations to thank Captain Brent Feig for his service to the City and congratulate him on his retirement, and we wish Captain Feig the best in his life to come. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honoree, Captain Brent Feig, at a time and place deemed appropriate by the Sponsor.

Introduced this 16th day of July, 2021 by:

**Honorable John Coatar, Alderman 7th Ward**

#### **Resolution No. 64**

##### **Honoring Rev. Dr. Antonio M. Settles**

**WHEREAS**, Rev. Dr. Antonio M. Settles has been a respected resident of St. Louis, Missouri as a loving husband, father, spiritual leader and friend; and

**WHEREAS**, Dr. Settles has shown his personal and spiritual commitment to the Lord by virtue of twenty-five years of pastoral leadership and guidance to Union Memorial UMC (Associate 1997), New Spirit UMC, Beloved Community UMC, Unity UMC, St. Andrew UMC (Kansas City, MO), and currently as Senior Pastor of Union Memorial UMC; and

**WHEREAS**, Dr. Settles was ordained an Elder in the United Methodist Church (2012)

and has served on many boards in UMC as well as in the community, instilling the value of education and healthy relationships to youth and at-risk populations; and

**WHEREAS**, the members of Union Memorial UMC desire to recognize, honor, and express their pride and appreciation to Dr. Settles for his personal and vocational achievements, numerous community contributions and commitments to the City of St. Louis as a spiritual leader and activist on behalf of the marginalized.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to congratulate Rev. Dr. Antonio M. Settles for his many achievements. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to him at a time and place deemed appropriate by the Sponsor.

Introduced this 16th day of July, 2021 by:

**Honorable Shameem Clark-Hubbard, Alderwoman 26th Ward**

President Reed recognized Ms. Howard on Courtesy Resolutions.

Ms. Howard moved to place Resolution No. 62 En Banc.

Seconded by Mr. Guenther and Mr. Todd.

President called for the vote on the motion to En Banc Resolution No. 62.

The motion carried unanimously by voice vote.

President Reed directed the Assistant Clerk to place Resolution No. 62 En Banc.

The Assistant Clerk acknowledged.

President Reed recognized Ms. Davis on the motion to adopt the Courtesy Resolutions Calendar.

Ms. Davis moved to adopt the Courtesy Resolutions Calendar.

Seconded by Ms. Howard.

President called for the vote to adopt the Courtesy Resolutions Calendar.

The motion carried unanimously by voice vote.

#### **FIRST READING OF RESOLUTIONS**

President Reed directed the Assistant Clerk to the First Reading of Resolutions Calendar.

The Assistant Clerk read the following:

#### **Resolution No. 65 To Support a Moratorium on New School Openings in the City of St. Louis Until a Comprehensive City-wide Plan for Education Is Developed**

**WHEREAS**, the population of school-age children ages 5-19 in the City of St. Louis has decreased by 18.6% between 2007 and 2018; and

**WHEREAS**, the public school system in the City of St. Louis includes both traditional district schools and charter schools; and

**WHEREAS**, in 2007-08 there were 103 public schools serving 60,642 children and in 2019-20 there were 110 public schools serving 49,939 children; and

**WHEREAS**, the local, state, and federal support for school choice programs continues to create a system of schools and programs that fight over a declining population of children and a shrinking pool of resources, leading to duplicated services and system-wide inefficiencies; and

**WHEREAS**, Saint Louis Public Schools has closed schools and continues to face the challenge of future school closures in order to best serve its current student population and preserve district resources to ensure its continued existence; and

**WHEREAS**, vacant district and charter school buildings create negative impacts on our neighborhoods and collaboration between the city, schools, and developers are needed to create strong communities; and

**WHEREAS**, the City of St. Louis requires a city-wide plan for education to ensure the public school system provides a quality education for all children regardless of their enrollment in a district or charter school; and

**NOW THEREFORE BE IT RESOLVED**, that the Board of Aldermen of the City of St. Louis supports a moratorium on new school openings in the City of St. Louis until a comprehensive city-wide plan for education is developed.

**BE IT FURTHER RESOLVED**, that the Board of Aldermen commits to engaging with education system leaders, education practitioners, community stakeholders, city- and state-level policy makers, and scholars in the development of such a plan to design a system of excellent schools which provides consistent education opportunities across all schools, neighborhoods, and wards. We



further direct the Clerk of this Board to prepare a formal copy to the end that it may be presented at a time and place and to those deemed appropriate by the Sponsor.

Introduced this 16th day of July, 2021 by:

**Honorable Jesse Todd, Alderman 18th Ward**

President Reed recognized Mr. Todd on the motion to adopt Resolution No. 65.

Mr. Todd requested Unanimous Consent.

Mr. Narayan objected.

Mr. Todd moved to Suspend the Rules for the purpose of adopting Resolution No. 65.

Seconded by Ms. Evans.

Mr. Todd discussed Resolution No. 65.

Other members speaking on Resolution No. 65 included the following: Mr. Vaccaro, Ms. Schweitzer, Mr. Narayan and Ms. P. Boyd.

After the discussion Mr. Todd withdrew his motion to Suspend the Rules for the purpose of adopting Resolution No. 65 and Ms. Evans withdrew her second.

Mr. Todd moved that Resolution No. 65 be sent to the Education and Youth Matters Committee.

Seconded by Ms. Howard.

President Reed called for the vote on the motion to send Resolution No. 65 to the Education and Youth Matters Committee.

The motion was carried unanimously by voice vote.

President Reed directed the Assistant Clerk to refer Resolution No. 65 to the Education and Youth matters Committee.

The Assistant Clerk acknowledged

## **SECOND READING OF RESOLUTIONS**

President Reed directed the Assistant Clerk to the Second Reading of Resolutions, Committee Reports and Adoptions Calendar.

The Assistant Clerk read the following:

### **Resolution No. 39 Stc Warehouse Inc. in the City of St. Louis Enhanced Enterprise Zone**

**WHEREAS**, by Ordinance No. 67350 this St. Louis Board of Aldermen (the "Board") authorized the Mayor, on behalf of the City of St. Louis (the "City"), to request the designation of a certain area of the City, as more fully described in said ordinance approved December 11, 2006 as an Enhanced Enterprise Zone ("EEZ") eligible for the tax

incentives provided in Sections 135.950 through 135.973, inclusive, R.S.MO. (2000) as amended (the "Statute"); and

**WHEREAS**, the Statute allows, in certain circumstances and subject to certain conditions, the ad valorem taxes which would otherwise be due on subsequent real estate improvements made in EEZ areas to be abated up to 100% for a period not to exceed 25 years from the date the original EEZ area was so designated; or until December 11, 2031; and

**WHEREAS**, Ordinance No. 67350 provides for a ten (10) year assurance of taxes on real property in the EEZ in accordance with the requirements of Section 135.963 of the Statute, as amended from time to time, subject to certain terms and conditions; and

**WHEREAS**, Ordinance No. 67350 provides for the Enhanced Enterprise Zone Board (the "EEZ Board") to review plans for subsequent improvements on real property in the EEZ (the "Subsequent Improvements") and to recommend to this Board the extent to which tax assurance should be granted therefor; and

**WHEREAS**, STC Warehouse Inc. ("Developer") is greatly enhancing its property located at 2 Sidney Street, resulting in Subsequent Improvements; and

**WHEREAS**, it is estimated that the Subsequent Improvements will cost approximately \$2,350,000; and will result in adding 35 more jobs; and

**WHEREAS**, EEZ Board has reviewed plans for Developer's Subsequent Improvements and recommends that the tax assurance be granted for ad valorem taxes imposed on Subsequent Improvements for a period of ten (10) years; and

**WHEREAS**, "Developer" began the Subsequent Improvements after January 11, 2007, the effective date of Ordinance No. 67350; and

**WHEREAS**, Section 135.963 of the Statute provides that no abatement shall be granted except upon approval of an authorizing resolution by the governing authority having jurisdiction over the Enhanced Enterprise Zone area following a public hearing held by said governing authority for the purpose of obtaining the opinions and suggestions of residents of political subdivision in the area affected and published in a newspaper of general circulation in the area to be affected by the

exemption at least twenty (20) days prior to the hearing but not more than thirty (30) days prior to the hearing, stating the time, location, date and purpose of the hearing; and

**WHEREAS**, such public hearing was held on the 15th day of July, 2021, notice of which was given in accordance with the requirements of the Statutes as described above, and all interested parties had the opportunity to be heard at said public hearing.

## **NOW THEREFORE BE IT RESOLVED BY THE ST. LOUIS BOARD OF ALDERMEN AS FOLLOWS:**

1. The Subsequent Improvements for property at 2 Sidney Street. shall be granted tax assurance for a period of ten (10) years.
2. For purposes of calculating the tax liability for the Subsequent Improvements, any increase in the assessment of any improvements, from the assessment in effect for such improvements as of January 1, 2022, shall be deemed attributable to the Subsequent Improvements.
3. In accordance with Section 135.963.2 of the Statute, a copy of this resolution shall be forwarded to the Director of Missouri Department of Economic Development within thirty (30) days of its approval.

Introduced this 11th day of June, 2021 by:

**Honorable Dan Guenther, Alderman 9th Ward**

President Reed recognized Mr. Guenther on the motion to adopt Resolution No. 39.

Mr. Guenther moved to adopt Resolution No. 39.

Seconded by Ms. Rice.

President Reed called for the vote to adopt Resolution No. 39.

Motion carried unanimously by voice vote.

### **Resolution No. 57 Authorizing the Provision of a Project Exemption Certificate in Connection with a Plan for an Industrial Development Project for Deli Star Corporation**

**WHEREAS**, the City is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, Sections 100.010 through 100.200, inclusive, of the Revised Statutes

of Missouri, as amended (collectively, the "Act"), and the City Charter, to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing, office industry and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

**WHEREAS**, pursuant to the Act and subsequent to the passage of this Resolution, the Board of Aldermen will consider a Board Bill authorizing the City to issue its taxable industrial revenue bonds (the "Chapter 100 Bond Transaction") in connection with an industrial development project (the "Project") for Deli Star Corporation (the "Company") located at 3049 Chouteau Avenue in the City (the "Project Site"); and

**WHEREAS**, the Project includes certain leasehold improvements (the "Project Improvements") to the existing building located on the Project Site and certain personal property (the "Project Equipment" and together with the Project Improvements, the "Project") to be installed within the Project Improvements; and

**WHEREAS**, the City desires to cause a Plan for an Industrial Development Project satisfying the requirements of the Act (the "Chapter 100 Plan") to be prepared for the Project, which Plan shall provide for (1) purchases of construction materials used to complete the Project Improvements to be exempted from the payment of sales and use taxes, (2) ad valorem real property taxes to be partially abated for a period of 10 years (through the imposition of payments in lieu of taxes equal to \$36,000 plus 50% of the ad valorem real property taxes that would be generated by any increase in assessed value over the current assessed value of the Project Improvements), and (3) the ad valorem personal property taxes to be partially abated for a period of 10 years (through the imposition of to-be-determined amounts of payments in lieu of taxes); and

**WHEREAS**, completion of the Project will improve the general welfare of the City by (1) creating or relocating approximately 325 full-time jobs at an average wage of \$65,582 to the City,

thereby increasing earnings and payroll tax revenues to the City and (2) the Company will develop a mutually-beneficial relationship with St. Louis Public Schools to provide training and employment opportunities and for students and recent graduates; and

**WHEREAS**, the Company has indicated that it needs to begin purchasing construction materials for the Project Improvements as soon as possible to stay within the desired construction schedule.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that:

1. The Board of Aldermen hereby directs the Chapter 100 Plan to be prepared and states its intent to participate in the Chapter 100 Bond Transaction to facilitate the tax exemptions described above, all subject to further legislative approval of a Board Bill authorizing the same (the "Final Legislative Approval").
2. The Comptroller is hereby authorized and directed to provide the Company with a project exemption certificate in advance of the Final Legislative Approval upon the Comptroller's receipt of a letter signed by the Company agreeing to indemnify the City in connection with the provision of the project exemption certificate and promising that, if the Chapter 100 Bond Transaction is not completed by December 31, 2021 (subject to any extension approved by the Board of Estimate and Apportionment), the Company will immediately pay all sales and use taxes that otherwise would have been due with respect to the Project.

Introduced this 9th day of July, 2021 by:

**Honorable Christine Ingrassia, Alderwoman 6th Ward**

President Reed recognized Ms. Ingrassia on the motion to adopt Resolution No. 57.

Ms. Ingrassia moved to adopt Resolution No. 57.

Seconded by Mr. Guenther.

Mr. Vaccaro requested a roll call.

President Reed called for the vote to

adopt Resolution No. 57.

The Assistant Clerk recorded the following votes.

The following voted Aye: Mr. Bosley, Ms. Evans, Mr. Page, Ms. Ingrassia, Mr. Coatar, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Ms. Howard, Ms. Green Mr. Oldenburg, Ms. Pihl, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. J. Boyd, Mr. Narayan, Mr. Cohn, Ms. Clark-Hubbard, Ms. P. Boyd, Ms. Navarro and President Reed.

A total of 25 Aye vote was cast.

The following voted No: None.

The following voted Present: Ms. Rice and Mr. Vaccaro. 2 Present votes were cast.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Ms. Tyus. 1 member was present but did not cast a vote.

A total of 27 votes were cast.

The motion carried.

## MISCELLANEOUS AND UNFINISHED BUSINESS

None.

## ANNOUNCEMENTS

President Reed directed the Assistant Clerk to Announcements.

The Assistant Clerk read the following:

**Monday, July 19, 2021**

NONE

**Tuesday, July 20, 2021**

NONE

**Wednesday, July 21, 2021**

NONE

**Thursday, July 22, 2021**

NONE

**Friday, July 23, 2021**

NONE

## EXCUSED ALDERMEN

President Reed recognized Mr. Vollmer on the excused Aldermen motion.

Mr. Vollmer moved to excuse the following members for necessary absence: Mr. Muhammad.

Seconded by Mr. J. Boyd.

President Reed called for the vote on

the motion to excuse.

Motion was carried by voice vote.

### ADJOURNMENT

President Reed recognized Mr. Vollmer for the adjournment motion.

Mr. Vollmer moved to suspend the meeting, under the rules, until Friday, September 10, 2021 at 10am.

Seconded by Mr. J. Boyd.

President Reed called for the vote on the motion to suspend the meeting until Friday, September 10, 2021 at 10am.

The motion was carried unanimously by voice vote.

The meeting was suspended at 11:27am.

**The July 16, 2021 meeting was Resumed Tuesday, August 11, 2021**

### CALL TO ORDER

President called the meeting back to order at 10:01 on Tuesday, August 11, 2021.

Mr. Muhammad joined the meeting making a total of 29 members present.

President Reed reviewed the major actions of the portion of the full Board meeting held Friday, July 16, 2021. He then directed the meeting to Miscellaneous and Unfinished Business.

### MISCELLANEOUS AND UNFINISHED BUSINESS

President Reed recognized Mr. J. Boyd.

Mr. J. Boyd asked that Board Bill No. 2 Committee Substitute As Amended be moved from the Third Reading Informal Calendar and placed on the Third Reading Calendar.

President Reed directed the Assistant Clerk to move Board Bill No. 2 Committee Substitute As Amended from Third Reading Informal Calendar and placed on the Third Reading Calendar.

The Assistant Clerk acknowledged.

### THIRD READING/ REPORT OF ENGROSSMENT AND FINAL PASSAGE

President Reed recognized Mr. J. Boyd on the motion to Third Read and Finally Pass Board Bill No. 2 Committee Substitute As Amended.

Mr. J. Boyd moved to Third Read and Finally Pass Board Bill No. 2 Committee Substitute As Amended.

Seconded by Mr. Guenther.

Mr. J. Boyd discussed Board Bill No. 2 Committee Substitute As Amended.

Other members speaking on Board Bill No. 2 Committee Substitute As Amended included: Ms. Tyus, Mr. Vaccaro, Ms. Davis, Ms. Rice, Ms. Green, Mr. Coatar, Ms. Pihl and President Reed.

President Reed directed the Assistant Clerk to call the roll.

The Assistant Clerk called the roll and the following votes were recorded.

The following voted Aye: Ms. Tyus, Ms. Middlebrook, Mr. Bosley, Mr. Page, Mr. Coatar, Mr. Guenther, Mr. Vollmer, Ms. Martin, Mr. Stephens, Ms. Schweitzer, Mr. Todd, Ms. Davis, Ms. Spencer, Mr. Muhammad, Mr. J. Boyd, Mr. Vaccaro, Mr. Narayan, Mr. Cohn, Ms. Clark-Hubbard, Ms. P. Boyd and President Reed.

A total of 21 Aye vote was cast.

The following voted No: None.

The following voted Present: Ingrassia, Rice, Green and Pihl. 4 Present votes were cast.

The following Abstained: None.

The following recused themselves: None.

The following were present but did not vote: Ms. Evans, Ms. Howard, Mr. Oldenburg and Ms. Navarro. 4 members were present but did not cast a vote.

A total of 25 votes were cast.

The motion carried.

President Reed directed the Assistant Clerk to the Report of the Engrossment Committee.

The Assistant Clerk read the following Report of Engrossment Committee into the record.

Board of Aldermen Committee Report July 16, 2021

To the President of the Board of Aldermen:

The Engrossment, Rules, Resolutions and Credentials Committee, to which the following Board Bill was referred: Board Bill No. 2 Committee Substitute As Amended, reports that it has considered the same and that it is truly engrossed.

**Board Bill No. 2 Committee Substitute As Amended Introduced by President Lewis E. Reed, Alderman John Collins-Muhammad and Alderman Jeffrey Boyd**

The United States government recently has enacted legislation appropriating

additional funding for City activities and expenses related to the COVID-19 pandemic. In this Ordinance, the Board of Aldermen authorizes the Mayor or his or her designees to apply for and accept funds received from the American Rescue Plan Act of 2021, Pub. L. No. 117-2, § 9901 (March 11, 2021), directs the Comptroller to establish a new account for the receipt of funds (solely to the extent received), appropriates the funds (solely to the extent received); containing a severability clause; and containing an emergency clause. Appropriation of this funding will greatly benefit the public by providing additional resources for addressing housing instability and public health and welfare.

Alderman John Coatar  
Chair of the Committee

### President Signs Board Bills

Without objection, and in open session, the President signed each bill to the end that they might become law.

Board Bill No. 61 Floor Substitute

President Reed directed the Assistant Clerk, based upon the request of the sponsor, to place Board Bill No. 61 Floor Substitute on the Perfection Informal Calendar.

The Assistant Clerk acknowledged.

**Board Bill No. 61 Floor Substitute Introduced by Alderman Tom Oldenburg, President Lewis Reed, Alderman Jack Coatar, Alderwoman Marlene E. Davis, Alderman Jeffrey Boyd, Alderman Joseph Vaccaro, Alderwoman Carol Howard, Alderwoman Lisa Middlebrook, Alderwoman Dwindlerlin Evans, and Alderman John Collins-Muhammad**

The proposed bill would make it unlawful for an individual to lift the door handles or otherwise try the doors and locks of successive vehicles to gain entry to the vehicles unless the individual is the owner of the vehicles or has the owners' permission to enter the vehicles. Individuals found to be in violation would be subject to a fine of not more than \$500 and or a term of imprisonment not more than ninety days.

### ANNOUNCEMENTS

President Reed directed the Assistant Clerk to Announcements.

President Reed asked for a moment of silence for the passing of Pastor John Watson's mother, Missionary Addie Watson. He also asked that this moment of silence be for the passing of the father of Board staff member Jenice Muhammad-Kee.



A moment of silence was held.

**ADJOURNMENT**

President Reed recognized Mr. Vollmer for the adjournment motion.

Mr. Vollmer moved to adjourn the meeting, under the rules, until Friday, September 10, 2021 at 10am.

Seconded by Mr. J. Boyd.

Ms. Tyus asked that this be changed to Friday, September 17, 2021 at 10am.

Mr. Vollmer withdrew his motion and Mr. J. Boyd withdrew his second.

Mr. Vollmer moved to adjourn the meeting, under the rules, until Friday, September 17, 2021 at 10am.

Seconded by Mr. J. Boyd.

President Reed called for the vote to adjourn the meeting until Friday, September 17, 2021 at 10am.

The motion was carried unanimously by voice vote.

The meeting was adjourned at 10:29am.

Respectfully submitted,  
Terry Kennedy  
Clerk  
Board of Aldermen

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**BOARD OF  
PUBLIC SERVICE  
REGULAR MEETING**

**St. Louis, MO - August 17, 2021**

The Board met at 1:45 p.m.

Present: Directors Echols, Isom, Skouby, Wilson, and President Bradley

Excused: Director Hayes

Absent: Director Russell

Copy of the Minutes of the Regular Scheduled Meeting of August 10, 2021 have been submitted to and approved by five (5) Members of the Board, the following motion was adopted:

Motion of the Director of Public Utilities that Minutes of the Regular Scheduled Meeting of August 10, 2021 be and hereby are approved, as they appear of record in the Minute Book. Seconded by the Director of Public Safety.

Ayes: Directors Echols, Isom, Skouby, Wilson, and President Bradley

Nays: None

Excused: Director Hayes

Absent: Director Russell

Abstain: None

Communications, records, recommendations and documents were submitted by Board Members and action thereon taken as follows:

**PRESIDENT**

Recommendation that Approval be given as follows:

300702 - Supplemental Agreement No. 2 to PSA No. 1229 - 2019 Lindbergh Tunnel Inspection and Documentation St. Louis Lambert International Airport with WSPUSA, Inc. in the amount of \$86,338.00. This Supplemental Agreement is amended to modify the scope of work and is funded by FY970 2022-82-5659.

300703 - Facilities Management Division's new Contract for HVAC Building Automation System Service, Monitoring, Inspection and Repair with Integrated Facility Services, Inc. (1055 Cassens Industrial Ct., Fenton, Mo. 63026, Federal tax ID #43-1909934). This Contract provides HVAC and Building Automation System Services to all City-owned and operated facilities from August 1, 2021 through July 31, 2022.

300704 - From the Office of Special Events - request for the following to be approved with certain conditions:

129372 - Permission is requested by Moonlight Ramble to have the following declared a festival zone: throughout the City of St. Louis, on August 21 and 22, 2021, from 10am to 10pm.

129373 - Permission is requested by Trap Run 5K Northside Community Housing to have the following declared a festival zone: in the Ville and Vandeventer Neighborhoods, on, September 11, 2021.

129374 - Permission is requested by Big Muddy Dance Festival to have the following declared a festival zone: Leonard between Washington Blvd. and Samuel Shepard Dr. on September 18 and 19, 2021 from 8:30am to 6:30pm.

129375 - Permission is requested by Brew in The Lou to have the following declared a festival zone: Francis Park's Lily Pond, on October 9, 2021, from 1pm - 5pm. Setup/teardown on October 8, 2021, 6am - October 9, 2021, 6pm.

129376 - Permission is requested by Pop's Blue Moon for temporary seating expansion at 5249 Pattison Ave., Monday - Sunday, August 18, 2021 to December 31, 2021.

129377 - Permission is requested by Lorenzo's Trattoria for temporary seating expansion, at 1933 Edwards, Tuesday - Sunday, August 18, 2021 - December 31, 2021.

**PRESIDENT AND DIRECTORS OF HUMAN SERVICES, PARKS, RECREATION, & FORESTRY, PUBLIC UTILITIES, AND STREETS**

Joint recommendation that the following be Approved, subject to certain conditions:

300705 - Application No. 129169 - Preservation Square Landlord LLC, requesting permission for: Concrete entrances, public sidewalks, road construction, curb construction, ADA ramp construction, street lighting, water taps, and speed hump construction at 1405 N. 16th Street.

**PRESIDENT AND DIRECTORS OF PARKS, RECREATION & FORESTRY, PUBLIC UTILITIES, AND STREETS**

Joint recommendation that the following be Approved, subject to certain conditions:

300706 - Application No. 129368 - Metropolitan St. Louis Sewer District (MSD) requesting permission to construct a new storm-water sewer in the Harlem and Baden neighborhoods of the City of St. Louis. MSD installing a storm sewer in order to "soft separate" the existing combined system. This work to be done under this project consists of the construction of approximately 7,200 lineal feet of pipe sewers, varying in size from 10" to 48" in diameter, the rehabilitation of approximately 3,800 lineal feet of sewers varying in size from 8" to 24" in diameter utilizing CIPP methods, installing 72 service connection repairs, and appurtenances to be constructed in an area located west of Goodfellow Blvd. and south of Natural Bridge Rd. Some of this work will be taking place in the City Right Of Way and on Barrett Brother's Memorial Park.

**PRESIDENT AND DIRECTORS OF PUBLIC UTILITIES AND STREETS**

Joint recommendation that the following be Approved, subject to certain conditions:

300707 - Application No. 129369 - Demolition - primarily removal of existing gravel parking lot. Site Grading - this work is limited because of the shallow layer of soil over the debris landfill. Entry drive and Parking paving and curbs. Gatehouse

- this will serve as an entry checkpoint and house electric panels and security system. Relocation of existing open shelter. Sidewalks and trails. Storm-water Drainage. Electric/lighting - Site & parking lot. Landscape plantings work and improvements that are believed to require BPS review include: 1) the entry drive falling within the Riverview Drive right-of-way; 2) the greenway bike/ped trail south of the entry falling within the Riverview Drive right-of-way, and 3) Water service line going under Riverview Drive and connecting to a city water main. FYI-Preliminary design plans are also being reviewed by City Building Plan Review, MSD, MoDot, Ameren, Corps of Engineers and MoDNR.

### **DIRECTOR OF PARKS, RECREATION, AND FORESTRY**

Recommendation that the following be Approved, subject to certain conditions:

300708 - Application No. 129330 - J & M Displays request to conduct a 4 - minute 1.3G fireworks display, on August 28, 2021, at 9:15pm, at The Foot of Art Hill, in Forest Park.

### **DIRECTOR OF PUBLIC UTILITIES**

Recommendation that the following be Approved, subject to certain conditions:

300709 - Application No. 129300 - Overhang for an Electric Distribution Line, 9750 Olive Blvd. 5 feet of overhang space on the western side of Stacy Park property following Warson Rd.

### **DIRECTORS OF PUBLIC UTILITIES & PUBLIC SAFETY**

Joint recommendation that the following be Approved, subject to certain conditions:

300710 - Application No. 129370 - Moved rear parking lot and alley of contiguous property to 4620 Hampton Ave. as shown on revised survey done by James Surveying.

### **DIRECTORS OF PUBLIC UTILITIES AND STREETS**

Joint recommendation that one application from AT&T be Approved, subject to certain conditions:

300711 - Application No. 127585 - AT&T proposes to access manhole 306 located at the parking lot entrance front of 500 DeBaliviere Ave. Bore south along DeBaliviere Ave. and will stay in grass for 43' to the front of 541 DeBaliviere Ave. Bore across the road to corner of the building address 541 DeBaliviere Ave.

Joint recommendation that one

application from Charter be Approved, subject to certain conditions:

300712 - Application No. 127661 - Starting at pole at southwest corner of intersection of Lynch St. and 9th St. in front of 1 Busch Place. Bore east 1,409' under S. Broadway. Place a vault, then bore northeast 90' under Lynch St. and sidewalk. All the rest of the work will be on customer property.

Joint recommendation that one application from MCI be Approved, subject to certain conditions:

300713 - Application No. 127674 - Start at existing hand-hole at 1300 St. Louis Ave. Bore east across N 13th St., for 53' ending at 2718 N 13th St. and placing a new hand-hole.

Joint recommendation that thirty-four applications from Verizon be Approved, subject to certain conditions:

300714 - 600401 - 220 N Grand, 300715 - 600415 - 3225 Meramec, 300716 - 600420 - 4055 Laclede, 300717 - 600421 - 4408 Kennerly, 300718 - 600423 - 2701 Whittier, 300719 - 600441 - 1443 Pendleton, 300720 - 600442 - 4371 Page, 300721 - 600444 - 4400 Enright, 300722 - 600445 - 4061 Page, 300723 - 600446 - 1036 N. Vandeventer, 300724 - 600447 - 1220 N. Vandeventer, 300725 - 600448 - 3702 Cook Ave., 300726 - 600449 - 2518 Prairie, 300727 - 600450 - 2422 Bishop, 300728 - 600451 - 4007 Kennerly, 300729 - 600452 - 3861 St. Louis Ave., 300730 - 600453 - 2745 N. Grand, 300731 - 600454 - 3702 Palm St., 300732 - 600455 - 4200 St. Ferdinand, 300733 - 600458 - 3703 Garfield, 300734 - 600461 - 4701 McMillan, 300735 - 600463 - 1130 N. Euclid, 300736 - 600464 - 4701 Delmar Blvd, 300737 - 600465 - 4201 W. Belle, 300738 - 600466 - 3801 Ashland, 300739 - 600467 - 3900 Sullivan, 300740 - 600468 - 3964 Labadie, 300741 - 600469 - 3968 Ashland, 300742 - 600470 - 3968 Natural Bridge, 300743 - 600471 - 4111 W. Natural Bridge, 300744 - 600472 - 4201 Labadie, 300745 - 600473 - 4260 Natural Bridge, 300746 - 600474 - 3501 N. Taylor, 300747 - 600475 - 3501 Clarence Ave.

### **DIRECTOR OF STREETS**

Recommendation that the following be Approved, subject to certain conditions:

300748 - Application No. 129354 - Soulard Community Improvement District requesting to place 30 pet waste receptacle stations throughout the Soulard Community Improvement District. The receptacles are constructed aluminum and powder-coated

with black paint. Stations are mounted to a galvanized 8' telescopic post; the galvanized post will be mounted to a cast iron bracket that is permanently attached to the concrete aggregate sidewalk; the post will be capped with a pyramid-shaped post rain cap.

### **\*REVISION TO AGENDA**

Added DIRECTOR OF PUBLIC UTILITIES - Application No. 129300 - Overhang for an Electric Distribution Line, 9750 Olive Blvd. 5 feet of overhang space on the western side of Stacy Park property following Warson Rd.

### **UPCOMING HEARINGS - DUE TO COVID— 19, ALL HEARINGS WILL BE RESCHEDULED TO A LATER DATE**

George Ingram, Jr - Appeal to the Commissioner of Forestry decision to service a dead of hazardous tree, at 4215 Clarence.

Thelma L. Thomas - Appeal to the Commissioner of Forestry decision to service a dead of hazardous tree, at 1226 Belt

### **PLANNED LEAVES**

Director Hayes is on planned leave today.

300749 - Director of Health and Hospitals to approve the Agenda Items for August 17, 2021, seconded by the Director of Public Safety.

The foregoing motion ordered approved by the following the vote:

Ayes: Directors Echols, Isom, Skouby, Wilson, and President Bradley

Nays: None

Excused: Director Hayes

Absent: Director Russell

Abstain: None

Motion of the Director Health and Hospitals, that the Board Adjourn to meet Tuesday, August 24, 2021. Seconded by the Director Public Utilities.

The foregoing motion ordered approved by the following the vote:

Ayes: Directors Echols, Isom, Skouby, Wilson, and President Bradley

Nays: None

Excused: Director Hayes

Absent: Director Russell

Abstain: None

Richard T. Bradley, P.E.  
President

Attest:

Andrea Gutierrez  
Secretary

**City of St. Louis  
Office of the Board of Public Service**

SEALED PROPOSALS will be received for the Public Work hereinafter mentioned at the Office of the Board of Public Service, Room 301, City Hall, until 1:45 P.M., **Tuesday, August 31, 2021**, St. Louis, Missouri time, at which time they will be publicly opened and read, viz:

**LETTING NO. 8733**

**TITLE:** Window Replacement West  
Climate Control Plant at St. Louis  
Lambert International Airport

**BID DEPOSIT:** \$19,750.00

Drawings and Specifications may be examined on the Board of Public Service website <http://www.stl-bps.org> (BPS On Line Plan Room) and may be purchased directly through the BPS website from INDOX Services at cost plus shipping if required. Purchased sets become the property of the prospective bidder and **no refunds** will be made.

Proposals must be made on blank forms to be furnished by the President of the Board of Public Service, and must be submitted to Room 301, City Hall. There will be a **Mandatory** Pre-bid meeting on **Tuesday, August 10, 2021**, at 10:00 AM in the Ozark Room located at the Airport Office Building, 11495 Navaid Rd., Bridgeton, MO 63044.

Each bidder shall specify in his proposal in figures, without interlineations, alterations or erasures, a unit price for each of those items where so called for in the proposal, and shall show the products of the respective unit prices and estimated quantities. He shall also show in figures bid proposals for all items on which Lump Sum figures are requested, and, in addition thereto, at the end of the bid the Lump Sum for which he will perform all of the estimated work, as requested by the general requirements and covenants, specifications and plans.

In case of a discrepancy between the gross sum shown in the proposal and that obtained by the addition of the bid prices as applied to be basic items, the latter shall prevail.

Each bid must be accompanied by a Cashier's or Treasurer's Check of a Bank or Trust Company in the City of Saint Louis, Payable to the order of the City Treasurer,

for the amount of Bid Deposit required, as heretofore stated.

All work under this contract will be paid for in cash, based on monthly estimates of the work completed, less a retained amount of five percent (5%). The City will make final payment, including all retained percentages, within ten (10) days after completion of all work and final acceptance.

The City of St. Louis will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. The project has a WBE goal of 11%, plus an MBE goal of 24% to be distributed as follows: 21% African American, 2% Hispanic American, 0.5% Asian American, and 0.5% Native American.

The contract shall provide that not less than the prevailing hourly rate of wages in the City of St. Louis as determined by the Department of Labor and Industrial Relations of the State of Missouri for each craft or type of workmen needed in the actual construction work on the site of the construction job herein authorized, as well as the general prevailing rate for legal holiday and overtime work shall be paid to all workmen.

All labor to be performed under this contract shall be subject to the provisions of Sections 290.210 to 290.340 inclusive, of the Revised Statutes of Missouri.

All bidders must regard Federal Executive Order 111246, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set for within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

The right of the Board of Public Service to reject any or all bids is expressly reserved.

By order of the Board of Public Service,

Richard T. Bradley, P.E.  
President

Attest:

Andrea Gutierrez  
Secretary

**PUBLIC NOTICE**

*\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.\**

The Board of Adjustment meeting will be accessible for online viewing at: <https://zoom.us/j/9616100275>

Or via phone at: **253-215-8782** with the following Meeting ID: **961 610 0275**

**We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.**

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- If you wish to testify, and are on a computer, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please unmute yourself. Once you are done, please resume the mute functionality.
- If you wish to testify by phone, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press \*6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing \*6.

**AGENDA**

**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**

**Regular Meeting  
September 1, 2021  
1:30 p.m.**

1. Call to order.



2. A public hearing to consider each of the following;

**APPEAL #11514**—Appeal filed by Trivers, c/o Joel Fuoss, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to renovate an existing historic structure for mixed-use multi-family residential development at 1717 Olive St. **WARD 5 #AB-563310-21 ZONE: "I" – Central Business District**

**APPEAL #11502** – Appeal filed by Stepping Into The Light, c/o Jerome Bracely from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, for a rooming house, social rehab facility, per plans at 1400 Hebert St. **WARD 3 #AB-561331-21 ZONE: "D" – Multiple Family Dwelling District (continue from 7/21/21)**

**APPEAL #11515** – Appeal filed by Oculus, Inc., c/o Emily Bleier, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations for carryout restaurant with a drive-thru and walk-up window per plans at 400 N. Tucker Blvd. **WARD 7 #AB-563080-21 ZONE: "I" – Central Business District**

**APPEAL #11516** – Appeal filed by Rubicon, c/o Mathew Hartig, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a single-family home, per plans (addendum to permit #AB-560954-21 issued 3/16/21) at 6601 Dale. **WARD 24 #AB-563484-21 ZONE: "A" – Single-Family Dwelling District**

**APPEAL #11518** – Appeal filed by Ethan Craig from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a 22 x 20 foot carport at 4429 Gibson Ave. **WARD 17 #AB-562613-21 ZONE: "B" – Two-Family Dwelling District**

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on August 25, 2021.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment  
J. Klitzing, Chairman

## PUBLIC NOTICE

*\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.\**

The Board of Adjustment meeting will be accessible for online viewing at: <https://zoom.us/j/9616100275>

Or via phone at: **253-215-8782** with the following Meeting ID: **961 610 0275**

**We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.**

### GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- If you wish to testify, and are on a computer, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please unmute yourself. Once you are done, please resume the mute functionality.
- If you wish to testify by phone, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press \*6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing \*6.

## AGENDA

### BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS

**Regular Meeting  
September 8, 2021  
1:30 p.m.**

1. Call to order.

2. A public hearing to consider each of the following;

**APPEAL #20377**—Appeal filed by DBA Fox Park Market c/o Dominique Freeman, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a convenience store at 2900 Victor St. **WARD 10 #AOP-6805-21 ZONE: "B" - Two-Family Dwelling District**

**APPEAL #11517**—Appeal filed by Nicholas and Emily Fragale, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to make 2nd floor addition to existing detached garage intending to be a space for remote work or in-home office at 5226 Daggett Ave. **WARD 6 #AB-563949-21 ZONE: "A" - Single-Family Dwelling District**

**APPEAL #11519** - Appeal filed by Melinda Stewart, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to make interior/exterior alterations per plans to convert the Karpeles Manuscript Library into a multi-unit residences 3524 Russell Blvd. **WARD 6 #AB-563803-21 ZONE: "D" - Multiple Family Dwelling District**

**APPEAL #11520** - Appeal filed by Neon Time, c/o David Hutson, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant install (1) illuminated projection sign per plans for a Medical Marijuana Dispensary at 6166 Delmar Blvd. **WARD 28 #AB-563450-21 ZONE: "F" - Neighborhood Commercial District**

**APPEAL #11521** - Appeal filed by Daniel Hellmutn, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations (agricultural) for a mushroom growing facility per plans, (zoning only) at 2616-2618 Shenandoah. **WARD 6 #AB-563992-21 ZONE: "C" - Multiple-Family Dwelling District**

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on September 1, 2021.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment  
J. Klitzing, Chairman

## PUBLIC NOTICE

Conditional Use Hearing will not be held in Room 400 City Hall at 8:30 a.m. on **Thursday, September 2, 2021.**

## PUBLIC NOTICE

*\*Due to the current COVID-19 pandemic and the Health Commissioners Order No. 5, this meeting will also be conducted electronically.\**

The Conditional Use Hearing will be accessible for online viewing at: <https://zoom.us/j/9616100275>

Or via phone at: **253.215.8782** with the following Meeting ID: **961 610 0275**

### GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Conditional Use Officer during the meeting.
- If you wish to speak for the public hearing, and you are on your computer, please list your name, and the topic you wish to address sent to everyone in the chat section of this virtual meeting. The Conditional Use Officer will address you individually, at which time we ask that you un-mute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- If you wish to speak for the public hearing and you are on a phone, and not at a computer or online personal device with a screen, once all physical or virtual comment cards submitters have had their time to speak, the Conditional Use Officer will ask if anyone on the phone has additional comments. At that time, please un-mute by pressing \*6 and state your first name. If more than one individual has identified themselves, the Conditional Use Officer will ask one person to speak at a time. Each person must state very clearly,

their name, affiliation (if any),and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing \*6.Agenda

Conditional Use Hearing will be on **Thursday, September 9, 2021**, at 8:30 a.m.

**5027 Parker AHO-6701-21-** Just Jill’s Hair Design LLC (Mobile Cosmetologist Services) “A”- Single Family Dwelling District. **Sl Ward 10**

**4290 E Ashland AHO-6755-21-** Butiful Creations (Landscaping\General Contracting\Office Use Only) “B” Two Family Dwelling District. **Sl Ward 4**

**1901 S. Broadway AOP-6922-21-** Lift For Life (School K-12) “G”- Local Commercial and Office District **Sl Ward 7**

**5355 Page AOP-6814-21-** Emerson Therapeutic Academy (School with cafeteria and cooking, K-12) “F”- Neighborhood Commercial District. **Sl Ward 26**

**2737 Cherokee AOP-6859-21-** Cloudzz Hookah & Bistro LLC (Café/ Bar full liquor and cooking) “G”- Local Commercial and Office District. **Sl Ward 9**

**5229 Gravois AOP-6874-21-** DBA Cat Heaven (Café with retail sales and cat kennel, no cooking, no liquor, no outside seating) “F” Neighborhood Commercial District. **Sl Ward 14**

**3746 St. Louis Av AOP-6894-21-** DBA King Grill (Convenience Store with cooking, no liquor, no outside seating) “F” Neighborhood Commercial District. **Sl Ward 3**

**2617 Cherokee St AOP-6907-21-**Your Friend’s Apartment (Resale Shop) “G” Local Commercial and Office. **Sl Ward 9**

**3172 Morganford AB-563765-21-** 3 Lil Monkeys (Interior Alterations for Restaurant) “F” Neighborhood Commercial District. **Db Ward 15**

### ST. LOUIS DEVELOPMENT CORPORATION

#### Port Authority WAREHOUSE LEASE 4300 S. 1st Street

August 18, pre-bid walk through at 10am  
August 26, proposals due

Details at: <https://www.stlouis-mo.gov/government/departments/slhc/procurement/index.cfm>

## ST. LOUIS LAMBERT INTERNATIONAL AIRPORT SOLICITATION FOR BID (SFB)

Service: Analytical Services

Pre-Bid Meeting Date: September 2, 2021

Meeting will be held via teleconference. See SFB for details.

Question Due Date: September 6, 2021

Bid Due Date: September 21, 2021

### M/WBE Goals & Incentives:

MBE goals: 21% - African American  
2% - Hispanic American  
.50% - Asian American  
.50% - Native American

WBE goal: 11%.

A five percent (5%) Bid discount shall be applied to construction, goods, and other services prime contracts on contracts \$300,000 or less to prime African American, Hispanic American, Asian American, Native American and Women-Owned Business Enterprise Bidders.

Point of Contact: Gigi Glasper - [gxglasper@flystl.com](mailto:gxglasper@flystl.com)

Bid documents may be obtained at **St. Louis Lambert International Airport, Airport Properties Division**, Monday through Friday between 8:30 a.m. and 5:00 p.m., or by calling (314) 890-1802. This SFB may also be obtained by visiting our website at [www.flystl.com/business/contract-opportunities](http://www.flystl.com/business/contract-opportunities).

Robert Salarano  
Airport Properties Division Manager

## ST. LOUIS LAMBERT INTERNATIONAL AIRPORT SOLICITATION FOR BID (SFB)

Service: Interior Live Plant Maintenance Services

Pre-Bid Meeting Date: August 12, 2021

Meeting will be held via teleconference. See SFB for details.

Question Due Date: August 16, 2021

Bid Due Date: August 31, 2021

**M/WBE Goals & Incentives:**

MBE goals: 21% - African American  
 2% - Hispanic American  
 .50% - Asian American  
 .50% - Native American

WBE goal: 11%.

A five percent (5%) Bid discount shall be applied to construction, goods, and other services prime contracts on contracts \$300,000 or less to prime African American, Hispanic American, Asian American, Native American and Women-Owned Business Enterprise Bidders.

**Point of Contact:** Gigi Glasper -  
[gxglasper@flystl.com](mailto:gxglasper@flystl.com)

Bid documents may be obtained at **St. Louis Lambert International Airport, Airport Properties Division**, Monday through Friday between 8:30 a.m. and 5:00 p.m., or by calling (314) 890-1802. This SFB may also be obtained by visiting our website at [www.flystl.com/business/contract-opportunities](http://www.flystl.com/business/contract-opportunities).

Robert Salarano  
 Airport Properties Division Manager

## DEPARTMENT OF PERSONNEL

### NOTICE OF EXAMINATIONS

The City of St. Louis, Department of Personnel at 1114 Market Street, Room 700, announces competitive Civil Service examinations to fill vacancies in the Municipal Service.

The last date for filing an application for the following examination is **SEPTEMBER 3, 2021**.

#### PROGRAM SPECIALIST I (Communicable Disease Services)

Prom./O.C. 3301  
 \$31,304 to \$47,502 (Annual Salary Range)

Applications for the following examinations will be accepted until a sufficient number are received to fill the anticipated vacancies. Please submit application as soon as possible.

#### AIRFIELD MAINTENANCE WORKER (LEAD)

Prom. 3299  
 \$36,400 to \$56,888 (Annual Salary Range)

#### NEIGHBORHOOD IMPROVEMENT SPECIALIST

Prom./O.C.C. 3117  
 \$41,730 to \$65,234 (Annual Salary Range)

#### URBAN FORESTRY ASSISTANT

Prom./O.C.C. 3300  
 \$31,304 to \$47,502 (Annual Salary Range)

Vacation, Holidays, Medical Leave, Social Security, and Employees Retirement System Benefits privileges are provided in addition to salary.

Application forms and further information concerning duties of positions, desirable and necessary qualifications, relative weights of examination components, and duration of eligible lists may be secured at the office of the Department of Personnel, 1114 Market Street, Room 700, St. Louis MO 63101. Applications can be submitted on the Internet. Visit the City web site at <http://stlouis-mo.gov/jobs>

Richard R. Frank  
 Director

**August 18, 2021**

#### ST. LOUIS LIVING WAGE ORDINANCE LIVING WAGE ADJUSTMENT BULLETIN

#### NOTICE OF ST. LOUIS LIVING WAGE RATES

EFFECTIVE APRIL 1, 2021

In accordance with Ordinance No. 65597, the St. Louis Living Wage Ordinance ("Ordinance") and the Regulations associated therewith, the City Compliance Official for the City of St. Louis has determined that the following living wage rates are now in effect for employees of covered contracts:

- 1) Where health benefits as defined in the Ordinance are provided to the employee, the living wage rate is **\$13.73** per hour (130% of the federal poverty level income guideline for a family of three); and
- 2) Where health benefits as defined in the Ordinance are **not** provided to the employee, the living wage rate is **\$18.27** per hour (130% of the federal poverty level income guideline for a family of three, plus fringe benefit rates as defined in the Ordinance).
- 3) Wages required under Chapter 6.20 of the Revised Code of the City of St. Louis: **\$4.54** per hour.

These rates are based upon federal poverty level income guidelines as defined in the Ordinance and these rates are effective as of APRIL 1, 2021. These rates will be further adjusted periodically when the federal poverty level income guideline is adjusted by the U.S. Department of Health and Human Services or pursuant to Chapter 6.20 of the Revised Code of the City of St. Louis.

The Ordinance applies to employers who are covered by the Ordinance as defined in the Ordinance, where the contract or grant is entered into or renewed after the effective date of the Ordinance, which is November 3, 2002. A copy of the Ordinance may be viewed online at <http://www.flystl.com/bdd> or obtained from:

City Compliance Official  
 c/o St. Louis Airport Authority  
 St. Louis, Missouri  
 (314) 426-8111

#### NOTICE TO ALL BIDDERS

CITY ORDINANCE requires that any individual or company who performs work within the City limits must obtain a Business License. This would also apply to businesses who employ sales or delivery personnel to come into the City. Contracts requiring work to be performed in the City will **NOT** be awarded to unlicensed businesses.

## ST. LOUIS LIVING WAGE ORDINANCE

### LIVING WAGE REQUIREMENTS

Bidders [Proponents] are hereby advised that the St. Louis Living Wage Ordinance #65597 and associated Regulations apply to the service [concession] [lease] [City Financial Assistance] for which [bids] [proposals] are being sought herein. This Ordinance requires that, unless specific exemptions apply, all individuals who perform work pursuant to a contract executed between the successful [bidder] [proponent] and the City [Agency] must be paid a minimum of the applicable Living Wage rates set forth in the attached Living Wage Bulletin, and, if the rates are adjusted during the term of the contract pursuant to the Ordinance, applicable rates after such adjustment is made. Each bidder [proponent] must submit the attached "Living Wage Acknowledgment and Acceptance Declaration" with the bid [proposal]. Failure to submit this Declaration with the bid [proposal] will result in rejection of



the bid [proposal]. A successful bidder's [proponent's] failure to comply with contract provisions related to the Living Wage Ordinance may result in termination of the contract and the imposition of additional penalties as set forth in the Ordinance and Regulations.

Copies of the Ordinance and Regulations are available upon request from the Business Diversity Development department, at (314) 426-8111, or can be accessed at <https://www.flystl.com/business/business-diversity-development-1/living-wage>.

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## SUPPLY COMMISSIONER

Office of the Supply Commissioner, 1200 Market Street, Room 324, St Louis, Missouri 63103. **Tuesday, August 24, 2021** - Advertised Bids will be received by the undersigned to be opened at the office at 12:00 o'clock noon, for the items listed below on the dates specified, unless indicated otherwise.

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**Tuesday, September 7, 2021**

**Hoffman Specialities 3 HP Motor**  
per Request for Quote 42022Q0080 (SE)

**Firearm & Toolmark Examiners  
Subscription-Proficiency Tests**  
per Request for Quote 65022Q0128 (SE)

**Drug Chemistry Analysts  
Subscription-Proficiency Tests Set**  
per Request for Quote 65022Q0129 (SE)

**Biologists and DNA Analysts  
Subscription-Proficiency Tests**  
per Request for Quote 65022Q0130 (SE)

**Chain Saws**  
per Request for Quote 41522Q1009 (SE)

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**Thursday, September 16, 2021**

**Metal Detectors**  
per Request for Quote 41522Q1006 (KK)

**Small Pavement Breaker**  
per Request for Quote 41522Q1010 (KK)

**Hydraulic Puller Set**  
per Request for Quote 41522Q1028 (KK)

**60 HP Electric Motor**  
per Request for Quote 42022Q0081 (TW)

**Motor Operated Single Pole Oil  
Switch**  
per Request for Quote 51122Q0005 (SE)

**Aluminum Pedestal &  
Transformer Bases**  
per Request for Quote 51122Q0006 (SE)

**Garretcom Network Switch**  
per Request for Quote 51122Q0007 (SE)

**Fingerprint and Evidence Technicians  
Subscription-Proficiency Tests**  
per Request for Quote 65022Q0127 (SE)

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## Notice to All Suppliers

It is the policy of the City of St. Louis that all firms desiring to do business with the City of St. Louis must comply with employment practices that are in accordance with the ordinances of the City of St. Louis and the Mayor's Executive Order promulgated there-under to the end that all Contractors and suppliers of materials and services will offer equal opportunity for employment and job advancement to blacks and other minority groups in the St. Louis.

### Obtaining Bids

To download bids log on to: <http://stlouis-mo.gov/supply/bid-notice.cfm> then, search available bids.

You may also contact the Supply Commissioner's office at (314) 622-4580 or e-mail [supplydivisionbidrequests.com](mailto:supplydivisionbidrequests.com).

Bidders are invited to be present at the opening of bids. Bid results may be available 30 days following the date of bid opening. If you desire bid results, please include a self-address, stamped envelope with your bid.

### Recycled Products

The City of St. Louis desires to purchase recycled products whenever possible, especially items containing post consumer waste materials. If your company can supply recycled products, please provide information to this office.

### Surplus Property

Notice is hereby given that the City of St. Louis may have surplus property for sale during the course of the year. The property may be listed at [www.govdeals.com](http://www.govdeals.com) or in the City Journal.

### Local Preference ORDINANCE #69431 Board Bill No. 295

#### Committee Substitute As Amended

An Ordinance repealing Section One, part 86.040 of Ordinance 56716, pertaining to the opening of bids, codified as Section 5.58.040 of the Revised Code of the City of St. Louis, and enacting a new provision on the same subject matter

which allows a local bidder to match the lowest bid when the lowest bid is from a non-local bidder; enacting a new provision on the same subject matter; containing severability clause.

**WHEREAS**, local businesses which seek to enter into contracts with the City of St. Louis are at a competitive disadvantage with businesses from other areas because of the higher administrative costs of doing business in the City;

**WHEREAS**, the City of St. Louis desires to encourage businesses to remain in the City and to relocate to the City;

**WHEREAS**, by enacting a local preference law that allows a local firm to match the lowest bid when its bid is within 2% percent of the lowest bid, the City hopes to encourage and stimulate local business.

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

**SECTION ONE.** Section One, part 86.040, Ordinance 56716 is hereby repealed.

**SECTION TWO.** Enacted in lieu thereof is the following new section.

#### 5.58.040 - Opening of bids.

**A.** Proposals shall be opened at the time and place fixed by the advertisement, in the presence of such bidders as desire to be present, and shall be open to the inspection of bidders.

**B.** The bids shall not be materially modified or amended as to price, specification or otherwise, nor substitutions placed thereon, after opening except when the lowest bid is from a non-local bidder. When the lowest bid is from a non-local bidder, any local bidder within two percent of the lowest bid may match the lowest bid. If a local bidder matches the lowest bid, then the Supply Commissioner may select the bid from the local bidder. If more than one local bidder is within two percent of the lowest bid, then only the lowest local bidder may match the bid. In all other circumstances, modification, supplementation or amendment shall cause rejection of the bid. For purposes of this chapter, local bidder means a bidder whose principal place of business is within the City of St. Louis, has had a valid business license for at least one year, and is current in payment of local taxes.

Principal place of business shall be defined as the business's physical office, plant, or site where a majority (51%) of the full-time employees, chief officer, and

managers of the business regularly work and conduct business, or where the plant or office and equipment required for the furnishing of the goods or performance of the services provided to the City, as required by the contract, are physically located in the City of St. Louis for at least one taxable year immediately prior to the date of the bid.

C. Bids may be for one or more or all the articles advertised for, but there shall be a specific bid on each article. The award may be made to the lowest bidder for any article, or to the lowest bidder for the entire requisition or any part thereof, but the Board of Standardization may reject any or all bids or any part of any bid.

**SECTION THREE. Severability.**

The provisions of this section are severable. If any provision of this ordinance is declared invalid, that invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision.

**Approved: April 29, 2013**

The right to reject any and all bids is reserved.

Pam Kuehling  
Supply Commissioner  
(314) 622-4330  
[www.stlouis-mo.gov](http://www.stlouis-mo.gov)

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