

**BOARD BILL NUMBER 22 AS AMENDED IN COMMITTEE INTRODUCED BY  
PRESIDENT MEGAN E. GREEN  
COSPONSOR: MAYOR CARA SPENCER**

An Ordinance recommended by the Board of Estimate and Apportionment appropriating the sum of two hundred and fifty-five million and 0/100ths dollars (\$255,000,000.00) of Rams Settlement Funds for deposit into various new special funds to rebuild North St. Louis from the May 16th tornado and decades of disinvestment, support infrastructure and neighborhoods citywide, and revitalize Downtown to increase revenue for the entire city with amounts as described herein; and containing a severability clause and an emergency clause.

**WHEREAS**, in 2021, St. Louis City, St. Louis County, and the Regional Convention and Sports Complex Authority signed a \$790 million settlement agreement with Rams owner Stan Kroenke and the National Football League, resulting in the City negotiating receipt of \$250 million as its share from the settlement agreement, with an additional \$30 million contingent on an appropriation to the Convention Center; and

**WHEREAS**, completed in February 2024, the City's extensive community engagement process through the Rams Settlement Portal demonstrated that residents support using the Rams Settlement Funds to upgrade water infrastructure, implement traffic calming and pedestrian-friendly street design, invest in redevelopment of historically disinvested neighborhoods, and improve downtown infrastructure and walkability; and

**WHEREAS**, in February 2026 the city invested \$1,200,000 of ARPA interest and \$5,464,157.84 of ARPA reappropriations to the Water Division; and

**WHEREAS**, the amount of Settlement Funds after such appropriations, and including accrued interest, that are available for appropriation exceeds two hundred and fifty-five million and 0/100ths (\$255,000,000.00); and

1   **WHEREAS**, the City has developed a number of comprehensive and community-supported  
2   plans, including the Transportation and Mobility Plan (TMP), Neighborhood Plans approved by  
3   the Planning Commission, the City of St. Louis ADA Transition Plan, and more, but many  
4   critical components of those plans remain unfunded; and

5   **WHEREAS**, investing Rams Settlement dollars in tornado recovery, North St. Louis  
6   neighborhood development, water infrastructure, citywide capital improvements, and Downtown  
7   revitalization will strengthen critical public infrastructure, improve quality of life for residents,  
8   and advance long-term equitable growth and resilience across the City.

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

10   **SECTION ONE. Public Purpose Satisfied.** It is hereby found that the funds created by this  
11   ordinance and their purposes as defined herein serve a public purpose, because the City can  
12   achieve its full economic and social potential by targeting investments to:

13       A. Support tornado recovery for residents, nonprofit organizations, and businesses in  
14       Tornado Impacted Areas while advancing housing and infrastructure reinvestment to  
15       strengthen long-term community resilience;

16       B. Improve public infrastructure across the City, so that all residents will have access to and  
17       benefit from clean drinking water, safer sidewalks and streets; and

18       C. Provide dedicated funds to revitalize Downtown St. Louis, in recognition of its outsized  
19       importance for economic impact and the quality of life for all residents and visitors not  
20       just to the City but to the State of Missouri.

21   **SECTION TWO. Definitions.**

1       A. **Available Monies.** “Available monies” shall mean the sum of interest and the principal  
2       accessible for such distribution as indicated for each respective fund.

3       B. **Board of Public Service.** The “Board of Public Service” shall refer to the St. Louis City  
4       Office of the President of the Board of Public Service.

5       C. **Downtown.** “Downtown” shall mean the area encompassing the neighborhoods  
6       Downtown and Downtown West as defined by the Planning and Urban Design Agency of  
7       the City of St. Louis.

8       D. **North St. Louis** “North St. Louis” shall mean the area encompassing the following  
9       neighborhoods: Academy, Baden, Carr Square, College Hill, Columbus Square,  
10      Covenant Blu-Grand Center, Fairground Neighborhood, Fountain Park, Greater Ville,  
11      Hamilton Heights, Hyde Park, Jeff Vanderlou, Kingsway East, Kingsway West, Lewis  
12      Place, Mark Twain, Mark Twain I-70 Industrial, North Pointe, Near North Riverfront,  
13      North Riverfront, O’Fallon, Old North St. Louis, Penrose, Riverview, St. Louis Place,  
14      The Ville, Vandeventer, Visitation Park, Wells Goodfellow, and West End as such  
15      neighborhoods are defined by the Planning and Urban Design Agency of the City of St.  
16      Louis.

17      E. **Open Streets** “Open Streets” shall refer to the streets program in which underutilized  
18      streets or portions of streets are transformed into welcoming public spaces, closed to  
19      vehicles, using low-cost materials such as paint, movable planters, and seating.

20      F. **Public Work** “Public Work” shall mean projects, under the purview of the Board of  
21      Public Service, as defined in RSMO 8.962, typically consisting of the construction,  
22      alteration, repair, or maintenance of any public building, structure, highway, bridge,

viaduct, pipeline, or public works, which shall include, but need not be limited to, moving, demolition, or excavation performed in conjunction with such work. Whether a project constitutes a Public Work shall be decided in the reasonable discretion of the Board of Public Service.

G. ***Recovery Office*** “Recovery Office” shall refer to the office created in the Mayor’s Office by Executive Order Number 89.

H. ***Settlement Funds***. “Settlement Funds” shall refer to the funds the City received as a result of the City’s settlement of litigation against Rams Football Team owner Stan Kroenke and the National Football League.

I. ***Tornado Impact Area*** “Tornado Impact Area” shall mean the following neighborhoods and parks: Academy, Baden, Central West End, College Hill, DeBaliviere Place, Fairground Neighborhood, Fairground Park, Forest Park, Fountain Park, Greater Ville, Hamilton Heights, Jeff Vanderlou, Kingsway East, Kingsway West, Lewis Place, Mark Twain, North Riverfront O’Fallon, O’Fallon Park, Penrose, Skinker DeBaliviere, The Ville, Vandeventer, Visitation Park, Wells Goodfellow, West End, and Wydown Skinker as defined by the Planning and Urban Design Agency of the City of St. Louis.

J. ***50/50 Sidewalk Program*** “50/50 Sidewalk Program” shall mean the program existing under Section 20.26.240 of the Revised Code of the City of St. Louis or any successor provision.

### **SECTION THREE. Funds to Invest in North St. Louis.**

#### **A. Long-Term Tornado Recovery Fund.**

1. *Establishment of the Long-Term Tornado Recovery Fund*

- 1           a. There is hereby appropriated the sum of eighty-nine million and 0/100ths dollars  
2           (\$89,000,000.00) from the available monies in the Settlement Funds into a special  
3           fund to be known as the Long-Term Tornado Recovery Fund, created pursuant to  
4           this ordinance, and to be held in a fund maintained by the City Treasurer.
- 5           b. Upon the passage and approval of this ordinance, the Comptroller is authorized  
6           and directed to establish a fund to be designated as the "Long-Term Tornado  
7           Recovery Fund" for the purpose of supporting resident, housing, and business  
8           recovery from the May 16th, 2025 tornado. All interest earned on the Long-Term  
9           Tornado Recovery Fund and all repayments made on loans made from the Long-  
10          Term Tornado Recovery Fund shall be retained in the Long-Term Tornado  
11          Recovery Fund general account until appropriated to a sub-account of the Long-  
12          Term Tornado Recovery Fund or transferred by the Board of Estimate and  
13          Apportionment into one or more sub-accounts of the Long-Term Tornado  
14          Recovery Fund created pursuant to this ordinance for the uses authorized for such  
15          funds. The Long-Term Tornado Recovery Fund shall be eligible to accept  
16          additional monies from other City appropriations, private donations, or other  
17          sources. All expenditures from the Long-Term Tornado Recovery Fund shall be  
18          appropriated in accordance with this ordinance and other applicable law. Sub-  
19          accounts are created herein for the “Tornado Housing and Neighborhood  
20          Stabilization Fund”, the “Tornado Resident Support Fund”, and the “Program  
21          Delivery & Administration Fund”.

c. The purpose of the Long-Term Tornado Recovery Fund is to support the recovery from the May 16th, 2025 tornado.

2. *Eligible Uses of the Long-Term Tornado Recovery Fund Sub-accounts.*

a. There is hereby appropriated the sum of seventy- eight million and 0/100ths dollars (\$78,000,000.00) from the Long-Term Tornado Recovery Fund to a sub-account to be known as the Tornado Housing and Neighborhood Stabilization Fund.

i. Available monies within the Tornado Housing and Neighborhood Stabilization Fund shall be used exclusively for providing appropriations for the purposes of:

1. Supporting the repair of housing damaged by the tornado, which are located in the Tornado Impact Area, and other related costs;
2. Supporting housing preservation, vacant-unit rehabilitation, and the construction of new housing across North St. Louis with priority consideration for housing-focused nonprofit Community Development Corporations that have been operating for at least three (3) years and demonstrate stable financial standing and sufficient operational capacity to successfully administer and sustain the funded housing project;
3. Supporting sidewalk repairs, tree replanting, hazardous tree and stump removal, and demolitions within the Tornado Impact Area.

Any reimbursed monies must go directly back into this fund.

1 a. A maximum of ten million (\$10,000,000) may be allocated  
2 towards this purpose.

3 b. There is hereby appropriated the sum of seven million and 0/100ths dollars  
4 (\$7,000,000.00) from the Long-Term Tornado Recovery Fund to a sub-account to  
5 be known as the Tornado Resident Support Fund.

6 i. Available monies within the Tornado Resident Support Fund shall be used  
7 exclusively for the purposes of:

- 8 1. Providing deposit and rental assistance to residents who were  
9 impacted by the tornado to assist them with procuring safe  
10 intermediate housing and other related moving costs;
- 11 2. Providing accelerated resident connections to housing stabilization  
12 and resident support services;
- 13 3. Providing direct goods and services to support North St. Louis  
14 residents in the Tornado Impact Area in their recovery.

15 c. There is hereby appropriated the sum of four million and 0/100ths dollars  
16 (\$4,000,000.00) from the Long-Term Tornado Recovery Fund to a sub-account to  
17 be known as the Tornado Program Delivery & Administration Fund.

18 i. Available monies within the Tornado Program Delivery & Administration  
19 Fund shall be used exclusively for the purposes of providing  
20 administrative support, oversight, fiscal compliance, and data support  
21 systems through City staffing, contracted services, or other costs, efforts,

1 or programs necessary to deliver eligible uses of the Tornado Recovery  
2 Fund.

3 3. *Administration and Authority for Contracts and Expenditures for the Tornado Recovery*  
4 *Fund.*

5 a. The Recovery Office shall have general oversight over and administer the Long-  
6 Term Tornado Recovery Fund.

7 b. The Recovery Office shall, in consultation with Affordable Housing Commission,  
8 Community Development Administration, and any other City departments or  
9 entities as may be necessary and helpful, develop and recommend appropriations  
10 from the Long-Term Tornado Recovery Fund to the Board of Estimate and  
11 Apportionment for inclusion into the City's annual operating budget by  
12 submitting to the Budget Director by March 1 of each year or recommend to the  
13 Board of Estimate and Apportionment specific awards or expenditures of funds  
14 from the Long-Term Tornado Recovery Fund through existing or new contracts  
15 or agreements with specific recipients, contractors, or vendors.

16 c. The Board of Estimate and Apportionment's approval of a specific contract or  
17 agreement with a recipient, contractor, or vendor shall constitute authority for the  
18 City signatory to enter into the approved contract, contract amendment, or  
19 agreement and expend the funds in accordance with such contract or agreement,  
20 except with respect to any Public Work.

21 d. No monies may be appropriated from the Long-Term Tornado Recovery Fund in  
22 excess of available monies within that fund.

1       4. *Fund Accountability.*

2           a. The Long-Term Tornado Recovery Fund shall be included among the funds  
3           subject to regular audits of City funds as required under law.

4           b. The Recovery Office or its successor shall submit a quarterly report to the Mayor  
5           and the Board of Aldermen detailing the status of projects funded with  
6           appropriations made from the Long-Term Tornado Recovery Fund, Tornado  
7           Relief and Recovery Fund from Ordinance 72009, and the matching funds  
8           leveraged to support projects authorized under this section. The quarterly reports  
9           required under this section shall also be made available on the website of the  
10          Budget Division of the City of St. Louis.

11   **B. The North St. Louis Neighborhood Plan Implementation Fund.**

12       1. *Establishment of the North St. Louis Neighborhood Plan Implementation Fund.*

13           a. There is hereby appropriated the sum of thirty-one million and 0/100ths dollars  
14           (\$31,000,000.00) from the Settlement Funds into a special fund to be known as  
15           the North St. Louis Neighborhood Plan Implementation Fund, created pursuant to  
16           this ordinance, and to be held in a fund maintained by the City Treasurer.

17           b. Upon the passage and approval of this ordinance, the Comptroller is authorized  
18           and directed to establish a fund to be designated as the "North St. Louis  
19           Neighborhood Plan Implementation Fund" for the purpose of implementation of  
20           Neighborhood Plans adopted by the Planning Commission for North St. Louis  
21           including supporting the accessibility and availability of housing, quality public  
22           infrastructure, and providing funding for small businesses. All interest earned on

1 funds held in the North St. Louis Neighborhood Plan Implementation Fund and  
2 all repayments made on loans made from the North St. Louis Neighborhood Plan  
3 Implementation Fund shall be retained in the North St. Louis Neighborhood Plan  
4 Implementation Fund until appropriated according to provisions of this ordinance.  
5 The fund shall be eligible to accept additional monies from other City  
6 appropriations, private donations, or other sources. All expenditures from such  
7 funds shall be appropriated in accordance with this ordinance and other applicable  
8 law. Appropriate sub-accounts may be created.

- 9 c. The purpose of the North St. Louis Neighborhood Plan Implementation Fund is to  
10 implement the Neighborhood Plans adopted by the Planning Commission for  
11 North St. Louis including supporting the accessibility and availability of housing,  
12 quality public infrastructure, and providing funding for small businesses located  
13 in North St. Louis. Funds held in the North St. Louis Neighborhood Plan  
14 Implementation Fund may be expended only as provided under this ordinance.

15 *2. Eligible Uses of the North St. Louis Neighborhood Plan Implementation Fund.*

- 16 a. Available monies within the North St. Louis Neighborhood Plan Implementation  
17 Fund shall be used for the purposes of:
- 18 i. Implementing the Neighborhood Plans adopted by the Planning  
19 Commission or are actively under development by the Planning and Urban  
20 Design Agency for North St. Louis neighborhoods, including but not  
21 limited to supporting the accessibility and availability of housing, quality

1 public infrastructure, and providing funding for small businesses located  
2 in North St. Louis.

3 1. Potential uses include, but are not limited to, funding single or  
4 multi-parcel land assemblage and site preparation, gap financing,  
5 home ownership support, neighborhood beautification initiatives,  
6 funding for small businesses, and establishment of key  
7 neighborhood services, and improving public facilities including  
8 infrastructure and parks.

9 ii. Procuring goods and services, compensating staff, and other  
10 administrative costs, provided that such costs do not exceed 5% of the  
11 fund balance on an annual basis.

12 3. *Administration and Authority for Contracts and Expenditures for the North St. Louis*  
13 *Neighborhood Plan Implementation Fund.*

14 a. The St. Louis Development Corporation and the Planning and Urban Design  
15 Agency shall make recommendations to the Community Development  
16 Administration on the use of funds. The Community Development Administration  
17 will initiate and issue all contracts and agreements in alignment with those  
18 recommendations, including those to the St. Louis Development Corporation, to  
19 administer programs or projects funded by the North St. Louis Neighborhood Plan  
20 Implementation Fund. The Community Development Administration, in  
21 consultation with Planning and Urban Design Agency, St. Louis Development  
22 Corporation, Recovery Office, Community Development Administration,

1 Affordable Housing Commission and any other City departments or entities as  
2 may be necessary and helpful, shall recommend to the Board of Estimate and  
3 Apportionment specific appropriations from the North St. Louis Neighborhood  
4 Implementation Fund for inclusion into the City's annual operating budget by  
5 submitting to the Budget Director by March 1 of each year or recommend to the  
6 Board of Estimate and Apportionment specific awards or expenditures of funds  
7 from the North St. Louis Neighborhood Plan Implementation Fund through  
8 existing or new contracts or agreements with specific recipients, contractors, or  
9 vendors.

10 b. The Board of Estimate and Apportionment's approval of a specific contract or  
11 agreement with a recipient, contractor, or vendor shall constitute authority for the  
12 City signatory to enter into the approved contract or agreement and expend the  
13 funds in accordance with such contract or agreement, except with respect to any  
14 Public Work.

15 c. No monies may be appropriated from the North St. Louis Neighborhood Plan  
16 Implementation Fund in excess of available monies within that fund.

17 4. *Fund Accountability.*

18 a. The North St. Louis Neighborhood Plan Implementation Fund shall be included  
19 among the funds subject to regular audits of City funds as required under law.

20 b. Proposals shall be presented to the Board of Aldermen and approved via  
21 resolution before approval of expenditures from the Board of Estimate and  
22 Apportionment.

- i. These proposals shall reference and address how, with the funds available, they are implementing portions of the neighborhood plans adopted by the Planning Commission.
- ii. Proposals shall include proof of consultation with trusted local organizations and neighborhood leaders.
- iii. These proposals shall identify the administering department and include the estimated cost of administration including City staff, contracted services, and other costs to deliver the above-mentioned eligible uses.

#### **SECTION FOUR. Funds for Citywide Infrastructure and Neighborhood Improvements.**

##### **A. The Water Infrastructure Fund.**

###### *1. Establishment of the Water Infrastructure Fund.*

- a. There is hereby appropriated the sum of forty million and 0/100ths dollars (\$40,000,000.00) from Settlement Funds into a special fund to be known as the Water Infrastructure Fund, created pursuant to this ordinance, and to be held in a fund maintained by the City Treasurer.
- b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Water Infrastructure Fund" for the purpose of supporting City water infrastructure and improvements. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All interest earned on funds held in the Water Infrastructure Fund and all repayments made on loans made from the Water

1 Infrastructure Fund shall be retained in the Water Infrastructure Fund until  
2 appropriated according to provisions of this ordinance. Appropriate sub-  
3 accounts may be created.

4 c. The purpose of the Water Infrastructure Fund is to support City water  
5 infrastructure maintenance and improvements.

6 2. *Eligible Uses of the Water Infrastructure Fund.* Monies within the Water  
7 Infrastructure Fund shall be used exclusively for supporting City water  
8 infrastructure maintenance and improvements by providing:

9 a. Matching funds for federal and state grants that support City water  
10 infrastructure maintenance and improvements;

11 b. Debt service payments for loans and/or bonds that support City water  
12 infrastructure maintenance and improvements; and

13 c. Supporting professional studies and plans needed to support City water  
14 infrastructure maintenance and improvements.

15 3. *Administration and Authority for Contracts and Expenditures for the Public*  
16 *Infrastructure Fund.*

17 a. The Water Division shall (i) have general oversight over and administer  
18 the Water Infrastructure Fund; (ii) recommend to the Board of Estimate  
19 and Apportionment any appropriations from the Water Infrastructure Fund  
20 for inclusion into the City's annual operating budget for the Water  
21 Division by submitting to the Budget Director by March 1 of each year;  
22 and (iii) recommend to the Board of Estimate and Apportionment any

specific transfers to the Water Division for operating expenses, capital improvements, infrastructure repair or replacement.

b. No monies may be appropriated from the Water Infrastructure Fund in excess of available monies within that fund.

4. *Fund Accountability.*

a. The Water Infrastructure Fund shall be included among the funds subject to regular audits of City funds as required under law.

**B. The Public Infrastructure Fund.**

1. *Establishment of the Public Infrastructure Fund.*

a. There is hereby appropriated the sum of thirty million and 0/100ths dollars (\$30,000,000.00) from Settlement Funds into a special fund to be known as the Public Infrastructure Fund, created pursuant to this ordinance, and to be held in a fund maintained by the City Treasurer.

b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Public Infrastructure Fund" for the purpose of maintaining and improving City infrastructure that supports the mobility, health, and security of residents across the City. All interest earned on funds held in the Public Infrastructure Fund and all repayments made on loans made from the Public Infrastructure Fund shall be retained in the Public Infrastructure Fund until appropriated according to provisions of this ordinance. The fund shall be eligible to accept additional monies from other City

1                   appropriations, private donations, or other sources. All expenditures from  
2                   such fund shall be appropriated in accordance with this ordinance and  
3                   other applicable law. Appropriate sub-accounts may be created.

4                   c. The purpose of the Public Infrastructure Fund is to support maintenance,  
5                   and improvements to streets, sidewalks, lighting, trees, and recreation  
6                   centers. Funds deposited and held in the Public Infrastructure Fund may be  
7                   expended only as provided under this ordinance.

8                   2. *Eligible Uses of the Public Infrastructure Fund.*

9                   a. Available monies within the Public Infrastructure Fund shall be used  
10                  exclusively for the purposes of:

- 11                   1. Supporting the maintenance, repairs, traffic calming, safety,  
12                   reconstruction, and other improvements and accessibility of City  
13                   streets and sidewalks;
- 14                   2. Provide gap financing for the 50/50 Sidewalk Program and other  
15                   sidewalk funding needs;
- 16                   3. Supporting pilot initiative(s) for quick build projects or temporary  
17                   traffic calming including the bulk purchase of traffic calming  
18                   assets;
- 19                   4. Develop an Asset Management program that will inventory and  
20                   assess equipment, street and sidewalk surface conditions, curb  
21                   ramps, and other assets in the City;

5. Providing matching funds for projects that demonstrate private funding support for the maintenance, repairs and other improvements, and accessibility of pedestrian-scaled lighting along corridors;
6. Supporting the removal of hazardous trees and stumps in the City right-of-way;
7. Supporting the redevelopment of Recreation Centers;
8. Procuring goods and services, compensating staff, and incurring other administrative costs, provided that such costs do not exceed 5% of the fund balance on an annual basis.

3. *Restrictions on Use of Funds.*

- a. No monies may be appropriated from the Public Infrastructure Fund to fund projects in Downtown.
- b. No monies may be appropriated from the Public Infrastructure Fund in excess of available monies within that fund.

4. *Fund Prioritization.* Capital projects shall be prioritized by the following relevant criteria:

- a. Street and sidewalk projects along segments or corridors identified in the High Injury Network of either the City of St. Louis or East-West Gateway; and
- b. Sidewalk projects suggested by the City of St. Louis ADA Transition Plan; and

- 1 c. Street and sidewalk projects suggested by the Complete Streets  
2 Committee as provided under Ordinance 71882 Section Five, Subsection  
3 H; and  
4 d. Recreation Center Projects.

5 5. *Administration and Authority for Contracts and Expenditures for the Public*  
6 *Infrastructure Fund.*

- 7 a. The Board of Public Service shall have general oversight over and  
8 administer the Public Infrastructure Fund.  
9 b. The Board of Public Service shall, in consultation with any other City  
10 departments or entities as may be necessary and helpful, develop and  
11 recommend appropriations from the Public Infrastructure Fund to the  
12 Board of Estimate and Apportionment for inclusion into the City's annual  
13 operating budget by submitting to the Budget Director by March 1 of each  
14 year or recommend to the Board of Estimate and Apportionment specific  
15 awards or expenditures of funds from the Public Infrastructure Fund  
16 through existing or new contracts or agreements with specific recipients,  
17 contractors, or vendors.  
18 c. The Board of Estimate and Apportionment's approval of a specific  
19 contract or agreement with a recipient, contractor, or vendor shall  
20 constitute authority for the City signatory to enter into the approved  
21 contract or agreement and expend the funds in accordance with such  
22 contract or agreement, except with respect to any Public Work.

1                   6. *Fund Accountability.*

- 2                   a. The Public Infrastructure Fund shall be included among the funds subject
- 3                   to regular audits of City funds as required under law.

4                   **C. The Vacancy Reduction Fund.**

5                   1. *Establishment of the Vacancy Reduction Fund.*

- 6                   a. There is hereby appropriated the sum of ten million and 0/100ths dollars
- 7                   (\$10,000,000.00) from Settlement Funds into a special fund to be known as
- 8                   the Vacancy Reduction Fund, created pursuant to this ordinance, and to be
- 9                   held in a fund maintained in the Office of the City Treasurer.
- 10                  b. Upon the passage and approval of this ordinance, the Comptroller is
- 11                  authorized and directed to establish a fund to be designated as the "Vacancy
- 12                  Reduction Fund" for the purpose of reducing vacancy citywide. All interest
- 13                  earned on funds held in the Vacancy Reduction Fund and all repayments
- 14                  made on loans made from the Vacancy Reduction Fund shall be retained in
- 15                  the Vacancy Reduction Fund until appropriated according to provisions of
- 16                  this ordinance. The fund shall be eligible to accept additional monies from
- 17                  other City appropriations, private donations, or other sources. Appropriate
- 18                  sub-accounts may be created.
- 19                  c. The purpose of the Vacancy Reduction Fund is to support City efforts to
- 20                  reduce vacancy citywide through strategic staffing, enforcement, data,
- 21                  vacant property stabilization and abatement, and redevelopment tools.

22                  2. *Eligible Uses of the Vacancy Reduction Fund.*

- 1                   a. Available monies within the Vacancy Reduction Fund shall be used  
2                   exclusively for the purposes of:
- 3                   i. Supporting the funding of City staff focused on vacancy, blight  
4                   reduction, and recovering the City’s vacancy-related expenses,  
5                   including but not limited to: a dedicated collections attorney and  
6                   paralegal;
- 7                   ii. Supporting the expansion of a “Pre-Approved Plans Library” including  
8                   architectural plans for standard single-family, duplex, and multi-family  
9                   new construction and common rehabilitation projects;
- 10                  iii. Supporting city vacancy data infrastructure and analysis for internal  
11                  and/or public use;
- 12                  iv. Supporting enforcement of vacancy and nuisance laws against  
13                  absentee property owners by supporting personnel, enforcement, and  
14                  legal operations necessary to identify, cite, stabilize, and remediate  
15                  vacant and nuisance properties throughout the City and to prosecute  
16                  and recover the associated unpaid fines and fees the bad actors who  
17                  own them. Eligible uses include nuisance abatement enforcement;  
18                  municipal and neighborhood-based nuisance and receivership actions;  
19                  contracted legal services; multi-year operational support, strategic  
20                  nuisance litigation, litigation costs; emergency stabilization measures;  
21                  and demolition coordination.

1 v. Supporting the acquisition, stabilization, rehabilitation, environmental  
2 remediation, emergency repair, demolition, site control, strategic  
3 redevelopment activities, and neighborhood stabilization efforts  
4 involving vacant or nuisance properties.

5 a. Eligible applicants may include nonprofit organizations,  
6 community development corporations, urban redevelopment and  
7 quasi-governmental agencies, and other mission-aligned  
8 redevelopment partners engaged in neighborhood stabilization,  
9 housing production, property rehabilitation, and long-term community  
10 redevelopment activities. Priority may be given to projects that return  
11 vacant properties to productive use, prevent further neighborhood  
12 deterioration, leverage additional public or private investment, expand  
13 affordable housing opportunities, or address concentrated vacancy  
14 conditions in high-need areas throughout the City.

15 Procuring goods and services, compensating staff, and incurring other administrative costs,  
16 provided that such costs do not exceed 5% of the fund balance on an annual basis

17 3. *Administration and Authority for Contracts and Expenditures for the Vacancy*  
18 *Reduction Fund.*

19 a. The Department of Public Safety shall have general oversight over and  
20 administer the Vacancy Reduction Fund.

21 b. The Department of Public Safety, in consultation with City Counselors  
22 Office and any other City departments or entities as may be necessary and

1 helpful, shall develop and recommend appropriations from the Vacancy  
2 Reduction Fund to the Board of Estimate and Apportionment for inclusion  
3 into the City's annual operating budget by submitting to the Budget Director  
4 by March 1 of each year or recommend to the Board of Estimate and  
5 Apportionment specific awards or expenditures of funds from the Vacancy  
6 Reduction Fund through existing or new contracts or agreements with  
7 specific recipients, contractors, or vendors.

8 c. The Board of Estimate and Apportionment's approval of a specific contract  
9 or agreement with a recipient, contractor, or vendor shall constitute  
10 authority for the City signatory to enter into the approved contract, contract  
11 amendment, or agreement and expend the funds in accordance with such  
12 contract or agreement, except with respect to any Public Work.

13 d. No monies may be appropriated from the Vacancy Reduction Fund in  
14 excess of available monies within that fund.

15 4. *Fund Accountability.*

16 a. The Vacancy Reduction Fund shall be included among the funds subject to  
17 regular audits of City funds as required under law.

18 5. The Vacancy Litigation Trust Fund. Directing the allocation and establishment of  
19 "The Vacancy Litigation Trust Fund. Appropriating Five Million Dollars (\$5,000,000.00)  
20 of the Rams Settlement Fund proceeds, of which the interest shall be dedicated to  
21 providing for the purpose of directly addressing vacancy litigation efforts undertaken by  
22 non-profits and neighborhood groups, pursuant under The Missouri Abandoned Housing

Act (RSMo 447.620447.625), RSMo 441.641, RSMo Section 82.1025 and RSMo 82.1027, RSMo 67.398, and any related, affiliated, or successor statutes.

**SECTION FIVE. The Downtown Neighborhood Plan Implementation Fund**

A. Establishment of the Downtown Neighborhood Plan Implementation Fund.

1. There is hereby appropriated the sum of fifty-five million and 0/100ths dollars \$55,000,000.00) from Settlement Funds into the Downtown Neighborhood Plan Implementation Fund, created pursuant to this ordinance, and to be held in a fund maintained by the City Treasurer.

2. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the Downtown Neighborhood Plan Implementation Fund for the purpose of implementing the Design Downtown STL Neighborhood Plan, adopted by the Planning Commission as a Neighborhood Plan and an element of the Comprehensive Plan, through investment in capital projects and catalytic activation programs that strengthen Downtown as a neighborhood, employment center, and regional destination.

3. Design Downtown STL was adopted by the Planning Commission as a Neighborhood Plan and an element of the Comprehensive Plan on December 2, 2020. The Downtown Neighborhood Plan Implementation Fund shall support eligible projects located in Downtown and Downtown West, consistent with the Design Downtown STL Neighborhood Plan study area. Funds held in the Downtown Neighborhood Plan Implementation Fund may be expended only as provided under this ordinance.

1 4. All interest earned on funds held in the Downtown Revitalization Fund shall be allocated  
2 annually to the Long-Term Tornado Recovery Fund until July 1st, 2030. All interest earned  
3 on or after July 1st, 2030 and all repayments made on loans from the passage of the  
4 ordinance shall be retained in its originating sub-account within the Downtown  
5 Revitalization Fund until appropriated according to provisions of this ordinance.

6 B. Eligible Uses of the Downtown Neighborhood Plan Implementation Fund. Monies within the  
7 Downtown Neighborhood Plan Implementation Fund shall be used exclusively for  
8 appropriations provided under this ordinance for the following types of projects:

9 1. There is hereby appropriated the sum of thirty million and 0/100ths dollars  
10 (\$30,000,000.00) from the Downtown Neighborhood Plan Implementation Fund to a sub-  
11 account to be known as the Strategic Major Capital Projects Fund. Available monies within  
12 the Strategic Major Capital Projects Fund shall be used for the purposes of:

13 a. Supporting long-term vacant building stabilization and redevelopment, including but  
14 not limited to, acquisition, stabilization, environmental remediation, site preparation,  
15 predevelopment, and development of long-term vacant, underutilized, or strategically  
16 significant buildings or properties in Downtown.

17 b. Supporting Downtown streetscape capital projects, including but not limited to,  
18 pedestrian-scaled lighting, spot sidewalk repair, ADA compliance and enhancement,  
19 traffic safety improvements, and bicycle and pedestrian infrastructure.

20 c. Supporting improvements to Downtown open and public spaces, greenways, tree  
21 canopy, and other public amenities.

1 d. Allocating no less than ten million and 0/100ths dollars (\$10,000,000.00) of fund  
2 proceeds allocated to items b & c above.

3 e. Procuring goods and services, compensating staff, and incurring other administrative  
4 costs, provided that such costs do not exceed 5% of the fund balance on an annual basis.

5 2. There is hereby appropriated the sum of fifteen million and 0/100ths dollars (\$15,000,000.00)  
6 from the Downtown Neighborhood Plan Implementation Fund to a sub-account to be known as  
7 the Riverfront Fund. Available monies within the Riverfront Fund shall be used for the purposes  
8 of:

9 a. Increasing commercial activity and pedestrian access, including, **but not limited to:**

10 i. Reopening Laclede's Landing roadways and evaluating a new gate system.

11 ii. Connecting the Riverfront to Downtown, with emphasis on the Washington  
12 Avenue corridor as a primary pedestrian and commercial linkage.

13 iii. Improving circulation, routing, and signage.

14 b. Signage, wayfinding, beautification, accessibility, and urban activation support  
15 infrastructure, including, but not limited to:

16 i. New shade structures that will make it more comfortable to be on the Central  
17 Riverfront during hot summer months.

18 ii. New infrastructure to attract vendors to operate on the Riverfront.

19 iii. Comfort stations.

20 c. Incentivizing Riverfront ground-level development and improving river-oriented  
21 attractions, including, but not limited to:

1 i. Addressing long-term deferred maintenance on the Riverfront as a prerequisite  
2 to new activation and infrastructure investment.

3 ii. Constructing a large new Riverfront dock that may serve day riverboat cruises  
4 and overnight cruise boats, including restaurants, bars, and a water court to create  
5 a new opportunity for St. Louisans and visitors to interact with the Mississippi  
6 River and spend more time Downtown.

7 3. There is hereby appropriated the sum of ten million and 0/100ths dollars (\$10,000,000.00)  
8 from the Downtown Neighborhood Plan Implementation Fund to a sub-account to be known as  
9 the Downtown Retail and Events Program Fund. Available monies within the Downtown Retail  
10 and Events Program Fund shall be used for the purposes including:

11 a. Incentive funds to support strategic retail and restaurant activation along major  
12 corridors, including, but not limited to:

13 i. Sidewalk cafés, parklets, and Open Streets.

14 ii. White-boxing, tenant improvements, façade improvements, and other durable  
15 improvements that support commercial occupancy.

16 iii. Attracting new businesses to the City and supporting the retention and  
17 expansion of existing City businesses.

18 b. Supporting the creation of a public-private partnership fund to support the recruitment  
19 of sporting events to the City of St. Louis, with no less than two million five hundred  
20 thousand and 0/100ths dollars (\$2,500,000.00) of fund proceeds allocated for  
21 implementation.

1 c. Procuring goods and services, compensating staff, and incurring other administrative  
2 costs, provided that such costs do not exceed 5% of the fund balance on an annual basis.

3 C. Administration and Authority for Contracts and Expenditures for the Downtown  
4 Neighborhood Plan Implementation Fund.

5 1. The Board of Public Service shall, in consultation with any other City departments or  
6 entities as may be necessary and helpful, develop and recommend appropriations from  
7 the Downtown Neighborhood Plan Implementation Fund to the Board of Estimate and  
8 Apportionment for inclusion into the City's annual operating budget by submitting to the  
9 Budget Director by March 1 of each year, or recommend to the Board of Estimate and  
10 Apportionment specific awards or expenditures of funds from the Downtown  
11 Neighborhood Plan Implementation Fund through existing or new contracts or  
12 agreements with specific recipients, contractors, or vendors.

13 2. The Board of Estimate and Apportionment's approval of a specific contract or  
14 agreement with a recipient, contractor, or vendor shall constitute authority for the City  
15 signatory to enter into the approved contract or agreement and expend the funds in  
16 accordance with such contract or agreement, except with respect to any Public Work.

17 3. No monies may be appropriated from the Downtown Neighborhood Plan  
18 Implementation Fund in excess of available monies within that fund.

19 D. Fund Accountability. The Downtown Neighborhood Plan Implementation Fund shall be  
20 included among the funds subject to regular audits of City funds as required under law.

21 **SECTION SEVEN. Private Partnership Reporting.** The Chair of the Board of Aldermen Budget  
22 and Public Employees Committee shall request that any private non-governmental entity

1 facilitating an agreement to match funds for any of the purposes outlined in this Ordinance,  
2 including the matching funds described in Exhibit B, develop and share an annual report  
3 detailing the progress of the match and use of funds to date before said Committee between  
4 December 1st and December 31st of each calendar year until relevant funds are exhausted.

5 **SECTION EIGHT. Severability Clause.**

6 It is hereby declared to be the intention of the Board of Aldermen that each, and every part,  
7 section and subsection of this Ordinance shall be separate and severable from each, and every  
8 other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each  
9 said part, section, and subsection separately and independently of any other part, section, and  
10 subsection. In the event that any part, section, or subsection of this Ordinance shall be  
11 determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and  
12 subsections shall be and remain in full force and effect, unless the court making such finding  
13 shall determine that the valid portions standing alone are incomplete and are incapable of being  
14 executed in accordance with the legislative intent.

15 **SECTION NINE. Emergency Clause.**

16 This being an ordinance for the preservation of the public peace, health and safety, it is hereby  
17 declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of  
18 the Charter of the City of St. Louis, and therefore, this ordinance shall become effective  
19 immediately upon its passage and approval by the Mayor.