

AGENDA

PLANNED INDUSTRIAL EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS

ANNUAL MEETING- REGULAR SESSION

1520 MARKET STREET, SUITE 2000 - BOARD ROOM
VIA ZOOM AND VIA TELEPHONE
Tuesday, March 23, 2021 – 3:00 pm

Due to the current COVID-19 pandemic and the Health Commissioner's Orders, this meeting will be conducted electronically.

In order to ensure all Commissioners and the public are able to connect successfully, we recommend that you call or join via Zoom (for video) starting at 2:45 PM to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3708 for assistance.

The public will be able to access the meeting in two ways:

1. Please click the link below to join the webinar:
<https://us02web.zoom.us/j/85253982100?pwd=NUxmT0cvbG56QWliUElXbkhsVWVQUT09>
Passcode: 732818
2. Or iPhone one-tap :
US: +19292056099,,85253982100# or +13017158592,,85253982100#
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Dial (for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 852 5398 2100

People who need accommodations relating to accessibility should contact Amanda Bloomfield at bloomfielda@stlouis-mo.gov or by phone at (314) 657-3708 or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES** – June 23, 2020
3. **ELECTION OF OFFICERS**

RESOLUTION NO. 21-PIEA-482 - APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS (Dale Ruthsatz)

4. **NORTH RIVERFRONT REDEVELOPMENT AREAS**
(Alderman Lisa Middlebrook/2nd Ward)

RESOLUTION NO. 21-PIEA-483 - RESOLUTION AUTHORIZING MODIFICATIONS TO LOAN TO GREEN PARK BROADWAY INVESTORS, LLC IN THE GREATER ST. LOUIS REGIONAL EMPOWERMENT ZONE (Dale Ruthsatz)

5. **BROADWAY/CARRIE AVE./BULWER AVE./HARRIS AVE. AREA**
(Alderman Lisa Middlebrook/2nd Ward)

RESOLUTION NO. 21-PIEA-484 - RESOLUTION ACCEPTING AN AMENDED DEVELOPMENT PROPOSAL, DESIGNATING A DEVELOPER AND STATING THE INTENT OF THE PLANNED AUTHORITY OF THE CITY OF ST. LOUIS TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN THE AGGREGATE MAXIMUM PRINCIPAL AMOUNT OF \$20,000,000 IN FURTHERANCE OF A PROJECT IN THE N. BROADWAY/CARRIE AVE./BULWER AVE./HARRIS AVE. AREA (5110p1)
(Dale Ruthsatz)

6. **OPEN AGENDA** – Proclamation for Wendy Timm

7. **ROLL CALL VOTE** in open session to hold a closed meeting pursuant to the following:

- (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.;
- (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.;
- (C) Proceedings to discuss matters involving leasing, purchase or sale of real estate, as provided by Section 610.021(2) RSMo.; and/or
- (D) Proceedings regarding sealed bids and proposals and related documents, or documents related to a negotiated contract, as provided by Section 610.021(12) RSMo.

8. **NEXT REGULAR BOARD MEETING – SCHEDULED FOR APRIL 27, 2021**

9. **ADJOURNMENT**

MINUTES

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

ANNUAL MEETING – REGULAR SESSION VIA ZOOM MEETING AND VIA PHONE

Tuesday, June 23, 2020 – 3:00 pm

BOARD MEMBERS PRESENT: Wendy Timm (Chair) (By Phone)
Matthew McBride
Kennard Jones

BOARD MEMBERS ABSENT: Marvin Anderson
Sean Spencer

STAFF PRESENT: Otis Williams, Dale Ruthsatz, Linda Criss, Zachary Wilson,
Aminah Wright, Sara Wessels, Matt Bauer, Charlie Hahn,
Leslye Mitchell-Yancey, Laura Costello, Jon Ferry, John Parker,
Ivie Clay, Amanda Bloomfield

COUNSEL PRESENT: David Meyer
Mark Spykerman (Gilmore & Bell, Special Counsel to SLDC)

GUESTS PRESENT: None

CALL TO ORDER

A quorum being present, Chair Timm called the meeting to order at 4:02pm.

APPROVAL OF MINUTES

Chair Timm called for a motion to approve the minutes of the Annual Meeting-Regular Session of January 21, 2020. A motion to approve the minutes was made by Commissioner McBride, seconded by Commissioner Jones and the motion passed by roll call vote with all three (3) Commissioners present (Timm, McBride, Jones) voting Aye.

RESOLUTION NO. 20-PIEA-477 - APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS (Dale Ruthsatz)

Dale Ruthsatz presented the Resolution to the Board and listed the present officers. Chair Timm then called for a motion to approve the existing slate: *Wendy Timm*, Chair, *Matt McBride*, Vice Chair, *Marvin Anderson*, Treasurer, *Otis Williams*, Secretary, *Dale Ruthsatz*, Assistant Secretary and *Zachary Wilson*, Assistant Secretary. Motion was made by Commissioner McBride, seconded by Commissioner Jones with previous roll and the motion passed by roll call vote with all three (3) Commissioners present (Timm, McBride, Jones) voting aye.

RESOLUTION NO. 20-PIEA-478 - RESOLUTION ADOPTING A POLICY GOVERNING FEES ASSOCIATED WITH SALES AND USE TAX EXEMPTION FOR CONSTRUCTION MATERIALS (Otis Williams)

Dale Ruthsatz presented the Resolution to the Board. After discussion, a motion to approve Resolution No. 20-PIEA-478 was made by Commissioner Jones, seconded by Commissioner McBride with previous roll and the motion passed with all three (3) Commissioners present (Timm, McBride, Jones) voting aye.

RESOLUTION NO. 20-PIEA-479 - RESOLUTION AUTHORIZING FEE STRUCTURE FOR SERVICES RELATED TO WORKFORCE AND PREVAILING WAGE MONITORING PURSUANT TO ORDINANCE NO. 71094 (Dale Ruthsatz)

Dale Ruthsatz presented the Resolution to the Board. After discussion, a motion to approve Resolution No. 20-PIEA-479 was made by Commissioner McBride, seconded by Commissioner Jones with previous roll and the motion passed with all three (3) Commissioners present (Timm, McBride, Jones) voting aye.

RESOLUTION NO. 20-PIEA-480 - RESOLUTION ADOPTING POLICY TO CAP TAX ABATEMENT BENEFIT IN THE EVENT SUBSEQUENT ASSESSED VALUES EXCEED ANTICIPATED VALUES (David Meyer)

Dale Ruthsatz presented the Resolution to the Board. After discussion, a motion to approve Resolution No. 20-PIEA-480 was made by Commissioner Jones, seconded by Commissioner McBride with previous roll and the motion passed with all three (3) Commissioners present (Timm, McBride, Jones) voting aye.

RESOLUTION NO. 20-PIEA-481 – RESOLUTION APPROVING THE PLANNED INDUSTRIAL EXPANSION AUTHORITY BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE TO ST. LOUIS DEVELOPMENT CORPORATION FOR THE FISCAL YEAR ENDING JUNE 30, 2021 (Charlie Hahn)

Charlie Hahn presented the Resolution to the Board. After discussion, a motion to approve Resolution No. 20-PIEA-481 was made by Commissioner McBride, seconded by Commissioner Jones with previous roll and the motion passed unanimously with all three (3) Commissioners present (McBride, Timm, and Jones) voting aye.

OPEN AGENDA

No items for open Agenda.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Jones, seconded by Commissioner McBride and the meeting was adjourned at 4:13pm.

NEXT MEETING

The next PIEA Board meeting is scheduled for July 28, 2020.

Wendy Timm, Chair

Otis Williams, Executive Director

**RESOLUTION NO. 21-PIEA-482
PRESENTED TO THE BOARD MARCH 23, 2021**

TO: PIEA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF PLANNED
INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

EXECUTIVE SUMMARY:

Pursuant to the By-Laws of the Planned Industrial Expansion Authority of the City of St. Louis, the Board shall elect, by a simple majority vote, a Chair, Vice Chair and Treasurer, at the Annual Meeting of the Board of Commissioners, which shall be held contemporaneous with the regular meeting in March of each year, or at the next meeting following March if no meeting is held during that month. By custom, the Secretary and any Assistant Secretaries are also appointed by the Commissioners at the Annual Meeting. Officers shall serve pursuant to Article II of the PIEA By-Laws.

REQUESTED ACTION:

Approval of this Resolution and election of officers for 2021-22.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1. The following persons are elected to the following officer positions, to assume said office immediately and to serve until such time as their successors are appointed:

Sean Spencer, Chair
Matthew McBride, Vice Chair
Marvin Anderson, Treasurer
Otis Williams, Secretary
Dale Ruthsatz, Assistant Secretary
Zachary Wilson, Assistant Secretary
Linda Criss, Assistant Secretary

2. The Board of Commissioners of the Planned Industrial Expansion Authority of the City of St. Louis hereby approves this Resolution electing officers of the Authority.
3. The Executive Director, and/or his designee, and the appropriate officers, agents, and employees of the Authority, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.

4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 23rd day of March 2021.

(SEAL)

PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Name: Otis Williams

Title: Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 21-PIEA-483
PRESENTED TO THE BOARD MARCH 23, 2021**

TO: PIEA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DAVID A. MEYER

RE: RESOLUTION AUTHORIZING MODIFICATIONS TO LOAN TO GREEN PARK
BROADWAY INVESTORS, LLC IN THE GREATER ST. LOUIS REGIONAL
EMPOWERMENT ZONE
(ALDERWOMAN LISA MIDDLEBROOK - 2ND WARD)

EXECUTIVE SUMMARY:

This Resolution extends by an additional four years the previously authorized loan term for a loan to Green Park Broadway Investors, LLC to further development in the North Broadway industrial corridor in the Greater St. Louis Regional Empowerment Zone, and authorizes an additional reduction in the remaining principal.

BACKGROUND:

As has been discussed in previous resolutions (see Resolution 08-PIEA-366 (March 25, 2008), Resolution 08-PIEA-370 (May 27, 2008), Resolution 13-PIEA-432 (June 25, 2013), Resolution 14-PIEA-444 (March 25, 2014), Resolution 14-PIEA-446 (June 24, 2014), Resolution 17-PIEA-461 (June 20, 2017), and Resolution 19-PIEA-473 (June 25, 2019)), on July 16, 2008, PIEA entered into a Loan Agreement and associated documents with Developer. The loan was designed to be forgiven over time based upon the project achieving certain development. These milestones are presently:

- Evidence of site control of at least 65 acres of land within the Empowerment Zone along the North Broadway industrial corridor in the North Broadway Developable Sites area;
- Construction or renovation of buildings with at least 375,000 square feet for commercial or industrial use within the Empowerment Zone along the North Broadway industrial corridor in the North Broadway Developable Sites area;
- Documentation of at least 375 full-time newly created jobs or retained jobs-at-risk, and the completed development and execution of a SLATE agreement to govern jobs created by the development.

PIEA extended the Loan Agreement in 2013, 2014, 2017, and 2019 and it presently expires on July 15, 2021. PIEA has previously approved amendments to the Loan Agreement that permitted partial forgiveness of the loan if certain thresholds were met, and the Developer has met those thresholds. Accordingly, \$1,000,000 of the \$2,000,000 has been forgiven and the current, outstanding principal is \$1,000,000.

At this time, the Developer has asked for a further extension of four years to complete the remaining development requirements. The request is attached to this resolution as Exhibit A, and provides data on the progress of the project to the present.

In addition to the extension, the Developer has requested the remaining balance of the loan to be reduced by half, to \$500,000, as the Developer has now come close to or surpassed two of the three milestones and anticipates completing all the milestones with pending developments.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY, THAT

1. The PIEA authorizes the Executive Director to negotiate and execute all documents necessary to extend the term on the forgivable loan to Developer and reduce the principal to \$500,000, based upon the terms and conditions outlined above.
2. The Executive Director, his/her designee, and the appropriate officers, agents and employees of PIEA are hereby authorized to take all actions necessary to effectuate the intent of this Resolution. The final form of the loan amendment documents may be approved by the Executive Director of the Authority, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the Authority
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 23rd day of March 2021.

(SEAL)

PLANNED INDUSTRIAL EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary



March 9, 2021

Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street, Suite 2000
St. Louis, MO 63103

**Re: Carrie Avenue
PIEA Forgivable Loan
Request of Loan Extension and \$500,000 Partial Loan Forgiveness**

Dear Otis:

This memorandum serves as a formal request for the Executive Director to approve and authorize \$500,000 of partial forgiveness and extension of the remaining balance of the Planned Industrial Expansion Authority Loan Term for a four-year period ending on July 15, 2025.

Green Street currently has three active projects in pre-development within the PIEA loan target area. A company has an option to purchase Carrie Lot 2 and construct an approximately 80,000 sf light industrial facility to hire 80+ employees and invest over \$90,000,000 in real and personal property. A second project will attract a commercial facility to 6335 Bulwer totaling \$5,000,000 in investment and bringing 15+ jobs to the area. In both cases, the companies and employment are new to the City of St. Louis. The final project involves the relocation and expansion of an existing City business at the Adelaide Phase 2 business campus (the block immediately south of Love's Travel Center). The Adelaide Phase 2 project will result in the retention of approximately 64 employees and the creation of an additional 23 employment positions coupled with an investment of \$18,000,000 for the new construction of an approximately 70,000 sf building on 14 acres.

Over the past two years, Green Street has been working actively to assemble the remaining four acres of non-city owned land in the Adelaide Phase 2 campus in order to facilitate redevelopment of the site. We negotiated with four different owners to purchase their properties, including the relocation of an active business. We also sought the approval of the Streets Department to vacate the streets and alleys within the development footprint. We have obtained work plan approval

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for environmental remediation of the acquired properties through the state's Brownfield Voluntary Clean-up Program. Finally, we have refined our demolition and abatement scope in order to manage the significant costs that will be involved to prepare the site for new construction. The completion of land assemblage, relocation of businesses and the vacation of street/alleys are all necessary to prepare a "development pad" of approximately 14 acres to retain and expand this business in the City's North Riverfront with a state-of-the-art facility. This process has been funded entirely by Green Street (including the direct acquisition of four acres) and is necessary to attract any commercial development at the Adelaide Phase 2 area.

The attached **Exhibit A** highlights our company's investment to date in the North Riverfront, totaling 145 acres, 1.2MM sf and over 1,000 jobs. **Exhibit B** shows the current and pending acreage, square footage, employment, and investment levels within the North Broadway Area. **Exhibit C** depicts the proposed, amended milestones achieved for both partial forgiveness based on this request and full forgiveness of the Loan in the future.

The support of SLDC and PIEA has been critical to the accomplishment we have achieved to date and will remain an important component of our persistent efforts to transform this portion of the City. Thank you for your ongoing partnership with Green Street.

Regards,

A handwritten signature in black ink that reads "Philip G. Hulse".

Philip G. Hulse
Managing Principal



GREEN STREET
ST. LOUIS

Exhibit A



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GREEN STREET
ST. LOUIS

Exhibit B
Green Street Development Group LLC

North Broadway Developable Site Area

Address	Project #	Project Name	Tenants	Status	Acreage	SF	Employment	Investment
812-840 Taylor	1	Green Park Broadway	Raben/Goedecke	Completed	9.04	96,715	81	12,000,000
6124 N Broadway	2	Loves Travel Centers	Loves/Subway/McDonalds	Completed	16	19,396	118	10,000,000
420 Carrie	3	Carrie - Phase 1	Central States Thermo King	Completed	17	56,000	51	13,903,000
5401 W 3rd St	4	Carrie - Phase 2			19.03			
6335 Bulwer	5				5.74			
N. Broadway/Adelaide	6	Clarence Broadway	Commercial Tenant		4.6			
Completed Cumulative Subtotal					71.41	172,111	250	35,903,000
5401 W 3rd St	4	Carrie - Phase 2	Light Industrial Business	Pre-Development		80,000	80	93,000,000
6335 Bulwer	5		TBD Industrial Shoring	Pending		15,000	15	5,000,000
N. Broadway/Adelaide	6	Clarence Broadway	Commercial Tenant	Pre-Development	10.3	70,000	87	18,000,000
Future Cumulative Subtotal					10.3	165,000	182	116,000,000
All Cumulative Total					81.71	337,111	432	151,903,000

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Exhibit C
Green Street Development Group LLC

Loan Forgiveness Proposal

	<u>Acreage</u>	<u>Total Square Foot</u>	<u>Employment (PT/FT)</u>
Initial 50% Forgiveness (1st \$1,000,000) - COMPLETED	60	155,000	250
75% Partial Forgiveness (Additional \$500,000) - REQUESTED	70	170,000	250
Proposed Full Loan Forgiveness (Final \$500,000)*	80	330,000	400

* Reflects cumulative targets.

**RESOLUTION NO. 21-PIEA-484
PRESENTED TO THE BOARD MARCH 23, 2021**

TO: PIEA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: RESOLUTION ACCEPTING AN AMENDED DEVELOPMENT PROPOSAL,
DESIGNATING A DEVELOPER AND STATING THE INTENT OF THE PLANNED
AUTHORITY OF THE CITY OF ST. LOUIS TO ISSUE TAXABLE INDUSTRIAL
REVENUE BONDS IN THE AGGREGATE MAXIMUM PRINCIPAL AMOUNT OF
\$20,000,000 IN FURTHERANCE OF A PROJECT IN THE N. BROADWAY/CARRIE
AVE./BULWER AVE./HARRIS AVE. AREA (5110p1)
(ALDERWOMAN LISA MIDDLEBROOK – 2ND WARD)

EXECUTIVE SUMMARY:

The Blighting Study and Plan for the N. Broadway/Carrie Ave./Bulwer Ave./Harris Ave. Area (the “Plan”) was originally approved by passage of Ordinance No. 67870 on January 25, 2008 and amended by passage of Ordinance No. 71250 on November 13, 2020. On February 10, 2021, Green Street Development Group, LLC, on behalf of its affiliate Clarence Broadway, LLC (the “Developer”), submitted an amended development proposal (the “Proposal”) proposing that the redevelopment area described in the Plan (the “Area”) be redeveloped for industrial use, at a cost of approximately \$18.6 million. The Proposal also requests real property tax abatement (100% for years 1-10, 40% for years 11-15) and the PIEA’s participation in a taxable industrial revenue bond transaction to facilitate a sales tax exemption on construction materials.

BACKGROUND:

Construction of the project is expected to begin in late 2021 or early 2022 and take approximately 1 year to complete. The project is expected to result in more than 100 new jobs to the City of St. Louis.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Planned Industrial Expansion Authority of the City of St. Louis (“PIEA”) as follows:

1. **Designation of Developer.** Clarence Broadway, LLC is hereby designated as developer of the Area.
2. **Negotiation of Redevelopment Agreement.** The Executive Director of the PIEA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides for 15 years tax abatement (100% for years 1-10 and 40% for years 11-15) and a sales tax exemption

on construction materials. The PIEA's execution of the Redevelopment Agreement will take place after execution thereof by Developer provided that the PIEA shall have notified the St. Louis Board of Aldermen of its intent to enter into such Redevelopment Agreement not less than thirty (30) days prior to doing so. The Redevelopment Agreement must be executed by the designated Developer, or a related entity approved by the Executive Director of the PIEA and delivered to the PIEA within 60 days of the initial transmittal of the Redevelopment Agreement by the PIEA or PIEA's designation of the Developer shall be deemed automatically rescinded and the Redevelopment Agreement void. However, the Executive Director of PIEA is hereby authorized, in his sole and absolute discretion, to grant any designated Developer an extension in writing not to exceed an additional 30 days, provided the Executive Director finds there is good cause for delay.

3. **Sales Tax Exemption Certificate.** The Executive Director of the PIEA is hereby authorized to execute and furnish to the Developer (and/or related entities thereof), as assignee of Clarence Broadway, LLC, a sales tax exemption certificate conditioned upon the PIEA's receipt of a letter signed by the Developer agreeing that if the contemplated lease transaction is not completed on or before December 31, 2021, the Developer will (unless the PIEA extends the expiration date of the project exemption certificate) immediately pay all sales tax that otherwise would have been due.
4. **Intent to Issue Industrial Revenue Bonds.** The PIEA hereby declares its intent to consummate a transaction that includes (1) the acquisition of a leasehold interest in and construction of the project described in this resolution, (2) the lease or sublease of the project to the Developer (and/or related entities thereof) and (3) the issuance of \$20,000,000 maximum principal amount of industrial revenue bonds to pay all or a portion of the costs thereof.
5. **Further Authority.** The Executive Director, officers, agents, attorneys and employees of the PIEA are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.
6. **Effective Date.** This Resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the PIEA.

ADOPTED this 23rd day of March, 2021.

PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

