

## AGENDA

### ST. LOUIS DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR BOARD MEETING VIA ZOOM – REGULAR SESSION

THURSDAY, JUNE 16, 2022, AT 8:00 A.M.

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Due to the current COVID-19 pandemic and the Health Commissioner’s Orders, this Board Meeting will be conducted virtually. In order to ensure that all Directors and the public are able to connect successfully, we recommend that you call in or join via Zoom (for video) starting at 7:45 a.m. to allow time to troubleshoot any connection issues. The host will open up the phone line and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3749 for assistance. The Board of Directors and the public are able to access the meeting in two ways - via Zoom or via telephone:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89247448203>

by Telephone: dial: (312) 626 6799

Webinar ID: 892 4744 8203

Zoom may be accessed at [www.zoom.us](http://www.zoom.us) and instructions on its use are available at:

<https://support.zoom.us/hc/en-us>

**ACCESSIBILITY:** Persons who need accommodations relating to accessibility should contact Myisa Whitlock at [whitlockm@stlouis-mo.gov](mailto:whitlockm@stlouis-mo.gov) or by phone at (314) 657-3749, or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

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1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES – MAY 19, 2022 REGULAR BOARD MEETING VIA ZOOM**
3. **RESOLUTION NO. 22-SLDC-839 – AUTHORIZING COOPERATION AGREEMENT WITH METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT FOR ECONOMIC DEVELOPMENT EFFORTS – [Lance Knuckles]**
4. **RESOLUTION NO. 22-SLDC-840 – AUTHORIZING ST. LOUIS DEVELOPMENT CORPORATION TO PROVIDE UP TO \$150,000 TO THE 2423 NORTH SPRING PROJECT – [Peter Phillips]**
5. **RESOLUTION NO. 22-SLDC-841 – AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FOR CONSULTANT TO PROVIDE INTERNAL OPERATIONS REVIEW AND ADVICE REGARDING BEST PRACTICES – [David Meyer]**
6. **TENTATIVE EXECUTIVE SESSION**, due to any of the following reasons:
  - (A) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys or auditors, as provided by Section 610.021(1) RSMo. and/or Section 610.021(17) RSMo.; and/or

The official Agenda was posted on the bulletin board in the lobby of 1520 Market Street prior to 8:00 a.m. on June 15, 2022, and items may be withdrawn or modified before or during the public meeting at the discretion of the Board.

- (B) Proceedings involving hiring, firing, disciplining or promotion of personnel, as provided by Section 610.021(3) RSMo., or individually identifiable personnel records, performance ratings, or records pertaining to employees or applicants for employment, as provided by Section 610.021(13) RSMo.

**7. OPEN AGENDA / DIRECTOR’S REPORT**

**8. NEXT REGULAR BOARD MEETING – Scheduled for Thursday, July 21, 2022**

**9. ADJOURNMENT**

**MINUTES**  
**ST. LOUIS DEVELOPMENT CORPORATION**  
**REGULAR BOARD MEETING VIA ZOOM**  
SLDC CONFERENCE ROOM A  
**TUESDAY, MAY 19, 2022, 8:00 A.M.**

**BOARD MEMBERS PRESENT:** Alderman Jeffrey Boyd, Alderwoman Marlene Davis, Clarence Dula, Laura Gilbert, Matthew McBride, Gregory Shapiro, Sean Spencer, and Chairman Neal Richardson

**BOARD MEMBERS ABSENT:** Marvin Anderson

**STAFF PRESENT:** Marla Roach-Curry, Stacey Fowler, Charlie Hahn, Andrew Knop, Daffney Moore, Rob Orr, Lisa Otke, Cornita Robinson, Dale Ruthsatz, Sean Thomas, Zachary Wilson, Myisa Whitlock and Bonnie Wade

**COUNSEL PRESENT:** David Meyer and James Morrow

**GUESTS:** Becky and Sara Freetly [candid, LLC], Dr. Tiffany Slater [HR TailorMade], LaTania Kenner, Karen Buckley [Wellston Loop CDC], Jacob Barker, Joshua Tooley, Gerry Connolly

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**CALL TO ORDER**

Chairman Richardson called the meeting to order at 8:01 a.m. and asked for a roll call. There were seven (7) Directors present [Boyd, Davis, Gilbert, McBride, Shapiro, Spencer and Chairman Richardson] and two (2) Directors absent [Anderson and Dula]. Director Dula was present by phone, but was not recognized; he joined the meeting during the first presentation.

**APPROVAL OF MINUTES**

Chairman Richardson called for a motion to approve the Minutes of the April 21, 2022 Regular Board Meeting via Zoom. A motion to approve the Minutes was made by Director Boyd; it was seconded by Director Shapiro; roll was called; and the motion to approve the Minutes of the April 21, 2022 Regular Board Meeting passed with seven (7) Directors present [Boyd, Davis, Gilbert, McBride, Shapiro, Spencer and Chairman Richardson] voting Aye.

**RESOLUTION No. 22-SLDC-837 – AUTHORIZING EXECUTION OF A CONTRACT WITH A MARKETING AND BRANDING FIRM**

Daffney Moore presented the Resolution to the Board to authorize execution of a contract with candid, L.L.C. for marketing and branding services, and briefly discussed the selection process and the decision to select candid, L.L.C. as the marketing and branding firm. Chairman Richardson then commented on the firm and invited Sara and Becky Freetly to

speak on behalf of candid. Sara Freetly spoke and introduced her business partner, Becky Freetly, and mentioned their creative manager, Julie Larson. She then spoke about their full-service branding company in the Kansas City area. Director McBride asked about the costs, and the Chair said that Phase 1 is expected to be \$125,000, but no more than \$140,000. Mr. Meyer said the hourly rate is \$150. Ms. Moore pointed out the details in the proposal on the 4th page about Website: Development. There was further discussion about the contract and the work to be done. They were asked about demographics, and Sara Freetly said it's totally a small women-owned business and very efficient. The SLDC team working with candid is Daffney Moore, Myisa Whitlock and Donna Campbell; and Ms. Moore assured the Board that this team and candid will work well together.

Director Spencer said residents in his community feel there's not enough transparency to the City's website, and it needs more information on programs available and wait lists for the minor home repair program; also, the LRA database is out of date. Chairman Richardson said the website needs to be robust, flexible and interactive, and he expects candid to help SLDC set up a better foundation for the website. In response to a question, Ms. Moore said they interviewed a few other candidates that were full-service; she added that one stand-out with candid is its focus on economic development, which is critical to SLDC. The Freetlys gave background on their long-time experience in this business with an entity that eventually became "candid." Chairman Richardson commented on their expertise. The team clarified that SLDC will have a brand, and each entity under the umbrella of SLDC will have a brand, along with the Port Authority.

Following discussion, Chairman Richardson called for a motion to approve Resolution 22-SLDC-837. Director Davis made the motion to approve the Resolution; Director Boyd seconded the motion; roll was called; and Chairman Richardson declared that Resolution 22-SLDC-837 was approved unanimously by all eight (8) Directors present [Boyd, Davis, Dula, Gilbert, McBride, Shapiro, Spencer and Chairman Richardson] voting Aye.

### **OPEN AGENDA / DIRECTOR'S REPORT**

Chairman Richardson said with all the boards and programs going forward, SLDC staff felt it important to address human resource protocols. An audit was completed to ensure that HR protocols are properly in place. Daffney Moore spoke briefly and introduced Dr. Tiffany Slater of HR TailorMade to discuss the topic. She said that the audit was conducted to focus on consistency and compliance. They also reviewed the employee handbook; they did a thorough review of conflicting language and policies and worked to ensure that policies were in alignment with the agency's operations and legal requirements. Ms. Moore said that the Directors can expect to receive a copy of the revised handbook next month. Chairman Richardson said staff decided it would be best to get the HR handbook and files in order before hiring a new HR person.

### **TENTATIVE EXECUTIVE SESSION**

Chairman Richardson called for a motion to move into Executive Session, as provided by Section 610.021(12) RSMo., related to contracts being negotiated and/or bids and proposals. Director McBride made the motion and Director Gilbert seconded the motion; roll was called; and the motion to move into Executive Session was passed unanimously by all eight (8)

Directors present [Boyd, Davis, Dula, Gilbert, McBride, Shapiro, Spencer and Chairman Richardson] voting Aye.

The Directors returned to Regular Session at 9:12 a.m., and Chairman Richardson asked for a roll call; six (6) Directors were present [Dula, Gilbert, McBride, Shapiro, Spencer and Chairman Richardson].

**ADJOURNMENT**

Chairman Richardson noted the date of the next meeting is scheduled for June 16, 2022. There being no further business, Chairman Richardson called for a motion to adjourn the meeting. Director Spencer made the motion to adjourn and Director McBride seconded the motion. The Board Meeting was then declared adjourned by Chairman Richardson at 9:15 a.m.

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Neal Richardson, Chairman

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David A. Meyer, Secretary

**RESOLUTION NO. 22-SLDC-839  
PRESENTED TO THE BOARD – JUNE 16, 2022**

**TO: ST. LOUIS DEVELOPMENT CORPORATION BOARD OF DIRECTORS  
AND NEAL RICHARDSON, EXECUTIVE DIRECTOR**

**FROM: LANCE KNUCKLES, DEPUTY DIRECTOR**

**RE: RESOLUTION AUTHORIZING COOPERATION AGREEMENT WITH  
METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT  
RIVERS GREENWAY DISTRICT FOR ECONOMIC DEVELOPMENT EFFORTS**

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**EXECUTIVE SUMMARY:**

This Resolution authorizes a cooperation agreement with a financial commitment of up to \$45,000 per year for five years with Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (“GRG”) to assist it in its efforts to further economic development in the areas adjacent to the Brickline Greenway.

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**BACKGROUND:**

One of St. Louis Development Corporation’s fellow publicly-oriented entities, GRG, has been engaged for some years in developing the Brickline Greenway as part of its mission to make the St. Louis region a more vibrant place to live, work and play by developing a network of greenways. The Brickline Greenway is designed to be a vibrant, open and welcoming network of paths and places that invite discovery and exploration while creating equitable opportunities for everyone to thrive. It ultimately will connect downtown with Forest Park and midtown with Fairground Park. It is anticipated to include up to 20 miles of walking and biking paths and connect up to 17 neighborhoods.

As part of its efforts, GRG supports equity and actively guards against displacement and gentrification within the communities where the greenways are planned, built and maintained. Strategies and actions for growth and equity will address the communities in a holistic manner and will include people (quality of life); power (participation by community in planning and decision making); place (physical space and economic market it comprises); and systems (advancement of regional understanding, behaviors and policies).

To assist GRG, SLDC proposes to grant funds to ensure the organization has sufficient capacity to provide personnel to work with community development organizations, neighborhood organizations, citizens groups and constituents in the areas adjacent to the Brickline Greenway to carry out the mission outlined above and as shown in more detail in Exhibit A to this Resolution. A draft agreement is attached to this Resolution as Exhibit B.

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**REQUESTED ACTION:**

Approval of this Resolution No. 22-SLDC-839.

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**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ST. LOUIS DEVELOPMENT CORPORATION, THAT:**

1. The Board of Directors of St. Louis Development Corporation authorizes funding of up to forty-five thousand dollars (\$45,000) per year for the next five years to Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District or an affiliated foundation to support personnel to further economic development efforts in the areas adjacent to the Brickline Greenway.
2. The final form of a cooperation agreement between St. Louis Development Corporation and Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District or its affiliated foundation consistent with this Resolution may be approved by the Executive Director of the Corporation, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the Corporation.
3. The Executive Director and/or his designee, and such officials, agents, and employees of SLDC, are hereby authorized and directed to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with, and perform the duties of SLDC with respect to the funding agreement.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Corporation.

**ADOPTED** this 16th day of June, 2022.

**ST. LOUIS DEVELOPMENT CORPORATION**

(SEAL)

By: \_\_\_\_\_  
Title: Executive Director

ATTEST:

\_\_\_\_\_  
Assistant Secretary

## EXHIBIT A

### COOPERATION AGREEMENT: EQUITY AND ECONOMIC IMPACT DIRECTOR

THIS AGREEMENT (the “Agreement”) is made and entered into the \_\_\_\_ day of \_\_\_\_\_, 2022 (the “Effective Date”) by and between the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (hereinafter “DISTRICT”) and St. Louis Development Corporation (hereinafter “SLDC”).

WHEREAS, Section 67.1742(2) RSMo. provides that a metropolitan park and recreation district shall have the power to “Contract with public and private entities or individuals both within and without the state ... in furtherance of any of the purposes of the district;”

WHEREAS, DISTRICT and SLDC desire to enter into this Agreement to provide support and for SLDC’s funding of the salary of an Equity and Economic Impact Director (“EEID”) to be employed by DISTRICT, whose job responsibilities shall be as further described in Exhibit A attached hereto and incorporated herein;

WHEREAS, private funders are contributing funds to establish the EEID position and will participate in an advisory group with DISTRICT and SLDC in support of the position;

NOW THEREFORE, the parties hereto agree as follows:

1. Purpose. This Agreement is entered into by the parties to provide the terms under which SLDC will contribute funds to the salary of the EEID. The attached exhibits describe the basis for collaboration and coordination between the District and SLDC in ensuring that the EEID is focused on equitable economic development, particularly in disinvested areas of the City of St. Louis.
2. Obligations of the DISTRICT. DISTRICT shall be solely responsible for employing the EEID and all human resource and employment oversight related thereto.
3. Obligations of SLDC. SLDC shall make annual payments to DISTRICT in an amount equal to fifty percent (50%) of the EEID’s then-annual salary, not including benefits and at no time to exceed forty-five thousand dollars (\$45,000) per year regardless of the base salary (each an “Annual Contribution”) for a total period of five (5) years. DISTRICT shall provide SLDC with an invoice on an annual basis setting forth the amount of the Annual Contribution, and within thirty (30) days following receipt of the same, SLDC shall pay to DISTRICT the full amount of the Annual Contribution in accordance with the terms of this Agreement. DISTRICT shall provide such annual invoice to SLDC by no later than [Date] annually.

4. Term of Agreement. This Agreement shall commence on the Effective Date and continue until the date that SLDC remits its fifth (5<sup>th</sup>) and final Annual Contribution payment to DISTRICT.
5. Reporting. Upon request by SLDC, DISTRICT will provide a report of activities performed under this agreement in a format to be mutually agreed upon. Furthermore, upon request by SLDC, DISTRICT will provide a narrative and financial report with back-up documentation on or before the end of the term of the agreement reasonably detailing the use of the Annual Contributions. SLDC may request further reasonable documentation which evidences the use of the Annual Contributions.
6. Recordkeeping. DISTRICT will maintain its books and records in a manner that will provide SLDC with sufficient detail to review DISTRICT's use of the Annual Contributions. DISTRICT will make such records available for review by SLDC upon reasonable notice during the term of this Agreement and for three (3) years after termination or expiration of this Agreement.
7. Compliance. In performing and carrying out their respective obligations under this Agreement, each party shall comply with applicable law.
8. Confidential Employment Information. All employment information relating to the EEID, including all personal information or any non-public information DISTRICT deems proprietary in nature, shall remain confidential and shall be the sole property of the DISTRICT.
9. Cooperation. SLDC and DISTRICT agree to cooperate in good faith to assist and support the EEID in achieving the objectives set forth in Exhibit B attached hereto.
10. Termination. This Agreement may be terminated by DISTRICT or SLDC as follows:
  - a. For failure to perform or for other breach of the terms of this Agreement, the aggrieved party shall give written notice to the other to cure within thirty (30) days (the "Cure Period"). In the event the other party fails to cure during the Cure Period, this Agreement shall be terminated and the aggrieved party shall have all remedies available to it at law or in equity, or;
  - b. Without cause, each party may terminate by giving written notice to the other thirty (30) days prior to the date of termination.
11. No Partnership. Nothing in this Agreement shall be construed to create a partnership, joint venture, agency or employment between SLDC and the DISTRICT.

12. Sole Beneficiaries. This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than SLDC and the DISTRICT.
13. No Third-Party Liability. The DISTRICT shall not be liable to any third party for any and all future claims, causes of action, obligations, liabilities, injuries or other damages, expenses, or losses of any kind whatsoever—whether based on statute, contract, strict liability, negligence, or any other theory of liability, which are related to, arise out of, or are in any way connected to this Agreement.
14. Amendments, Changes and Modifications. This Agreement may be amended, changed, modified altered or terminated only by written agreement of the DISTRICT and SLDC.
15. Notice. All notices or other communications required or desired to be given hereunder shall be in writing and shall be deemed duly given if personally delivered, delivered by email, sent by overnight courier (e.g., Federal Express), or if mailed by United States certified mail, return receipt requested, postage prepaid, addressed to the respective party at the addresses set forth below:

**DISTRICT**

Great Rivers Greenway District  
3745 Foundry Way, Suite 253  
St. Louis, MO 63110  
Attn: Chief Executive Officer

With a copy to:

Husch Blackwell LLP  
190 Carondelet Plaza, Suite 600  
Clayton, MO 63105  
Attn: David Richardson

**SLDC**

St. Louis Development Corporation  
1520 Market Street, Suite 2000  
St. Louis, MO 63103  
Attn: Lance M. Knuckles

16. Waiver. The failure of one party to require performance of any provision of this Agreement shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default or a waiver of the provisions itself.

17. Controlling Law/Venue. This Agreement shall be interpreted in accordance with the laws of the State of Missouri. Any action brought hereunder shall be brought in the Circuit Court of St. Louis City, Missouri, or in the event of Federal jurisdiction, in the United States District Court, Eastern District of Missouri.
18. Integration. This Agreement represents the entire integrated agreement between the DISTRICT and SLDC, and supersedes all prior negotiations, representations or agreements, either oral or written. This Agreement may be amended only by written instrument signed by the DISTRICT and SLDC.
19. Miscellaneous. The parties hereto represent and warrant that they have the full authority to enter into and execute this Agreement and further represent and warrant that the person executing this Agreement for each party, respectively, has the power and lawful authority to enter into this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns. Neither party hereto shall assign its rights and obligations under this Agreement without the written consent of the non-assigning party. This Agreement may be executed in counterparts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in its name and attested as to the date first above written.

<b><u>DISTRICT</u></b>	<b><u>SLDC</u></b>
The Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District	St. Louis Development Corporation
By: _____ Susan Trautman, Chief Executive Officer	By: _____ Title: _____

Approved as to Form:

\_\_\_\_\_

Husch Blackwell LLP

**Exhibit B**  
EEID Objectives

**Great Rivers Greenway and  
St. Louis Development Corporation Partnership  
Equity Economic Development/Community Development Collaboration  
Benefits and Outcomes**

The purpose of the suggested benefits and outcomes listed below is intended to form the basis for a potential partnership that will support the hiring of an Equity Economic Development Impact Director to focus on development opportunities adjacent to the Brickline Greenway and nearby neighborhoods. GRG desires to coordinate with SLDC and other stakeholders to ensure that greenway development is complementary and supportive of other community development and quality of life measures and activities including those related to transportation; economic development; education; healthcare; environment, housing; sense of welcome and safety; art; culture; and other needs.

Private funders will contribute to the funding of the position and will work in collaboration with GRG and SLDC through formation of an advisory committee to support the ongoing work of the position. Current participants include US Bank, Midwest Bank Centre, Washington University Redevelopment Corporation and Invest STL. Additional participants may be added.

**Benefits of Collaboration:**

**Brickline Infrastructure Benefits**

- The Brickline Greenway will create welcoming and distinctive places with the effect of reducing vacancy, leveraging redevelopment potential, increasing public and private investment, and enhancing and uniting communities.
- The Brickline Greenway will improve connectivity among neighborhoods, educational resources, employment centers, cultural districts, transportation options and public spaces.
- The Brickline Greenway should act as a catalyst for improved physical infrastructure allowing SLDC to leverage the infrastructure investment to attract new residents and businesses, while ensuring benefits for existing residents and business owners.

**SLDC/GRG Coordination Benefits**

- Working together will increase opportunities for participation by community members and expand their voices in development and program activities.
- Seamless communication and coordination with the residents in neighborhoods adjacent to the Brickline Greenway will help to build community confidence in both the City of St. Louis and GRG.
- GRG will support the City of St. Louis Development Corporation, the St. Louis Planning and Urban Design Agency and other neighborhood organizations to develop policy recommendations that intentionally prioritize existing small businesses and residents for economic and ownership opportunities.
- Together we can create a clear mechanism for communicating how to generate and direct investment for neighborhood's benefit (e.g., Community Investment Trusts, Community Improvement District, Community Benefit Agreements, etc.)

- Together create opportunities for neighborhood residents to incubate new businesses and benefit from new development, GRG can seek resource support while SLDC provides the tools for business capitalization.
- Jointly with residents, stakeholders and partners establish neighborhood goals within ¼ mile of the greenway that includes affordable housing, workforce, business enterprises, and other community needs.
- Coordinate efforts to seek and advocate for partners and programs that provide capital and financial services to DBE/MBE firms
- Work in tandem with Community Development Corporations and neighborhood non-profits to provide resources and support that encourage investment near the greenway creating opportunities for neighborhood residents to incubate new businesses and benefit from new development.
- Development of a Brickline Greenway governance model that empowers residents to make decisions about what happens on the greenway and what happens next to it, building a sense of ownership and belonging by residents.

**Outcomes:**

- The project should exceed goals for DBE/MBE contracts on the greenway.
- Use greenway construction as a platform for incorporating internet access and bridging the digital divide.
- The partnership should provide an overall increased level of neighborhood or civic participation and ownership in greenway and what happens adjacent to it.
- The Brickline Greenway will improve physical infrastructure in the City of St. Louis
- The partnership should seek to decrease corridor vacancy and explore opportunities for community investment.
- Generate increased tax revenue for the City due to businesses, jobs and housing and other development.

**RESOLUTION NO. 22-SLDC-840  
PRESENTED TO THE BOARD – JUNE 16, 2022**

**TO: BOARD OF DIRECTORS OF ST. LOUIS DEVELOPMENT CORPORATION, AND  
NEAL RICHARDSON, EXECUTIVE DIRECTOR**

**FROM: PETER PHILLIPS**

**RE: RESOLUTION AUTHORIZING ST. LOUIS DEVELOPMENT CORPORATION TO  
PROVIDE UP TO \$150,000 TO THE 2423 NORTH SPRING PROJECT**

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**EXECUTIVE SUMMARY:**

This Resolution authorizes St. Louis Development Corporation (SLDC) to make a loan of up to \$150,000 from SLDC’s EPA Revolving Loan Fund to Financier, LLC for remediation activities for a project at 2423 North Spring Avenue 63113. The remediation activities include asbestos containing materials inside the building and excavation of soil. The loan will have a 2% interest rate, a four-year balloon term, but payments amortized over 20 years with the balance due at the end of the four-year loan term. The final amount loaned will be contingent upon approved eligible scope of work and other program requirements.

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**BACKGROUND:**

SLDC manages a Brownfields Revolving Loan Fund grant from the US Environmental Protection Agency (the EPA). The intent of the fund is to assist with financing environmental cleanup activities at brownfield sites in the form of low interest loans. SLDC was awarded this grant in 2004, and has since received multiple supplemental funding awards.

Financier LLC intends to redevelop the long-vacant building located at 2423 North Spring. The proposed use of the building will be mixed-use retail, museum, office, and community use. The development is anticipated to create approximately 30 jobs. The improvements to the three-story building include rehabilitation of the former street car transformer station for business offices, museum and theater space, and retail. The total expected cost of the project is \$19 million.

SLDC has assisted this project with assessment funds to identify the environmental hazards at this site, as well as a previous \$10,000 loan for cleanup planning. The previous loan was approved October 21, 2021 by Resolution 21-SLDC-809. This loan is to further assist with the project to remediate the contaminants prohibiting the redevelopment. The expectation is that this loan will be paid off as other project funding sources are received, including possibly Brownfield Tax Credits.

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**REQUESTED ACTION:**

Approval of this Resolution 22-SLDC-840.

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**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ST. LOUIS DEVELOPMENT CORPORATION, THAT:**

1. The Board of Directors of St. Louis Development Corporation hereby approves this Resolution and authorizes SLDC to enter into a loan agreement with Financier, LLC in an amount up to \$150,000 from the EPA Revolving Loan Fund. The terms of the loan are to be substantially as follows. The SLDC Brownfield loan will have an annual interest rate of 2%, a four-year balloon term, but payments amortized over 20 years with the balance due at the end of the four-year loan term.
2. The Executive Director, and/or his designee, and the appropriate officers, agents and employees of SLDC, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Corporation.

**ADOPTED** this 16th day June, 2022.

**ST. LOUIS DEVELOPMENT CORPORATION**

By: \_\_\_\_\_

Title: Executive Director

(SEAL)

ATTEST:

\_\_\_\_\_  
Assistant Secretary

**RESOLUTION NO. 22-SLDC-841  
PRESENTED TO THE BOARD – JUNE 16, 2022**

**TO: ST. LOUIS DEVELOPMENT CORPORATION BOARD OF DIRECTORS AND  
NEAL RICHARDSON, EXECUTIVE DIRECTOR**

**FROM: DAVID MEYER, ASSOCIATE CITY COUNSELOR**

**RE: RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FOR  
CONSULTANT TO PROVIDE INTERNAL OPERATIONS REVIEW AND ADVICE  
REGARDING BEST PRACTICES**

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**EXECUTIVE SUMMARY:**

This Resolution authorizes the issuance of a Request for Proposals (RFP) for procurement of professional services to review St. Louis Development Corporation internal operations and recommend best practices.

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**BACKGROUND:**

Staff of St. Louis Development Corporation (SLDC) have become aware of the significant necessity to obtain advice from an industry professional regarding best management and operational practices to govern the operations of the corporation.

The selected firm will be expected to work hand-in-hand with SLDC management to review existing practices and make recommendations to engage and facilitate the implementation of best practices for an economic development agency with the diverse and extensive activity base such as SLDC.

Areas to be examined are likely to include optimization of project work flow and management, document storage and retention, review of existing and consideration of potential performance tools, investigation of operational inefficiencies, and consideration of software management options. The selected firm would be expected to assist SLDC in creating an institutional focus on incremental improvements and achieving sustainable performance and productivity gains.

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**REQUESTED ACTION:**

Approval of this Resolution 22-SLDC-841.

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**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ST.  
LOUIS DEVELOPMENT CORPORATION THAT:**

1. The Board of Directors of St. Louis Development Corporation (SLDC) hereby approve this Resolution and authorizes the issuance of a Request for Proposals for procurement of

professional to review St. Louis Development Corporation internal operations and recommend best practices.

2. The Executive Director of SLDC and/or his authorized designee is hereby authorized, on behalf of SLDC, to take any action and execute any instruments, documents or affidavits to effectuate the intent of this Resolution.
3. The Executive Director is further authorized to establish a selection committee to review responses and make a recommendation to the Board.
4. The Executive Director, and/or his designee, and the appropriate officers, agents and employees of SLDC, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
5. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Corporation.

**ADOPTED** this 16th day of June 2022.

**ST. LOUIS DEVELOPMENT CORPORATION**

[SEAL]

By: \_\_\_\_\_

Title: Executive Director

ATTEST:

\_\_\_\_\_  
Assistant Secretary