

Summary**Board Bill Number 22****As Amended on the Floor****Introduced by President Megan E. Green****May 15, 2026**

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.

**BOARD BILL NUMBER 22 AS AMENDED ON THE FLOOR INTRODUCED BY
PRESIDENT MEGAN E. GREEN
COSPONSORS: MAYOR CARA SPENCER/ALDERMAN RASHEEN
ALDRIDGE/ALDERWOMAN JAMI COX ANTWI**

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

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

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

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

19 **WHEREAS**, the amount of Settlement Funds after such appropriations, and including accrued
20 interest, that are available for appropriation exceeds two hundred and fifty-five million and
21 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, **Walnut Park East, Walnut Park West**, Wells
15 Goodfellow, and West End as such neighborhoods are defined by the Planning and Urban
16 Design Agency of the City of St. 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,

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

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

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

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

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

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

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

22 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".

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

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

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

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

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

22 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.~~ **At its first quarterly meeting, the**

11 **Recovery Office shall develop and present proposed metrics for measuring**

12 **the use of funds and progress toward achieving the purposes outlined in this**

13 **Ordinance. Thereafter, all quarterly reports shall include reporting on such**

14 **metrics. Utilizing the same metrics, the Recovery Office shall submit an**

15 **annual report to the relevant Board of Aldermen Committee before the end**

16 **of each fiscal year until all funds have been expended. All quarterly and**

17 **annual reports required under this section shall be made publicly available**

18 **on the City's website.**

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

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

21 a. There is hereby appropriated the sum of thirty-one million and 0/100ths dollars

22 (\$31,000,000.00) from the Settlement Funds into a special fund to be known as

1 the North St. Louis Neighborhood Plan Implementation Fund, created pursuant to
2 this ordinance, and to be held in a fund maintained by the City Treasurer.

3 b. Upon the passage and approval of this ordinance, the Comptroller is authorized
4 and directed to establish a fund to be designated as the "North St. Louis
5 Neighborhood Plan Implementation Fund" for the purpose of implementation of
6 Neighborhood Plans adopted by the Planning Commission for North St. Louis
7 including supporting the accessibility and availability of housing, quality public
8 infrastructure, and providing funding for small businesses. All interest earned on
9 funds held in the North St. Louis Neighborhood Plan Implementation Fund and
10 all repayments made on loans made from the North St. Louis Neighborhood Plan
11 Implementation Fund shall be retained in the North St. Louis Neighborhood Plan
12 Implementation Fund until appropriated according to provisions of this ordinance.
13 The fund shall be eligible to accept additional monies from other City
14 appropriations, private donations, or other sources. All expenditures from such
15 funds shall be appropriated in accordance with this ordinance and other applicable
16 law. Appropriate sub-accounts may be created.

17 c. The purpose of the North St. Louis Neighborhood Plan Implementation Fund is to
18 implement the Neighborhood Plans adopted by the Planning Commission for
19 North St. Louis including supporting the accessibility and availability of housing,
20 quality public infrastructure, and providing funding for small businesses located
21 in North St. Louis. Funds held in the North St. Louis Neighborhood Plan
22 Implementation Fund may be expended only as provided under this ordinance.

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

2 a. Available monies within the North St. Louis Neighborhood Plan Implementation

3 Fund shall be used for the purposes of:

- 4 i. Implementing the Neighborhood Plans adopted by the Planning
5 Commission or are actively under development by the Planning and Urban
6 Design Agency for North St. Louis neighborhoods, including but not
7 limited to supporting the accessibility and availability of housing, quality
8 public infrastructure, and providing funding for small businesses located
9 in North St. Louis.

- 10 1. Potential uses include, but are not limited to, funding single or
11 multi-parcel land assemblage and site preparation, gap financing,
12 home ownership support, neighborhood beautification initiatives,
13 funding for small businesses, and establishment of key
14 neighborhood services, and improving public facilities including
15 infrastructure and parks.

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

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

21 a. The St. Louis Development Corporation and the Planning and Urban Design

22 Agency shall make recommendations to the Community Development

Administration on the use of funds. The Community Development Administration will initiate and issue all contracts and agreements in alignment with those recommendations, including those to the St. Louis Development Corporation, to administer programs or projects funded by the North St. Louis Neighborhood Plan Implementation Fund. The Community Development Administration, in consultation with Planning and Urban Design Agency, St. Louis Development Corporation, Recovery Office, Community Development Administration, Affordable Housing Commission and any other City departments or entities as may be necessary and helpful, shall recommend to the Board of Estimate and Apportionment specific appropriations from the North St. Louis Neighborhood Implementation Fund for inclusion into the City's annual operating budget by submitting to the Budget Director by March 1 of each year or recommend to the Board of Estimate and Apportionment specific awards or expenditures of funds from the North St. Louis Neighborhood Plan Implementation Fund through existing or new contracts or agreements with specific recipients, contractors, or vendors.

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

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

3 4. *Fund Accountability.*

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

- 6 b. Proposals shall be presented to the Board of Aldermen and approved via
7 resolution before approval of expenditures from the Board of Estimate and
8 Apportionment.

- 9 i. These proposals shall reference and address how, with the funds available,
10 they are implementing portions of the neighborhood plans adopted by the
11 Planning Commission.

- 12 ii. Proposals shall include proof of consultation with trusted local
13 organizations and neighborhood leaders.

- 14 iii. These proposals shall identify the administering department and include
15 the estimated cost of administration including City staff, contracted
16 services, and other costs to deliver the above-mentioned eligible uses.

- 17 c. **Within six months after the passage of this ordinance, the Community**
18 **Development Administration shall develop a list of proposed metrics for**
19 **measuring progress for the use of funds and achieving their purposes as**
20 **outlined in this Ordinance and present that list to the relevant Board of**
21 **Aldermen Committee. The Community Development Administration shall**
22 **develop and present a report to the relevant Board of Aldermen Committee**

1 utilizing said proposed metrics before the end of the fiscal year annually until
2 funds are expended. Said reports shall be made publicly available on the
3 City's website.

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

5 **A. The Water Infrastructure Fund.**

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

7 a. There is hereby appropriated the sum of forty million and 0/100ths dollars
8 (\$40,000,000.00) from Settlement Funds into a special fund to be known
9 as the Water Infrastructure Fund, created pursuant to this ordinance, and to
10 be held in a fund maintained by the City Treasurer.

11 b. Upon the passage and approval of this ordinance, the Comptroller is
12 authorized and directed to establish a fund to be designated as the "Water
13 Infrastructure Fund" for the purpose of supporting City water
14 infrastructure and improvements. The fund shall be eligible to accept
15 additional monies from other City appropriations, private donations, or
16 other sources. All interest earned on funds held in the Water Infrastructure
17 Fund and all repayments made on loans made from the Water
18 Infrastructure Fund shall be retained in the Water Infrastructure Fund until
19 appropriated according to provisions of this ordinance. Appropriate sub-
20 accounts may be created.

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

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

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

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

10 c. Supporting professional studies and plans needed to support City water
11 infrastructure maintenance and improvements.

12 3. *Administration and Authority for Contracts and Expenditures for the Public*
13 *Infrastructure Fund.*

14 a. The Water Division shall (i) have general oversight over and administer
15 the Water Infrastructure Fund; (ii) recommend to the Board of Estimate
16 and Apportionment any appropriations from the Water Infrastructure Fund
17 for inclusion into the City's annual operating budget for the Water
18 Division by submitting to the Budget Director by March 1 of each year;
19 and (iii) recommend to the Board of Estimate and Apportionment any
20 specific transfers to the Water Division for operating expenses, capital
21 improvements, infrastructure repair or replacement.

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

3 4. *Fund Accountability.*

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

6 **B. The Public Infrastructure Fund.**

7 1. *Establishment of the Public Infrastructure Fund.*

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

12 b. Upon the passage and approval of this ordinance, the Comptroller is
13 authorized and directed to establish a fund to be designated as the "Public
14 Infrastructure Fund" for the purpose of maintaining and improving City
15 infrastructure that supports the mobility, health, and security of residents
16 across the City. All interest earned on funds held in the Public
17 Infrastructure Fund and all repayments made on loans made from the
18 Public Infrastructure Fund shall be retained in the Public Infrastructure
19 Fund until appropriated according to provisions of this ordinance. The
20 fund shall be eligible to accept additional monies from other City
21 appropriations, private donations, or other sources. All expenditures from

1 such fund shall be appropriated in accordance with this ordinance and
2 other applicable law. Appropriate sub-accounts may be created.

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

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

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

- 10 1. Supporting the maintenance, repairs, traffic calming, safety,
11 reconstruction, and other improvements and accessibility of City
12 streets and sidewalks;
- 13 2. Provide gap financing for the 50/50 Sidewalk Program and other
14 sidewalk funding needs;
- 15 3. Supporting pilot initiative(s) for quick build projects or temporary
16 traffic calming including the bulk purchase of traffic calming
17 assets;
- 18 4. Develop an Asset Management program that will inventory and
19 assess equipment, street and sidewalk surface conditions, curb
20 ramps, and other assets in the City;
- 21 5. Providing matching funds for projects that demonstrate private
22 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 **b. Within six months after the passage of this ordinance, the Board of**
5 **Public Service shall develop a list of proposed metrics for measuring**
6 **progress for the use of funds and achieving their purposes as outlined**
7 **in this Ordinance and present that list to the relevant Board of**
8 **Aldermen Committee. The Board of Public Service shall develop and**
9 **present a report to the relevant Board of Aldermen Committee**
10 **utilizing said proposed metrics before the end of the fiscal year**
11 **annually until funds are expended. Said reports shall be made**
12 **publicly available on the City's website.**

13 **C. The Vacancy Reduction Fund.**

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

- 15 a. There is hereby appropriated the sum of ten million and 0/100ths dollars
16 (\$10,000,000.00) from Settlement Funds into a special fund to be known as
17 the Vacancy Reduction Fund, created pursuant to this ordinance, and to be
18 held in a fund maintained in the Office of the City Treasurer.
- 19 b. Upon the passage and approval of this ordinance, the Comptroller is
20 authorized and directed to establish a fund to be designated as the "Vacancy
21 Reduction Fund" for the purpose of reducing vacancy citywide. All interest

1 earned on funds held in the Vacancy Reduction Fund and all repayments
2 made on loans made from the Vacancy Reduction Fund shall be retained in
3 the Vacancy Reduction Fund until appropriated according to provisions of
4 this ordinance. The fund shall be eligible to accept additional monies from
5 other City appropriations, private donations, or other sources. Appropriate
6 sub-accounts may be created.

- 7 c. The purpose of the Vacancy Reduction Fund is to support City efforts to
8 reduce vacancy citywide through strategic staffing, enforcement, data,
9 vacant property stabilization and abatement, and redevelopment tools.

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

- 11 a. Available monies within the Vacancy Reduction Fund shall be used
12 exclusively for the purposes of:
- 13 i. Supporting the funding of City staff focused on vacancy, blight
14 reduction, and recovering the City's vacancy-related expenses,
15 including but not limited to: a dedicated collections attorney and
16 paralegal;
- 17 ii. Supporting the expansion of a "Pre-Approved Plans Library" including
18 architectural plans for standard single-family, duplex, and multi-family
19 new construction and common rehabilitation projects;
- 20 iii. Supporting city vacancy data infrastructure and analysis for internal
21 and/or public use;

- 1 iv. Supporting enforcement of vacancy and nuisance laws against
2 absentee property owners by supporting personnel, enforcement, and
3 legal operations necessary to identify, cite, stabilize, and remediate
4 vacant and nuisance properties throughout the City and to prosecute
5 and recover the associated unpaid fines and fees the bad actors who
6 own them. Eligible uses include nuisance abatement enforcement;
7 municipal and neighborhood-based nuisance and receivership actions;
8 contracted legal services; multi-year operational support, strategic
9 nuisance litigation, litigation costs; emergency stabilization measures;
10 and demolition coordination.
- 11 v. Supporting the acquisition, stabilization, rehabilitation, environmental
12 remediation, emergency repair, demolition, site control, strategic
13 redevelopment activities, and neighborhood stabilization efforts
14 involving vacant or nuisance properties.
- 15 a. Eligible applicants may include nonprofit organizations,
16 community development corporations, urban redevelopment and
17 quasi-governmental agencies, and other mission-aligned
18 redevelopment partners engaged in neighborhood stabilization,
19 housing production, property rehabilitation, and long-term community
20 redevelopment activities. Priority may be given to projects that return
21 vacant properties to productive use, prevent further neighborhood
22 deterioration, leverage additional public or private investment, expand

1 affordable housing opportunities, or address concentrated vacancy
2 conditions in high-need areas throughout the City.

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

6 3. *Administration and Authority for Contracts and Expenditures for the Vacancy*
7 *Reduction Fund.*

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

1 amendment, or agreement and expend the funds in accordance with such
2 contract or agreement, except with respect to any Public Work.

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

5 4. *Fund Accountability.*

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

8 **b. Within six months after the passage of this ordinance, the Department**
9 **of Public Safety shall develop a list of proposed metrics for measuring**
10 **progress for the use of funds and achieving their purposes as outlined in**
11 **this Ordinance and present that list to the relevant Board of Aldermen**
12 **Committee. The Department of Public Safety shall develop and present**
13 **a report to the relevant Board of Aldermen Committee utilizing said**
14 **proposed metrics before the end of the fiscal year annually until funds**
15 **are expended. Said reports shall be made publicly available on the**
16 **City's website.**

17 5. *The Vacancy Litigation Trust Fund.* Directing the allocation and establishment of
18 "The Vacancy Litigation Trust Fund. Appropriating Five Million Dollars
19 (\$5,000,000.00) of the Rams Settlement Fund proceeds, of which the interest shall
20 be dedicated to providing for the purpose of directly addressing vacancy litigation
21 efforts undertaken by non-profits and neighborhood groups, pursuant under The
22 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~~ **Neighborhood Plan**
2 **Implementation** Fund shall be allocated annually to the Long-Term Tornado Recovery Fund
3 until July 1st, 2030. All interest earned on or after July 1st, 2030 and all repayments made on
4 loans from the passage of the ordinance shall be retained in its originating sub-account within
5 the Downtown ~~Revitalization~~ **Neighborhood Plan Implementation** Fund until appropriated
6 according to provisions of this ordinance.

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

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

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

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

21 c. Supporting improvements to Downtown open and public spaces, greenways, tree
22 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
6 (\$15,000,000.00) from the Downtown Neighborhood Plan Implementation Fund to a sub-
7 account to be known as the Riverfront Fund. Available monies within the Riverfront Fund shall
8 be used for the purposes 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
9 as the Downtown Retail and Events Program Fund. Available monies within the Downtown
10 Retail 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 **a. Within six months after the passage of this ordinance, the Board of Public Service**
22 **shall develop a list of proposed metrics for measuring progress for the use of funds**

1 **and achieving their purposes as outlined in this Ordinance and present that list to**
2 **the relevant Board of Aldermen Committee. The Board of Public Service shall**
3 **develop and present a report to the relevant Board of Aldermen Committee utilizing**
4 **said proposed metrics before the end of the fiscal year annually until funds are**
5 **expended. Said reports shall be made publicly available on the City’s website.**

6 **SECTION SIX. Public Work.** For any Public Work proposed or recommended to be funded by
7 the Long-Term Tornado Recovery Fund, North St. Louis Neighborhood Plan Implementation
8 Fund, Water Infrastructure Fund, Public Infrastructure Fund, Vacancy Reduction Fund, and/or
9 Revitalization Fund, the Board of Estimate and Apportionment’s approval of the scope of work
10 of the project shall constitute authority for the City to proceed with the Public Work. Upon such
11 approval, the Board of Public Service shall proceed with the bidding, letting, contracting,
12 expenditure, and execution for the Public Work, together with all other actions it may find
13 necessary and proper therefore, in accordance with its normal lawful processes for such work.
14 This Ordinance, together with the Board of Estimate and Apportionment’s approval of the scope
15 of work, shall constitute due authorization of such Public Work.

16 **SECTION SEVEN. Private Partnership Reporting.** The Chair of the Board of Aldermen Budget
17 and Public Employees Committee shall request that any private non-governmental entity
18 facilitating an agreement to match funds for any of the purposes outlined in this Ordinance,
19 including the matching funds described in **Exhibit B**, develop and share an annual report
20 detailing the progress of the match and use of funds to date before said Committee between
21 December 1st and December 31st of each calendar year until relevant funds are exhausted.

1 **SECTION EIGHT. M/WBE Reporting.**

2 A. The implementation of this ordinance must be in compliance with the existing City of St.
3 Louis Ordinances or their successor ordinances establishing requirements for M/WBE,
4 Prevailing and Living Wage, and non-discrimination including: Ordinances 71962 and
5 70767, M/WBE requirements, Ordinances 71962 and 71948, applicable Prevailing Wage
6 and Living Wage requirements, and Ordinances 67119 and 71344, non-discrimination
7 requirements.

8 **B. Reporting Requirements. The administrators of Funds established in this**
9 **Ordinance shall submit quarterly reports to the Board of Aldermen, which shall**
10 **also be made available on the website of the City of St. Louis, detailing, but not**
11 **limited to, the following:**

- 12 a. Contract awards;
- 13 b. Subcontract awards, when possible;
- 14 c. Professional service agreements;
- 15 d. Total dollars awarded to MBE and WBE firms;
- 16 e. Total dollars awarded to St. Louis-based firms;
- 17 f. Total dollars awarded to local (St. Louis area-based) firms.

18 **SECTION NINE. Severability Clause.**

19 It is hereby declared to be the intention of the Board of Aldermen that each, and every part,
20 section and subsection of this Ordinance shall be separate and severable from each, and every
21 other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each
22 said part, section, and subsection separately and independently of any other part, section, and

1 subsection. In the event that any part, section, or subsection of this Ordinance shall be
2 determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and
3 subsections shall be and remain in full force and effect, unless the court making such finding
4 shall determine that the valid portions standing alone are incomplete and are incapable of being
5 executed in accordance with the legislative intent.

6 **SECTION TEN. Emergency Clause.**

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

FISCAL NOTE
BOARD BILL NUMBER 22 AS AMENDED ON THE FLOOR

Preparer's Name Cheryl Campbell

Phone Number or Email Address (will be available publicly) campbellch@stlouis-mo.gov

Bill Sponsor President Megan E. Green

Bill Synopsis:	<i>An ordinance appropriating \$230,000,000.00 of Rams Settlement Funds into various new special funds to support long-term tornado recovery, North St. Louis neighborhood plan implementation, water infrastructure, public infrastructure, vacancy reduction, and downtown revitalization; and containing a severability clause and an emergency clause.</i>
Type of Impact:	<i>Estimated (Special Fund Appropriation; Rams Settlement Funds)</i>
Agencies Affected:	<i>Comptroller's Office; Treasurer's Office; Mayor's Office/Recovery Office; Board of Estimate and Apportionment; Board of Public Service; Water Division; Community Development Administration; Planning and Urban Design Agency; St. Louis Development Corporation; Affordable Housing Commission; Department of Public Safety; City Counselor's Office; Budget Division.</i>

SECTION A
Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? X Yes No
- An undertaking of a new service for which no funding is provided in the current adopted city budget? X Yes No
- A commitment of city funding in the future under certain specified conditions? Yes X No
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? Yes X No

- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No
- A capital improvement project that increases operating costs over the current adopted city budget? ☒ Yes ☐ No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ☒ Yes ☐ No

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ☐ Yes ☒ No
 - If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ☒ Yes ☐ No
 - If yes, explain the impact and the estimated cost:

The Board Bill appropriates \$230,000,000.00 of Rams Settlement Funds into newly created special funds and authorizes related administration, oversight, contracting, reporting, and project implementation activities by multiple City departments and offices. The direct fiscal impact is an increase in Special Fund appropriations and expenditures of \$230,000,000.00, subject to applicable approvals and fund administration requirements. No direct General Fund appropriation is identified in the Board Bill language.

- Does the bill create a program or administrative subdivision? ☒ Yes ☐ No
 - If yes, then is there a similar existing program or administrative subdivision? ☒ Yes ☐ No
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

The Board Bill creates multiple special funds and sub-accounts for tornado recovery, neighborhood plan implementation, water infrastructure, public infrastructure, vacancy reduction, and downtown revitalization. Some activities may relate to existing City programs or functions, including housing stabilization, infrastructure improvements, sidewalk repair, vacancy reduction, development incentives, and capital project administration. The Board Bill assigns

oversight and implementation roles to existing City departments and entities and requires consultation, approvals, audits, and reporting to guide fund use and reduce duplication.

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

The Board Bill appropriates \$230,000,000.00 from Rams Settlement Funds into special funds for eligible uses identified in the ordinance. Annual operating, equipment, maintenance, administrative, staffing, contracted services, and compliance costs may result from implementation of the funded programs and capital projects. The primary funding source identified in the Board Bill is Rams Settlement Funds. Certain funds may also retain interest earnings and repayments, and may receive additional monies from other City appropriations, private donations, or other authorized sources. Specific annual operating, equipment, and maintenance costs are not provided in the Board Bill language and would depend on future project scopes, appropriations, contracts, staffing decisions, and implementation plans.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$0	\$0	\$0
Additional Revenue	\$0	\$0	\$0
Net	\$0	\$0	\$0
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$230,000,000	Indeterminate	Indeterminate
Additional Revenue	\$230,000,000	Indeterminate	Indeterminate
Net	\$0	Indeterminate	Indeterminate

- Describe any assumptions used in preparing this fiscal note:

This fiscal note is based on the \$230,000,000.00 appropriation authorized by the Board Bill for deposit into the special funds created or designated by the ordinance. For purposes of this fiscal note, the Special Funds estimate reflects appropriation and allocation of existing Rams Settlement Funds into designated special funds, rather than creation of new City-generated revenue. The estimate treats the appropriation as a Special Funds impact only, with no direct General Fund impact identified in the Board Bill language. Future-year impacts are indeterminate because the timing and amount of expenditures will depend on subsequent fund administration, Board of Estimate and Apportionment approvals, project scopes, contracts, staffing decisions, and implementation schedules. The Board Bill authorizes administrative, staffing, contracted services, capital improvement, and public work costs, but does not provide annual spending schedules or project-level cost estimates.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

This fiscal note was prepared based on review of the language contained within Board Bill Number 22.

- Have the financial estimates of this bill been verified by the City Budget Division?
____ Yes X No
 - If yes, by whom? _____ .

Board Bill Number 22 As Amended on the Floor
Exhibit A

EXHIBIT A: Funding Designations	
Item	Amount
Funds to Invest in North St. Louis	\$120,000,000
Long-Term Tornado Recovery Fund	\$89,000,000
North St. Louis Neighborhood Plan Implementation Fund	\$31,000,000
Funds for Citywide Infrastructure and Neighborhood Improvements	\$80,000,000
Water Infrastructure Fund	\$40,000,000
Public Infrastructure Fund	\$30,000,000
Vacancy Reduction Fund	\$10,000,000
The Downtown Neighborhood Plan Implementation Fund	\$55,000,000
Strategic Major Capital Projects Fund	\$30,000,000
Riverfront Fund	\$15,000,000
Downtown Retail and Events Program Fund	\$10,000,000
Total	\$255,000,000