

Summary
Board Bill Number 153
Committee Substitute As Amended in Committee
Introduced by Alderwoman Alisha Sonnier
December 13, 2024

An Ordinance recommended by the Board of Estimate and Apportionment, and establishing the **BB 131/153 TRANSFORM STL Act**, authorizing and directing an appropriation in the total amount of Two Hundred Ninety-Four Million and 0/100ths Dollars (\$294,000,000.00) of Rams Settlement Funds for deposit into various new special funds with amounts as described herein; and containing a severability clause and an emergency clause.

**BOARD BILL NUMBER 153 COMMITTEE SUBSTITUTE AS AMENDED IN
COMMITTEE INTRODUCED BY ALDERWOMAN ALISHA SONNIER
COSPONSORS: PRESIDENT MEGAN GREEN**

An Ordinance recommended by the Board of Estimate and Apportionment, and establishing the **BB 131/153 TRANSFORM STL Act**, authorizing and directing an appropriation in the total amount of Two Hundred Ninety-Four Million Dollars (\$294,000,000.00) of Rams Settlement Funds for deposit into various new special funds 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 Seven Hundred Ninety Million and 0/100ths Dollars (\$790,000,000.00) settlement agreement with Rams owner Stan Kroenke and the National Football League, resulting in the City negotiating receipt of Two Hundred Eighty Million and 0/100ths Dollars (\$280,000,000.00) as its share from the settlement agreement, of which Thirty Million and 0/100ths Dollars (\$30,000,000.00) was appropriated to invest in the Convention Center; and

WHEREAS, the amount of Settlement Funds, including accrued interest, that are available for appropriation totals Two Hundred Ninety-Four Million and 0/100ths Dollars (\$290,000,000.00); and

WHEREAS, the taxpayer dollars of residents across the City funded the litigation that resulted in the City receiving these Settlement Funds, and the Board of Aldermen finds that this legislation satisfies the strong public purpose of ensuring these Settlement Funds are appropriated such that they will benefit all residents across the City; and

WHEREAS, this Board of Aldermen recognizes the importance of direct support for disinvested areas of the City and improvement of those communities through these funds, as well as that

1 encouraging private-public partnership in the continued development of Downtown is essential to
2 the long-term sustainability of the City of St. Louis; and

3 **WHEREAS**, this Board of Aldermen recognizes the importance direct support for disinvested
4 areas of the City and improvement of those communities through these funds, as well as
5 encouraging private-public partnership in the continued development of Downtown is essential to
6 the long-term sustainability of the City of St. Louis; and

7 **WHEREAS**, on February 10, 2023, as one of its final acts of the 2022-2023 Legislative Session,
8 the Board of Aldermen unanimously passed Resolution Number 171 committing the Board, the
9 Comptroller, and the Mayor's Office to conduct a comprehensive community input and
10 engagement process to establish community-driven priorities for investing the Rams Settlement
11 funds; and

12 **WHEREAS**, the City of St. Louis launched its community engagement for the Rams Settlement
13 on August 14, 2023 by providing a platform for residents to submit ideas and a survey of city
14 residents' priority challenges that reached nearly 3,200 residents; and

15 **WHEREAS**, based on the results of that survey, the Board of Aldermen passed Resolution 159
16 on November 17, 2023 to declare their intention to use the funds to address the following common
17 priorities: attracting and retaining City workers, increasing public safety, improving City finances,
18 upgrading water infrastructure, increasing access to affordable childcare, improving community
19 mobility, and catalyzing Downtown reinvestment; and

20 **WHEREAS**, in 2024, more than 12,000 residents participated in the second phase of the
21 community engagement process, voting on ideas to address top priority challenges, as well as

interacting with and commenting on others’ submissions, and the Board of Aldermen committed to hold hearings on the most popular and feasible ideas; and

WHEREAS, those ideas included improving City infrastructure services like streets, sidewalks, and water; strengthening the City workforce; supporting affordable and quality childcare; and catalyzing Downtown reinvestment; and

WHEREAS, the extensive, transparent, and responsive community engagement process reached over 15,000 unique participants as of December 2024; and

WHEREAS, over several legislative sessions, the Board of Aldermen has committed to ensuring that these funds are allocated strategically and responsibly to maximize their impact by leveraging matching funds, balancing competing priorities, and creating a generational legacy; and

WHEREAS, as the top priority expressed by St. Louis City residents, the Board of Aldermen is committed to competitively compensating City employees and recognizes the value of ensuring that workers have every enrichment opportunity available to them, as nearly every city department currently struggles with attracting and maintaining full staffing;

WHEREAS, in partnership with the City of St. Louis, Greater St. Louis, Inc. supports the programs and goals of this legislation, including increased access to affordable childcare, post-secondary educational and training opportunities for youth, and increased support for workforce development; and

WHEREAS, the investment of funds as outlined within this legislation also supports community justice-centered priorities identified by the Reparations Commission and numerous other City boards, commissions, and other public entities, including dedicated funding for housing, homeownership, home repair, and affordable housing development specifically targeted to support

marginalized, disinvested, and redlined communities, to mitigate displacement, community instability, and other legacies of institutional discrimination against the City’s Black residents.

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

SECTION ONE. Public Purpose Satisfied. It is hereby declared to be the intent of the Board of Aldermen that the funds created by this ordinance and their purposes as defined herein serve a public purpose, because the City can achieve its full economic and social potential only if every City resident has the opportunity to contribute to the full extent of their capabilities and only when financial barriers to their economic, social and educational goals are removed, and because these funds will achieve that public purpose by:

- A. Improving public infrastructure across the City, so that all residents will have access to and benefit from clean drinking water and quality streets and sidewalks;
- B. Supporting economic growth by improving access to capital for innovative community development initiatives for both affordable housing and commercially vibrant neighborhoods across the City; and
- C. Retaining and attracting residents, through investments available to all such as housing and homeownership, economic and career opportunities, and ability to raise a family; and
- D. Providing additional investments supporting the City’s workforce, with a prioritization of City workers' ability to benefit through investments in professional training, education, certification, and accreditation as well as providing support for housing and homeownership, and ability to raise a family; and

1 E. Providing dedicated funds to North St. Louis, in recognition of the history of disinvestment in
2 North St. Louis and the critical economic importance to the entire City of investing in all of
3 our neighborhoods if the City of St. Louis is to thrive; and

4 F. Providing dedicated funds to Southeast St. Louis, in recognition of the history of disinvestment
5 in Southeast St. Louis and the critical economic importance to the entire City of investing in
6 all of our neighborhoods if the City of St. Louis is to thrive; and

7 G. Providing dedicated funds to Downtown St. Louis, in recognition of the economic activity it
8 produces which enhances the quality of life for all residents and visitors.

9 **SECTION TWO. Definitions.**

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

12 B. **Board of Public Service.** The “Board of Public Service” shall refer to the St. Louis City Board
13 of Public Service, including the Office of the President of the Board of Public Service.

14 C. **Citywide Infrastructure Funds.** The “Citywide Infrastructure Funds” shall mean the Citywide
15 Water Infrastructure Fund and the Citywide Mobility Infrastructure Fund. The Water Division
16 shall have general oversight over and administer the Citywide Water Infrastructure Fund. The
17 Citywide Mobility Infrastructure Fund shall be administered by the Board of Public Service
18 with input provided by the Capital Committee.

19 D. **City workers.** “City workers” shall mean workers who are employed by the City of St. Louis.

20 E. **Community Development Innovation Funds.** The “Community Development Innovation
21 Funds” shall mean the Citywide Housing Fund and the Citywide Neighborhood Development
22 Fund. Both the Citywide Housing Fund and Citywide Neighborhood Development Fund shall

1 be administered by the Community Development Administration in coordination with and with
2 input provided by the St. Louis Development Corporation and its Board of Directors.

3 F. ***Downtown.*** “Downtown” shall mean the areas within the Downtown and Downtown West
4 neighborhoods as defined by the Planning and Urban Design Agency of the City of St. Louis.

5 G. ***Downtown Plan.*** “Downtown Plan” shall mean the Design Downtown STL Neighborhood
6 Plan adopted by the City of St. Louis Planning Commission on December 2, 2020, and made
7 part of the City’s Comprehensive Plan.

8 H. ***North St. Louis.*** “North St. Louis” shall mean the neighborhoods located in areas designated
9 by the St. Louis Development Corporation as EJI-1, EJI-2, and EJI-3 that are located north of
10 Delmar Boulevard.

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

14 J. ***Southeast St. Louis.*** “Southeast St. Louis” shall mean the neighborhoods located in areas
15 designated by the St. Louis Development corporation as EJI-1, EJI-2, and EJI-3 that are located
16 south of Interstate 44.

17 K. ***The St. Louis City Workforce Funds.*** “The St. Louis City Workforce Funds” shall mean the
18 Children and Families Endowment Fund and the City Workforce Fund. The Treasurer’s
19 Office shall administer the Children and Families Endowment Fund. The City Workforce
20 Fund shall be administered by the St. Louis Agency on Training and Education.

21 **SECTION THREE. The Citywide Infrastructure Funds.**

22 **A. The Citywide Water Infrastructure Fund.**

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

2 a. There is hereby appropriated the sum of Forty Million and 0/100ths Dollars
3 (\$40,000,000.00) from Settlement Funds into a special fund to be known as the **Citywide**
4 **Water Infrastructure Fund**, created pursuant to this ordinance, and to be held in a fund
5 maintained in the Office of the City Treasurer.

6 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
7 directed to establish a fund to be designated as the "Citywide Water Infrastructure Fund"
8 for the purpose of supporting City water infrastructure and improvements. The fund shall
9 be eligible to accept additional monies from other City appropriations, private donations,
10 or other sources. All interest earned by the Citywide Water Infrastructure Fund shall be
11 retained in and for the Citywide Water Infrastructure Fund. All expenditures from such
12 fund shall be appropriated in accordance with this ordinance and other applicable law.
13 Appropriate sub-accounts may be created.

14 c. The purpose of the Citywide Water Infrastructure Fund is to support City water
15 infrastructure maintenance and improvements. Funds deposited and held in the Citywide
16 Water Infrastructure Fund may be appropriated and expended only as provided under this
17 ordinance.

18 **2. Eligible Uses of the Citywide Water Infrastructure Fund.** Monies within the Citywide Water
19 Infrastructure Fund shall be used exclusively to provide appropriations to the Water Division for
20 the purposes of:

21 a. Supporting City water infrastructure maintenance and improvements, including emergency
22 repairs;

- b. Supporting the creation of City water plans and studies, including but not limited to an analysis of flat rate versus metered billing;
- c. Providing matching funds for federal and state grants that support City water infrastructure maintenance and improvements;
- d. Providing debt service payments for loans received by the City to support City water infrastructure maintenance and improvements; and
- e. Administrative costs, including procuring goods and services and compensating staff, 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 Citywide Water Infrastructure Fund for any purpose other than that authorized pursuant to this ordinance.
- b. No monies may be appropriated from the Citywide Water Infrastructure Fund to any entity other than the Water Division.
- c. The Water Division shall develop and recommend appropriations from the Citywide Water Infrastructure Fund, and shall finalize any recommendations to the Board of Estimate and Apportionment for inclusion in the City's annual budget by the March 1st preceding the fiscal year for that budget and in accordance with the budgeting processes outlined under Article XVI, Section 3, of the City Charter.
- d. No monies may be appropriated from the Citywide Water Infrastructure Fund in excess of available monies within that fund.

4. Determination of Uses of the Citywide Water Infrastructure Fund. The Water Division shall

- (i) have general oversight over and administer the Citywide Water Infrastructure Fund; (ii)

1 recommend to the Board of Estimate and Apportionment any appropriations from the Citywide
2 Water Infrastructure Fund for inclusion into the City's annual operating budget for the Water
3 Division; and (iii) recommend to the Board of Estimate and Apportionment any appropriations
4 from the Citywide Water Infrastructure Fund for any emergency repairs.

5 **5. Fund Accountability.** The Citywide Water Infrastructure Fund shall be included among the
6 funds subject to regular audits of City funds as required under law. As part of the annual update
7 provided for in Ordinance 71683, the Water Division shall include information on any
8 appropriations made from the Citywide Water Infrastructure Fund in the immediately preceding
9 fiscal year implemented to support projects. The Water Division shall submit an annual report to
10 the Mayor and the Board of Aldermen no later than May 1 of each calendar year detailing (i) the
11 long-term plan for the stewardship, management, repayment, and investment of monies within the
12 Citywide Water Infrastructure Fund; and (ii) how available monies within the fund may impact
13 the Water Division's capacity to provide water services.

14 **B. The Citywide Mobility Infrastructure Fund.**

15 **1. Establishment of the Citywide Mobility Infrastructure Fund.**

16 a. There is hereby appropriated the sum of Forty Million and 0/100ths Dollars
17 (\$40,000,000.00) from Settlement Funds into a special fund to be known as the **Citywide**
18 **Mobility Infrastructure Fund**, created pursuant to this ordinance, and to be held in a fund
19 maintained in the Office of the City Treasurer.

20 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
21 directed to establish a fund to be designated as the "Citywide Mobility Infrastructure Fund"
22 for the purpose of maintaining and improving City infrastructure that supports the mobility

1 of its residents across the City. All interest earned by the Citywide Mobility Infrastructure
2 Fund funds deposited in such designated account shall be retained in and for the Citywide
3 Mobility Fund. The fund shall be eligible to accept additional monies from other City
4 appropriations, private donations, or other sources. All expenditures from such fund shall
5 be appropriated in accordance with this ordinance and other applicable law. Appropriate
6 sub-accounts may be created.

- 7 c. The purpose of the Citywide Mobility Infrastructure Fund is to support maintenance and
8 improvements to City streets and sidewalks. Funds deposited and held in the Citywide
9 Mobility Infrastructure Fund may be appropriated and expended only as provided under
10 this ordinance.

11 **2. Eligible Uses of the Citywide Mobility Infrastructure Fund.** Available monies within the
12 Citywide Mobility Infrastructure Fund shall be used exclusively to provide appropriations to the
13 Board of Public Service or the Department of Streets, or their successor entities, for the purposes
14 of:

- 15 a. Prioritizing funding for projects as allowed under this Section which are located in high-
16 need areas, including areas in North St. Louis and Southeast St. Louis, as indicated and
17 measured by the Economic Justice Index Areas 1, 2, and 3 (EJI-1, EJI-2, and EJI-3);
18 b. Supporting all City streets, including those located in neighborhoods, and sidewalks
19 infrastructure maintenance, improvements, and accessibility;
20 c. Providing matching funds for federal and state grants for projects that support all City
21 streets, including those located in neighborhoods, and sidewalks infrastructure
22 maintenance, improvements, and accessibility;

- d. Providing matching funds for all City streets, including those located in neighborhoods, and sidewalks infrastructure maintenance, improvements, and accessibility projects which demonstrate private funding support or other local funds; and
- e. Improving the safety of streets and sidewalks for all users, including but not limited to providing funds to support:
 - i. Improvements to streets and sidewalk segments or corridors identified in the High Injury Network of either the City of St. Louis or East-West Gateway, and
 - ii. Any recommendations for transportation and mobility related projects offered by the Complete Streets Committee to the City's Capital Committee as provided under Ordinance 71882 Section Five, Subsection H; and
- f. Administrative costs, including procuring goods and services and compensating staff, 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 Citywide Mobility Infrastructure Fund for any purpose other than that authorized pursuant to this ordinance.
- b. No monies may be appropriated from the Citywide Mobility Infrastructure Fund to any entity other than the Board of Public Service or the Streets Department, or their successor entities.
- c. Monies appropriated from the Citywide Mobility Infrastructure Fund as provided under this Section shall not be eligible to use for projects located Downtown.
- d. The Capital Committee, as provided under Chapter 5.35.040, shall review and assess appropriations from the Citywide Mobility Infrastructure Fund, pursuant to the policies

and procedures for capital improvements planning and budgeting as provided in Ordinance 60419, as amended, or its successor, and pursuant to the requirements of this Section.

- e. No monies may be appropriated from the Citywide Mobility Infrastructure Fund in excess of available monies within that fund.

4. Fund Prioritization. The Capital Committee shall prioritize funding projects authorized under this Section which provide: improvements to streets and sidewalk segments or corridors identified in the High Injury Network, which are disproportionally located in EJI-1, EJI-2, and EJI-3, of either the City of St. Louis or East-West Gateway, and which are offered by the Complete Streets Committee to the City's Capital Committee as provided under Ordinance 71882 Section Five, Subsection H, or its successor.

- a. The Board of Public Service shall develop a scorecard that will be used by the Capital Committee to evaluate whether projects should be recommended for funding through the Mobility Fund as authorized under this Ordinance. Said scorecard shall include but not be limited to fields for the following:

- i. The Economic Justice Index Area where the project is located; and
- ii. Whether the project supports any long-term City planning for mobility infrastructure.

- b. The committee shall provide twenty percent (20%) additional points when scoring to projects authorized under this Section that are located in high-need areas as indicated and measured by the Economic Justice Index Areas 1, 2, and 3 (EJI-1, EJI-2, EJI-3).

5. Administration of the Citywide Mobility Infrastructure Fund. The Board of Public Service shall administer the Citywide Mobility Infrastructure Fund.

1 **6. Fund Accountability.**

- 2 a. The Citywide Mobility Infrastructure Fund shall be included among the funds subject to
- 3 regular audits of City funds as required under law.
- 4 b. The Board of Public Service shall submit an annual report to the Mayor and the Board of
- 5 Aldermen no later than May 1 of each calendar year detailing (i) the long-term plan for the
- 6 stewardship, management, and investment of monies within the Citywide Mobility
- 7 Infrastructure Fund; and (ii) the implementation of any appropriations made from the
- 8 Citywide Mobility Infrastructure Fund in the immediately preceding fiscal year.

9 **SECTION FOUR. The St. Louis City Workforce Funds.**

10 **A. The Children and Families Endowment Fund.**

11 **1. Establishment of the Children and Families Endowment Fund.**

- 12 a. There is hereby appropriated the sum of Forty Four Million and 0/100ths Dollars
- 13 (\$44,000,000.00) from Settlement Funds into a special fund to be known as the **Children**
- 14 **and Families Endowment Fund**, created pursuant to this ordinance, and to be held in a
- 15 fund maintained in the Office of the City Treasurer.
- 16 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
- 17 directed to establish a fund to be designated as the "Children and Families Endowment
- 18 Fund" for the purposes of supporting the recruitment and retention of families in the City
- 19 of St. Louis by (1) providing residents with increased access to affordable child care
- 20 services in the City of St. Louis, initially through a program piloted by the City of St. Louis
- 21 for City Workers, and (2) assisting children in accessing post-secondary educational
- 22 opportunities at institutions located in the City of St. Louis, initially through a program

1 piloted by the City of St. Louis for the children of City workers. The Children and Families
2 Endowment Fund may accept any other proceeds from contributions, gifts, or grants made
3 available for the purposes of the fund or the accounts within the fund. Moneys in the
4 Children and Families Endowment Fund at the close of each fiscal year shall not lapse but
5 shall be carried forward to each subsequent fiscal year.

6 c. The purpose of the Children and Families Endowment Fund is to support the recruitment
7 and retention of families in the City of St. Louis by:

8 i. Providing City residents with increased access to affordable child care services in
9 the City of St. Louis, initially through a program piloted by the City of St. Louis
10 for City workers, and by giving priority consideration to funding programs which
11 will maximize these City funds by alleviating child care costs in partnership with
12 employers who are located within the City of St. Louis; and

13 ii. Assisting children in accessing postsecondary educational and training
14 opportunities at institutions and programs located in the St. Louis region, initially
15 through a program piloted by the City of St. Louis for the children of City workers
16 who have worked for the City of St. Louis for at least two (2) years, with such
17 children having demonstrated academic achievement throughout high school as
18 determined by the City Treasurer's Office, and by giving priority consideration to
19 funding programs which will maximize these City funds by: (1) working to secure
20 private funding support for such efforts; (2) securing partnerships with regional
21 postsecondary institutions and programs to facilitate increased access to
22 postsecondary educational and training opportunities; and (3) providing last-dollar

1 funding to eligible students. Funds deposited and held in the Children and Families
2 Endowment Fund may be appropriated and expended only as provided under this
3 ordinance.

4 d. The Children and Families Endowment Fund shall contain two (2) accounts:

5 i. One (1) to be known as the “**Affordable Child Care Account**,” shall be assigned to
6 maintain funds to support the availability of affordable child care in the City as
7 provided under this ordinance, and into which Thirty Four Million and 0/100ths Dollars
8 (\$34,000,000.00) of the funds appropriated under this section shall be allocated; and

9 ii. One (1) to be known as the “**Youth Opportunities Account**,” shall be assigned to
10 maintain funds to support access to post-secondary educational and training
11 opportunities for youth as provided under this ordinance, and into which Ten Million
12 and 0/100ths Dollars (\$10,000,000.00) of the funds appropriated under this section
13 shall be allocated.

14 e. Interest earned from the Children and Families Endowment Fund shall accrue to such fund
15 and be distributed into the accounts created within such fund pursuant to this ordinance on
16 a basis proportional to the original fund allocation amounts within each account.

17 **2. Eligible Uses of the Children and Families Endowment Fund.**

18 a. **Affordable Child Care Account.** Monies within the Affordable Child Care Account shall
19 be used exclusively for:

20 i. Providing appropriations for the purpose of increasing City residents’ access to
21 affordable child care. The City of St. Louis shall pilot a program to partially subsidize
22 the cost of child care for salaried or hourly City workers who work more than 32 hours

per week. Consideration shall be given to funding programs which will maximize these City funds by alleviating child care costs on residents in partnership with employers. The Mayor or their departmental designee (“the City”), in consultation with the program administrator, shall analyze the program’s efficacy after two (2) years of operation to assess its initial return on investment, employee utilization, employee recruitment and retention, and estimated need for additional funding to expand such pilot program to non-City workers. If the City recommends that the program is ready for expansion, the City shall then present an operational plan to the Board of Aldermen in the form of a resolution, detailing program expansion specifics such as staffing needs, implementation strategies, employer engagement, and benchmarking measures for approval;

ii. Supporting child care and early childhood education workforce training programs to ensure there is sufficient supply of child care providers to meet other requirements set forth in this ordinance;

iii. Providing matching funds for federal, state, and local grants that support increased access to affordable childcare; and

iv. Administrative costs, including procuring goods and services and compensating staff, provided that such costs do not exceed 5% of the fund balance on an annual basis.

b. **Youth Opportunities Account.** Monies within the Youth Opportunities Account shall be used exclusively for:

i. Supporting postsecondary education and training opportunities for children of salaried or hourly City workers who work more than 32 hours per week and who have been

1 employed with the City of St. Louis for a period of at least two (2) years, as provided
2 herein:

3 1. The City shall pilot a program to support such children in accessing postsecondary
4 education and training at institutions and programs located in the St. Louis region,
5 by providing last-dollar scholarship funding to such children.

6 2. Eligible students shall have attended school in the City of St. Louis for an amount
7 of time to be determined by the City Treasurer's Office and shall also have
8 demonstrated academic achievement throughout high school as determined by the
9 City Treasurer's Office.

10 3. This pilot program shall maximize these City funds by (1) working to secure private
11 funding support for such efforts; (2) securing partnerships with regional
12 postsecondary institutions and programs to facilitate increased access to
13 postsecondary educational and training opportunities; and (3) providing last-dollar
14 funding to eligible students. After two (2) years of the pilot program becoming
15 operational, the Health and Human Development Committee, or its successor
16 committee, shall evaluate the program and determine the feasibility of expanding
17 the program to a broader City workforce.

18 4. The City Treasurer's Office shall, in consultation with the Mayor's Office and any
19 City departments as may be needed, develop an operational plan for this pilot
20 program detailing program components, such as eligibility parameters,
21 postsecondary institution and program partners. Such operational plan shall be
22 presented to the Board of Aldermen for approval in the form of a resolution. No

monies may be appropriated from the Youth Opportunities Account until such resolution has been approved.

5. Administrative costs, including procuring goods and services and compensating staff, 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 Children and Families Endowment Fund for any purpose other than that authorized pursuant to this ordinance.
- b. The City Treasurer's Office shall, in consultation with any other City departments or other entities as may be necessary and helpful, develop and recommend appropriations from the Children and Families Endowment Fund, and any recommendations to the Board of Estimate and Apportionment for inclusion in the City's annual budget shall be finalized by the March 1st preceding the fiscal year for that budget, and in accordance with the budgeting processes outlined under Article XVI, Section 3, of the City Charter.
- c. No monies may be appropriated from the Affordable Child Care Account in excess of interest and other proceeds accrued within that fund.
- d. No monies may be appropriated from the Youth Opportunities Account in excess of available monies within that account.
- e. No monies may be spent from the Affordable Child Care Account on payments to child care providers that are neither licensed or licensed non-exempt under the state of Missouri licensing guidelines.

1 **4. Endowment Fund Protections.** Any amendments to this ordinance in relation to the purpose,
2 eligible uses, or restrictions on eligible uses of the Children and Families Endowment Fund shall
3 require a vote of two-thirds ($\frac{2}{3}$) of the full Board of Aldermen.

4 **5. Fund Accountability.** The Children and Families Endowment Fund shall be included among
5 the funds subject to regular audits of City funds as required under law. The City Treasurer's Office
6 shall submit an annual report to the Mayor and the Board of Aldermen no later than May 1 of each
7 calendar year detailing (i) the long-term plan for the stewardship, management, and investment of
8 monies within the Children and Families Endowment Fund; and (ii) the implementation of any
9 appropriations made from the Children and Families Endowment Fund in the immediately
10 preceding fiscal year.

11 **B. City Workforce Fund**

12 **1. Establishment of the City Workforce Fund.**

13 a. There is hereby appropriated the sum of Ten Million and 0/100ths Dollars
14 (\$10,000,000.00) of Settlement Funds into a special fund to be known as the **City**
15 **Workforce Fund**, created pursuant to this ordinance, and to be held in a fund maintained
16 in the Office of the City Treasurer.

17 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
18 directed to establish a fund to be designated as the "City Workforce Fund" for the purpose
19 of providing City workers with increased access to professional training, certification,
20 accreditation, or education. All interest earned by the funds deposited in such special
21 account shall be retained in the account to be appropriated according to provisions of this
22 ordinance. The fund shall be eligible to accept additional monies from other City

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

- 4 c. The purpose of the City Workforce Fund is to strengthen the City's workforce, by
5 providing employees of the City of St. Louis with increased access to opportunities that
6 include but are not limited to professional training, education, certification, and
7 accreditation. Funds deposited and held in the City Workforce Fund may be appropriated
8 and expended only as provided under this ordinance.

9 **2. Eligible Uses of the City Workforce Fund.** Available monies within the City Workforce Fund
10 shall be used exclusively for the following purposes:

- 11 a. Supporting and expanding existing and new workforce training and education programs
12 and opportunities offered by the City of St. Louis;
- 13 b. Providing matching funds for state and federal grant opportunities that support workforce
14 training and education for City workers; and
- 15 c. Administrative costs, including procuring goods and services and compensating staff,
16 provided that such costs do not exceed 5% of the fund balance on an annual basis.

17 **3. Restrictions on Use of Funds.**

- 18 a. No monies may be appropriated from the City Workforce Fund for any purpose other than
19 that authorized pursuant to this ordinance.
- 20 b. The St. Louis Agency on Training and Employment shall, in consultation with any other
21 City departments or entities as may be necessary and helpful, develop and recommend
22 appropriations from the City Workforce Fund, and shall finalize any recommendations to

1 the Board of Estimate and Apportionment for inclusion in the City's annual budget by the
2 March 1st preceding the fiscal year for that budget and in accordance with the budgeting
3 processes outlined under Article XVI, Section 3, of the City Charter.

- 4 c. No monies may be appropriated from the City Workforce Fund in excess of available
5 monies within that fund.

6 **4. Fund Accountability.** The Citywide Workforce Fund shall be included among the funds subject
7 to regular audits of City funds as required under law. The St. Louis Agency on Training and
8 Employment shall submit an annual report no later than May 1 of each calendar year and provide
9 to the Mayor's Office and the Board of Aldermen detailing (1) the long range plan for the
10 stewardship, management, and investment of monies within the City Workforce Fund, (2) the
11 implementation of any appropriations made from the City Workforce Fund in the immediately
12 preceding fiscal year.

13 **SECTION FIVE. The Community Development Innovation Funds.**

14 **A. The Citywide Housing Fund.**

15 **1. Establishment of the Citywide Housing Fund.**

- 16 a. There is hereby appropriated the sum of Forty Million and 0/100ths Dollars
17 (\$40,000,000.00) from Settlement Funds into a special fund to be known as the **Citywide**
18 **Housing Fund**, created pursuant to this ordinance, and to be held in a fund maintained in
19 the Office of the City Treasurer.

- 20 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
21 directed to establish a fund to be designated as the "Citywide Housing Fund" for the
22 purpose of supporting the accessibility and availability of affordable housing located within

1 the City. All interest earned by the funds deposited in such special account and all
2 repayments on loans shall be retained in the account to be appropriated according to
3 provisions of this ordinance. The fund shall be eligible to accept additional monies from
4 other City appropriations, private donations, or other sources. All expenditures from such
5 fund shall be appropriated in accordance with this ordinance and other applicable law.
6 Appropriate sub-accounts may be created.

7 c. The Community Development Administration shall, in consultation and coordination with
8 the St. Louis Development Corporation and also with any other City departments or entities
9 as may be necessary and helpful, develop and recommend appropriations from the
10 Citywide Housing Fund, and shall finalize any recommendations to the Board of Estimate
11 and Apportionment for inclusion in the City's annual budget shall be finalized by the
12 March 1st preceding the fiscal year for that budget in accordance with the budgeting
13 processes outlined under Article XVI, Section 3, of the City Charter.

14 d. The purpose of the Citywide Housing Fund is to support the accessibility and availability
15 of housing that is affordable to St. Louis residents and is located in the City of St. Louis.
16 Funds held in the Citywide Housing Fund may be appropriated and expended only as
17 provided under this ordinance.

18 **2. Eligible Uses of the Citywide Housing Fund.** Available monies within the Citywide Housing
19 Fund shall be used exclusively to provide appropriations to the Community Development
20 Administration, or its successor entity. The Community Development Administration may use
21 such funds over the life of the fund for the purposes of:

- a. Prioritizing funding for projects as allowed under this Section which are located in high-need areas, including areas in North St. Louis and Southeast St. Louis, as indicated and measured by the Economic Justice Index Areas 1, 2, and 3 (EJI-1, EJI-2, and EJI-3);
- b. Providing repayable or forgivable loans for the purpose of production of affordable housing located within the City, with priority consideration being given to housing-focused community development corporations that have been operating for at least three (3) years prior to the effective date of this legislation and have a minimum of one (1) full-time paid staff member;
- c. Providing revolving loans for the purpose of supporting the conversion of large square foot vacant properties located within the City into residential units, with qualifying square footage to be determined by the Community Development Administration in coordination with and with input provided by the St. Louis Development Corporation;
- d. Increasing first-time home ownership in the City, such as through matching down payment funds and repayable mortgage loan assistance, with City workers having the first priority to access and benefit from such programs prior to non-City workers receiving access to and benefitting from such programs;
- e. Increasing the City's ability to provide for home repair and preservation services, including but not limited to home modifications made to improve accessibility for people with disabilities;
- f. Providing tenant support through the Impacted Tenants Fund and Right to Counsel, or their successor programs;

- g. Providing matching funds for state and federal grants that support the production or preservation of affordable housing located within the City;
- h. Providing debt service payments for loans received or bond issuance by the City to support the production or preservation of affordable housing located within the City; and
- i. Administrative costs, including procuring goods and services, and compensating staff, 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 Citywide Housing Fund for any purpose other than that authorized pursuant to this ordinance.
- b. No monies may be appropriated from the Citywide Housing Fund in excess of available monies within that fund.
- c. Monies appropriated from the Citywide Housing Fund as provided under this Section shall not be eligible to use for projects located Downtown.
- d. Appropriations in the form of grants or forgivable loans from the Citywide Housing Fund shall not exceed the annual interest generated by the Citywide Housing Fund.

4. Fund Prioritization.

- a. The Community Development Administration shall develop a scorecard that will be used to evaluate whether projects should be recommended for funding through the Citywide Housing Fund as authorized under this Ordinance. Said scorecard shall include but not be limited to the following fields:
 - i. The Economic Justice Index Area where the project is located, and
 - ii. Whether the project supports any long-term City planning for housing.

b. The Community Development Administration shall provide twenty percent (20%) additional points when scoring to projects authorized under this Section that are located in high-need areas as indicated and measured by the Economic Justice Index Areas 1, 2, and 3 (EJI-1, EJI-2, EJI-3).

4. Fund Accountability. The Citywide Housing Fund shall be included among the funds subject to regular audits of City funds as required under law. The Community Development Administration shall submit an annual report no later than May 1 of each calendar year and provide to the Mayor's Office and the Board of Aldermen detailing (1) the long range plan for the stewardship, management, and investment of monies within the Citywide Housing Fund, (2) the implementation of any appropriations made from the Citywide Housing Fund in the immediately preceding fiscal year.

B. The Citywide Neighborhood Development Fund.

1. Establishment of the Citywide Neighborhood Development Fund.

a. There is hereby appropriated the sum of Twenty Million and 0/100ths Dollars (\$20,000,000.00) from Settlement Funds into the **Citywide Neighborhood Development Fund**, created pursuant to this ordinance, and to be held in a fund maintained in the Office of 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 "Citywide Neighborhood Development Fund" for the purpose of strengthening the City's neighborhood economic environment. All interest earned by the funds deposited in such special account shall be retained in the account to be appropriated according to provisions of this ordinance. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or

1 other sources. All expenditures from such fund shall be appropriated in accordance with
2 this ordinance and other applicable law.

- 3 c. The Community Development Administration shall, in consultation and coordination with
4 the St. Louis Development Corporation and also with any other City departments or entities
5 as may be necessary and helpful, develop and recommend appropriations from the
6 Citywide Neighborhood Development Fund, and shall finalize any recommendations to the
7 Board of Estimate and Apportionment for inclusion in the City's annual budget by the
8 March 1st preceding the fiscal year for that budget in accordance with the budgeting
9 processes outlined under Article XVI, Section 3, of the City Charter.

10 **2. Eligible Uses of the Citywide Neighborhood Development Fund.** Monies within the Citywide
11 Neighborhood Development Fund shall be used exclusively for providing appropriations to the
12 Community Development Administration, or its successor entity. The Community Development
13 Administration may use such funds for the purposes of:

- 14 a. Prioritizing funding for projects as allowed under this Section which are located in high-
15 need areas, including areas in North St. Louis and Southeast St. Louis, as indicated and
16 measured by the Economic Justice Index Areas 1, 2, and 3 (EJI-1, EJI-2, and EJI-3);
- 17 b. Supporting the redevelopment, capacity building, and facilities improvement of local
18 businesses, education providers, healthcare providers, or nonprofit organizations located
19 in neighborhood commercial corridors and districts, including but not limited to providing
20 low interest repayable and forgivable loans to (i) small businesses, (ii) nonprofit
21 organizations, and (iii) community development finance institutions;

- c. Acquisition, environmental remediation, predevelopment, public improvements, repairs, or site assembly undertaken by the City's development agencies in order to bring quality jobs to the City, rehabilitate or stabilize vacant property, or develop community assets;
- d. Administrative costs, including procuring goods and services, and compensating staff, 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 Citywide Neighborhood Development Fund for any purpose other than that authorized pursuant to this ordinance.
- b. No monies may be appropriated from the Citywide Neighborhood Development Fund in excess of available monies within that fund.
- c. Monies appropriated from the Citywide Neighborhood Development Fund as provided under this Section shall not be eligible to use for projects located Downtown.
- d. Appropriations in the form of forgivable loans from the Citywide Neighborhood Development Fund shall not exceed the annual interest generated by the Citywide Neighborhood Development Fund.

4. Fund Prioritization.

- a. The Community Development Administration shall develop a scorecard that will be used to evaluate whether projects should be recommended for funding through the Citywide Neighborhood Development Fund as authorized under this Ordinance. Said scorecard shall include but not be limited to the following fields:
 - i. The Economic Justice Index Area where the project is located, and

1 ii. Whether the project supports any long-term City planning for neighborhood
2 development.

3 b. The Community Development Administration shall provide twenty percent (20%)
4 additional points when scoring to projects authorized under this Section that are located in
5 high-need areas as indicated and measured by the Economic Justice Index Areas 1, 2, and
6 3 (EJI-1, EJI-2, EJI-3).

7 **5. Fund Accountability.** The Citywide Neighborhood Development Fund shall be included
8 among the funds subject to regular audits of City funds as required under law. The Community
9 Development Administration shall submit an annual report no later than May 1 of each calendar
10 year and provide to the Mayor's Office and the Board of Aldermen detailing (1) the long range
11 plan for the stewardship, management, and investment of monies within the Citywide
12 Neighborhood Development Fund, (2) the implementation of any appropriations made from the
13 Citywide Neighborhood Development Fund in the immediately preceding fiscal year.

14 **SECTION SIX. The Downtown Fund.**

15 **A. Establishment of the Downtown Fund.**

16 1. There is hereby appropriated the sum of Sixty Million and 0/100ths Dollars
17 (\$60,000,000.00) from Settlement Funds into the Downtown Fund, created pursuant to this
18 ordinance, and to be held in a fund maintained in the Office of the City Treasurer.

19 2. Upon the passage and approval of this ordinance, the Comptroller is authorized and
20 directed to establish a fund to be designated as the "Downtown Fund" for the purpose of
21 strengthening the City's downtown. All interest earned by the funds deposited in such
22 special account shall be retained in the account to be appropriated according to provisions

of this ordinance. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All expenditures from such fund shall be appropriated in accordance with this ordinance and other applicable law.

B. Eligible Uses of the Downtown Fund. Monies within the Downtown Fund shall be used exclusively for providing appropriations as provided under this Section. All expenditures pursuant to this Section shall be consistent with the Downtown Plan:

1. Not less than Thirty Million Dollars (\$30,000,000.00) dedicated to support mobility infrastructure projects, including the repair of curbs, sidewalks and streets; realignment and reconstruction of curbs, sidewalks and streets; new pedestrian and street lighting; new sidewalks and traffic signals; landscaping such as planter boxes, trees, shrubs, and flowering plants; and street furnishings and other aesthetic improvements that improve quality of life and attract private investment;
2. A dedicated Eleven Million Dollars (\$11,000,000.00) for (i) acquisition of real property within Downtown involving structures that are larger than nine hundred thousand (900,000) square feet but smaller than one million three hundred thousand (1,300,000) square feet and that are listed on the National Register of Historic Places (“Large Historic Properties”), including properties within one city block of such Large Historic Properties, regardless of size and National Register status, as necessary, and (ii) for demolition of structures on any real property acquired pursuant to Section Six (B)(2)(i) of this Ordinance that are not listed on the National Register of Historic Places;
3. Supporting the preservation or creation of housing;
4. Projects that address or prevent vacancy;

1 5. Projects and programs that support expansion of existing businesses and incentivize new
2 businesses to locate within Downtown;

3 6. Projects expanding or improving parks, green space, public art, or other general
4 infrastructure within Downtown.

5 **C. Restrictions on Use of Funds.**

6 1. No monies may be appropriated from the Downtown Fund for any purpose other than that
7 authorized pursuant to this ordinance.

8 2. No monies may be appropriated from the Downtown Fund for projects not located within
9 Downtown;

10 3. No monies may be appropriated from the Downtown Fund in excess of available monies
11 within that fund.

12 4. Except for the funds appropriated in Section Six (B)(2)(i) of this Ordinance, no monies
13 may be appropriated from the Downtown Fund in the absence of matching private funds
14 for such projects in the form of a grant, equity, or cash contributions in an amount not less
15 than a 1:1 matching ratio.

16 **D. Fund Administration.**

17 1. Monies appropriated from the Downtown Fund for the purpose of supporting mobility
18 infrastructure projects and for projects expanding or improving parks, green space, public
19 art, or other general infrastructure as provided under this Section shall be appropriated
20 through the Board of Public Service or the Streets Department, or their successor entities.

21 The Board of Public Service or the Streets Department shall utilize the Downtown Plan to
22 develop recommendations for mobility infrastructure projects to be funded from the

1 Downtown Fund. The Board of Public Service may also consider proposals for mobility
2 infrastructure projects that are consistent with the Downtown Plan.

- 3 2. Monies appropriated from the Downtown Fund for the purpose of supporting housing,
4 acquisition of properties for catalytic development of vacant properties, preventing or
5 addressing vacancy, and business attraction projects, including retail attraction and
6 activation, shall be managed by the St. Louis Development Corporation (“SLDC”)
7 pursuant to a sub-recipient agreement with the Community Development Administration
8 setting out the proposed fund uses and other matters as may be necessary. The sub-recipient
9 agreement between the Community Development Administration and SLDC shall be
10 negotiated and executed within seven (7) days of this Ordinance becoming law. As the
11 pass-through City Department for the appropriated funds to the St. Louis Development
12 Corporation, the Community Development Administration will advance all sums
13 appropriated under this Section in compliance with the provisions of this Section. This
14 funding will be used in compliance with the provisions of this Section. SLDC shall utilize
15 the Downtown Plan to develop recommendations for supporting projects to be funded from
16 the Downtown Fund under this Section. SLDC may also consider proposals for projects
17 that are consistent with the Downtown Plan and this Section.

- 18 3. Monies appropriated pursuant to Section Six B.2., above, shall be appropriated to the Land
19 Clearance for Redevelopment Authority of the City of St. Louis. The Land Clearance for
20 Redevelopment Authority of the City of St. Louis shall use such monies in compliance
21 with the provisions of Section Six B.2., above.

22 **E. Fund Accountability.**

1 1. The Downtown Fund shall be included among the funds subject to regular audits of City
2 funds as required under law. The Comptroller shall submit an annual report no later than
3 May 1 of each calendar year and provide to the Mayor's Office and the Board of Aldermen
4 detailing the long range plan for the stewardship, management, and investment of monies
5 within the Downtown Fund.

6 2. The Board of Public Service, the Streets Department, the Community Development
7 Administration, or the St. Louis Development Corporation shall submit an annual report
8 no later than May 1 of each calendar year and provide to the Mayor's Office and the Board
9 of Aldermen detailing the implementation of any appropriations made from the Downtown
10 Fund in the immediately preceding fiscal year.

11 **SECTION SEVEN. The North St. Louis Fund.**

12 **A. Establishment of the North St. Louis Fund.**

13 1. There is hereby appropriated the sum of Forty Million and 0/100ths Dollars
14 (\$40,000,000.00) from Settlement Funds into the North St. Louis Fund, created pursuant
15 to this ordinance, and to be held in a fund maintained in the Office of the City Treasurer.

16 2. Upon the passage and approval of this ordinance, the Comptroller is authorized and
17 directed to establish a fund to be designated as the "North St. Louis Fund" for the purpose
18 of strengthening North St. Louis City. All interest earned by the funds deposited in such
19 special account shall be retained in the account to be appropriated according to provisions
20 of this ordinance. The fund shall be eligible to accept additional monies from other City
21 appropriations, private donations, or other sources. All expenditures from such fund shall
22 be appropriated in accordance with this ordinance and other applicable law.

B. Eligible Uses of the North St. Louis Fund. Monies within the North St. Louis Fund shall be used exclusively for providing appropriations as provided under this ordinance:

1. Supporting the following types of projects located within North St. Louis:

A. Mobility infrastructure projects, including: repair of curbs, sidewalks and streets; realignment and reconstruction of curbs, sidewalks and streets; repairs and improvements that improve accessibility; new pedestrian and street lighting; new sidewalks and traffic signals; landscaping such as planter boxes, trees, shrubs, and flowering plants; and street furnishings and other aesthetic and streetscape beautification improvements that improve quality of life and attract private investment.

B. Acquisition, environmental remediation, predevelopment, public improvements, repairs, site assembly, and catalytic development of vacant properties located within North St. Louis;

C. Preservation or creation of housing located within North St. Louis;

D. Projects and programs that support expansion of existing businesses and incentivize new businesses to locate to North St. Louis.

E. Supporting the redevelopment, capacity building, and facilities improvement of local businesses, education providers, healthcare providers, or nonprofit organizations located in neighborhood commercial corridors and districts, including but not limited to providing low interest repayable and forgivable loans to (i) small businesses, (ii) nonprofit organizations, and (iii) community development finance institutions.

F. Providing matching funds for state and federal grants for any eligible use within this fund.”

C. Restrictions on Use of Funds.

1. No monies may be appropriated from the North St. Louis Fund for any purpose other than that authorized pursuant to this ordinance.

1 2. No monies may be appropriated from the North St. Louis Fund for projects not located
2 within North St. Louis;

3 3. No monies may be appropriated from the North St. Louis Fund for projects located
4 Downtown.

5 4. No monies may be appropriated from the North St. Louis Fund in excess of available
6 monies within that fund.

7 **D. Fund Administration.**

8 1. Monies appropriated from the North St. Louis Fund for the purpose of supporting mobility
9 infrastructure projects as provided under this Section shall be appropriated through the
10 Board of Public Service or the Streets Department, or their successor entities. The Board
11 of Public Service shall develop recommendations for mobility infrastructure projects to be
12 funded from the North St. Louis Fund to the Capital Committee.

13 2. Monies appropriated from the North St. Louis Fund for the purpose of supporting housing,
14 vacancy, and businesses development as provided under this Section shall be appropriated
15 to through the Community Development Administration.

16 **E. Fund Accountability.**

17 1. The North St. Louis Fund shall be included among the funds subject to regular audits of
18 City funds as required under law. The Comptroller shall submit an annual report no later
19 than May 1 of each calendar year and provide to the Mayor's Office and the Board of
20 Aldermen detailing the long range plan for the stewardship, management, and investment
21 of monies within the North St. Louis Fund.

1 2. The Board of Public Service, the Streets Department, the Community Development
2 Administration, or the St. Louis Development Corporation shall submit an annual report
3 no later than May 1 of each calendar year and provide to the Mayor's Office and the Board
4 of Aldermen detailing the implementation of any appropriations made from the North St.
5 Louis Fund in the immediately preceding fiscal year.

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

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