BOARD BILL NUMBER 22 INTRODUCED BY PRESIDENT MEGAN E. GREEN
COSPONSOR: MAYOR CARA SPENCER

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

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

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

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

WHEREAS, the amount of Settlement Funds after such appropriations, and including accrued interest, that are available for appropriation exceeds two hundred and fifty-five million and 0/100ths ($2550,000,000.00); and

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

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

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

SECTION ONE. Public Purpose Satisfied. It is hereby found 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 by targeting investments to:

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

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

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

SECTION TWO. Definitions.

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

B. ***Board of Public Service.*** The "Board of Public Service" shall refer to the St. Louis City Office of the President of the Board of Public Service.

C. ***Downtown.*** "Downtown" shall mean the area encompassing the neighborhoods Downtown and Downtown West as defined by the Planning and Urban Design Agency of the City of St. Louis.

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

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

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

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

G. ***Recovery Office*** "Recovery Office" shall refer to the office created in the Mayor's Office by Executive Order Number 89.

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

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

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

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

A. Long-Term Tornado Recovery Fund.

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

a. There is hereby appropriated the sum of ~~seventy~~eighty-nine million and 0/100ths dollars ($8~~7~~9,000,000.00) from the available monies in the Settlement Funds into a special fund to be known as the Long-Term Tornado Recovery Fund, created pursuant to this ordinance, and to be held in a fund maintained by the City Treasurer.

b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Long-Term Tornado Recovery Fund" for the purpose of supporting resident, housing, and business recovery from the May 16th, 2025 tornado. All interest earned on the Long-Term Tornado Recovery Fund and all repayments made on loans made from the Long-Term Tornado Recovery Fund shall be retained in the Long-Term Tornado Recovery Fund general account until appropriated to a sub-account of the Long-Term Tornado Recovery Fund or transferred by the Board of Estimate and Apportionment into one or more sub-accounts of the Long-Term Tornado Recovery Fund created pursuant to this ordinance for the uses authorized for such funds. The Long-Term Tornado Recovery Fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All expenditures from the Long-Term Tornado Recovery Fund shall be appropriated in accordance with this ordinance and other applicable law. Sub-accounts are created herein for the “Tornado Housing and Neighborhood Stabilization Fund”, the “Tornado Resident Support Fund”, and the “Program Delivery & Administration Fund”.

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

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

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

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

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

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

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

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

1. Providing deposit and rental assistance to residents who were impacted by the tornado to assist them with procuring safe intermediate housing and other related moving costs;

2. Providing accelerated resident connections to housing stabilization and resident support services;

3. Providing direct goods and services to support North St. Louis residents in the Tornado Impact Area in their recovery.

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

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

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

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

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

b. The Recovery Office shall, in consultation with Affordable Housing Commission, Community Development Administration, and any other City departments or entities as may be necessary and helpful, develop and recommend appropriations from the Long-Term Tornado Recovery Fund to the Board of Estimate and Apportionment 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 Long-Term Tornado Recovery Fund through existing or new contracts or agreements with specific recipients, contractors, or vendors.

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

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

4. *Fund Accountability*.

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

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

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

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

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

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

funds held in the North St. Louis Neighborhood Plan Implementation Fund and all repayments made on loans made from the North St. Louis Neighborhood Plan Implementation Fund shall be retained in the North St. Louis Neighborhood Plan Implementation Fund until 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 funds shall be appropriated in accordance with this ordinance and other applicable law. Appropriate sub-accounts may be created.

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

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

a. Available monies within the North St. Louis Neighborhood Plan Implementation Fund shall be used for the purposes of:

i. Implementing the Neighborhood Plans adopted by the Planning Commission or are actively under development by the Planning and Urban Design Agency for North St. Louis neighborhoods, including but not limited to supporting the accessibility and availability of housing, quality

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

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

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

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

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

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

4. *Fund Accountability*.

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

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

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

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

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

SECTION FOUR. Funds for Citywide Infrastructure and Neighborhood Improvements.

A. **The Water Infrastructure Fund.**

1. *Establishment of the Water Infrastructure Fund.*

a. There is hereby appropriated the sum of **forty**~~thirty~~ million and 0/100ths dollars ($4~~3~~0,000,000.00) from Settlement Funds into a special fund to be known as the Water Infrastructure Fund, created pursuant to this ordinance, and to be held in a fund maintained by the City Treasurer.

b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Water Infrastructure Fund" for the purpose of supporting City water infrastructure and improvements. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All interest earned on funds held in the Water Infrastructure Fund and all repayments made on loans made from the Water

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

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

~~*2. Water Infrastructure Fund as an Interdepartmental Loan.*~~

~~a. Before any disbursements from the Water Infrastructure Fund to the Water Division shall be made, the Water Division shall enter into an interdepartmental loan agreement with the Office of the Mayor to govern such disbursements. Such interdepartmental loan agreement shall state that the disbursements from the Water Infrastructure Fund to the Water Division shall only be used for the purposes authorized by this ordinance and shall constitute a loan without interest to the Water Division's enterprise fund, and the Water Division may repay the balance of the potentially forgivable loan in full to the City's Capital Fund on or before the loan maturity date. The loan maturity date shall be June 1, 2036. The form of the interdepartmental loan agreement shall be approved by the Board of Estimate & Apportionment and the City Counselor prior to the signatures of the Water Commissioner and the Mayor.~~

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

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

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

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

~~4.~~3. *Administration and Authority for Contracts and Expenditures for the Public Infrastructure Fund.*

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

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

~~5.~~4. *Fund Accountability.*

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

B. The Public Infrastructure Fund.

1. *Establishment of the Public Infrastructure Fund.*

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

b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Public Infrastructure Fund" for the purpose of maintaining and improving City infrastructure that supports the mobility, health, and security of residents across the City. All interest earned on funds held in the Public Infrastructure Fund and all repayments made on loans made from the Public Infrastructure Fund shall be retained in the Public Infrastructure Fund until appropriated according to provisions of this ordinance. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All expenditures from such fund shall be appropriated in accordance with this ordinance and other applicable law. Appropriate sub-accounts may be created.

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

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

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

1. Supporting the maintenance, repairs, traffic calming, safety, reconstruction, and other improvements and accessibility of City streets and sidewalks;
2. Provide gap financing for the 50/50 Sidewalk Program and other sidewalk funding needs;
3. Supporting pilot initiative(s) for quick build projects or temporary traffic calming including the bulk purchase of traffic calming assets;
4. Develop an Asset Management program that will inventory and assess equipment, street and sidewalk surface conditions, curb ramps, and other assets in the City;
5. Providing matching funds for projects that demonstrate private funding support for the maintenance, repairs and other improvements, and accessibility of pedestrian-scaled lighting along corridors;
6. Supporting the removal of hazardous trees and stumps in the City right-of-way;
7. Supporting the redevelopment of Recreation Centers;

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

3. *Restrictions on Use of Funds.*

a. No monies may be appropriated from the Public Infrastructure Fund to fund projects in Downtown.

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

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

a. Street and sidewalk projects along segments or corridors identified in the High Injury Network of either the City of St. Louis or East-West Gateway; and

b. Sidewalk projects suggested by the City of St. Louis ADA Transition Plan; and

c. Street and sidewalk projects suggested by the Complete Streets Committee as provided under Ordinance 71882 Section Five, Subsection H; and

~~c.~~d. Recreation Center Projects.

~~d. Recreation center projects which 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 and Authority for Contracts and Expenditures for the Public Infrastructure Fund.*

a. The Board of Public Service shall have general oversight over and administer the Public Infrastructure Fund.

b. The Board of Public Service shall, in consultation with any other City departments or entities as may be necessary and helpful, develop and recommend appropriations from the Public Infrastructure Fund to the Board of Estimate and Apportionment 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 Public Infrastructure Fund through existing or new contracts or agreements with specific recipients, contractors, or vendors.

c. 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.

6. *Fund Accountability.*

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

C. The Vacancy Reduction Fund.

1. *Establishment of the Vacancy Reduction Fund.*

    a. There is hereby appropriated the sum of ~~five~~ ten million and 0/100ths dollars ($10~~5~~,000,000.00) from Settlement Funds into a special fund to be known as the Vacancy Reduction 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 "Vacancy Reduction Fund" for the purpose of reducing vacancy citywide. All interest earned on funds held in the Vacancy Reduction Fund and all repayments made on loans made from the Vacancy Reduction Fund shall be retained in the Vacancy Reduction Fund until 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. Appropriate sub-accounts may be created.

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

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

    a. Available monies within the Vacancy Reduction Fund shall be used exclusively for the purposes of:

        i. Supporting the funding of City staff focused on vacancy, blight reduction, and recovering the City's vacancy-related expenses,

including but not limited to: a dedicated collections attorney and paralegal;

ii. Supporting the expansion of a "Pre-Approved Plans Library" including architectural plans for standard single-family, duplex, and multi-family new construction and common rehabilitation projects;

iii. Supporting city vacancy data infrastructure and analysis for internal and/or public use;

iv. Supporting enforcement of vacancy and nuisance laws against absentee property owners by supporting personnel, enforcement, and legal operations necessary to identify, cite, stabilize, and remediate vacant and nuisance properties throughout the City and to prosecute and recover the associated unpaid fines and fees the bad actors who own them. Eligible uses include nuisance abatement enforcement; municipal and neighborhood-based nuisance and receivership actions; contracted legal services; multi-year operational support, strategic nuisance litigation, litigation costs; emergency stabilization measures; and demolition ~~,~~ coordination.

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

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

~~iv.~~ 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. *Administration and Authority for Contracts and Expenditures for the Vacancy Reduction Fund.*

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

b. The Department of Public Safety, in consultation with City Counselors Office and any other City departments or entities as may be necessary and helpful, shall develop and recommend appropriations from the Vacancy Reduction Fund to the Board of Estimate and Apportionment 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 Vacancy Reduction Fund through existing or new contracts or agreements with specific recipients, contractors, or vendors.

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

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

4. *Fund Accountability.*

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

~~a.~~ 5. The Vacancy Litigation Trust Fund. Directing the allocation and establishment of "The Vacancy Litigation Trust Fund. Appropriating Five Million Dollars ($5,000,000.00) of the Rams Settlement Fund proceeds, of which the interest shall be dedicated to providing for the purpose of directly addressing vacancy litigation efforts undertaken by non-profits and neighborhood groups, pursuant under The Missouri Abandoned Housing Act (RSMo 447.620447.625), RSMo 441.641, RSMo Section 82.1025 and RSMo 82.1027, RSMo 67.398, and any related, affiliated, or successor statutes.

SECTION FIVE. The Downtown Neighborhood Plan Implementation Fund ~~The Downtown Revitalization Fund.~~

A. *Establishment of the Downtown ~~Revitalization~~ 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.

4.All interest earned on funds held in the Downtown Revitalization Fund shall be allocated annually to the Long-Term Tornado Recovery Fund until July 1st, 2030. All interest earned

on or after July 1st, 2030 and all repayments made on loans from the passage of the ordinance shall be retained in its originating sub-account within the Downtown Revitalization Fund until appropriated according to provisions of this ordinance.

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

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

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

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

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

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

e. 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.

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

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

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

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

iii. Improving circulation, routing, and signage.

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

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

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

iii. Comfort stations.

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

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

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

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

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

i. Sidewalk cafés, parklets, and Open Streets.

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

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

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

c. 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.

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

1. The Board of Public Service shall, in consultation with any other City departments or entities as may be necessary and helpful, develop and recommend appropriations from the Downtown Neighborhood Plan Implementation Fund to the Board of Estimate and Apportionment 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 Downtown Neighborhood Plan Implementation Fund through existing or new contracts or agreements with specific recipients, contractors, or vendors.

2. 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.

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

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

"SECTION SEVEN. Private Partnership Reporting. The Chair of the Board of Aldermen Budget and Public Employees Committee shall request that any private non-governmental entity facilitating an agreement to match funds for any of the purposes outlined in this Ordinance,

including the matching funds described in Exhibit B, develop and share an annual report detailing the progress of the match and use of funds to date before said Committee between December 1st and December 31st of each calendar year until relevant funds are exhausted.

SECTION EIGHT~~SEVEN.~~ Severability Clause.

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

SECTION NINE ~~EIGHT~~. Emergency Clause.

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