

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

An Ordinance recommended by the Board of Estimate and Apportionment, and establishing the **TRANSFORM STL Act**, authorizing and directing an appropriation in the total amount of Two Hundred Seventy-Seven Million Two Hundred Forty Thousand Sixty-One and 56/100ths (\$277,240,061.56) Dollars of Rams Settlement Funds for deposit into various new special funds to support Citywide infrastructure, affordable child care and postsecondary educational and training opportunities, City and community workforce, and development efforts, with amounts as described herein; and containing a severability clause and an emergency clause.

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

An Ordinance recommended by the Board of Estimate and Apportionment, and establishing the **TRANSFORM STL Act**, authorizing and directing an appropriation in the total amount of Two Hundred Seventy-Seven Million Two Hundred Forty Thousand Sixty-One and 56/100ths (\$277,240,061.56) Dollars of Rams Settlement Funds for deposit into various new special funds to support Citywide infrastructure, affordable child care and postsecondary educational and training opportunities, City and community workforce, and development efforts, 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 \$280 million as its share from the settlement agreement, of which \$30 million was appropriated to invest in the Convention Center; and

WHEREAS, at the time of filing, the amount of Settlement Funds, including accrued interest, that are available for appropriation totals \$277,240,061.56; and

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

WHEREAS, on February 10, 2023, as one of its final acts of the 2022-2023 Legislative Session, the Board of Aldermen unanimously passed Resolution Number 171 committing the Board, the Comptroller, and the Mayor's Office to conducting a comprehensive community input and

engagement process to establish community-driven priorities for investing the Rams Settlement funds; and

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

WHEREAS, based on the results from that survey, the Board of Aldermen passed Resolution 159 on November 17, 2023 to declare their intentions of using the funds to address the following common priorities: attracting and retaining City workers, increasing public safety, improving City finances, upgrading water infrastructure, increasing access to affordable childcare, improving community mobility, and catalyzing downtown reinvestment; and

WHEREAS, in 2024, more than 12,000 residents participated in the second phase of the community engagement process, voting on ideas to address top priority challenges, as well as interacting with and commenting on others' submissions, and the Board of Aldermen committed to holding hearings on the most popular and feasible ideas; and

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

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

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

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

5 **WHEREAS**, the investment of funds as outlined within this legislation also supports community
6 justice-centered priorities identified by the Reparations Commission and numerous other City
7 boards, commissions, and other public entities, including dedicated funding for housing,
8 homeownership, home repair, and affordable housing development specifically targeted to support
9 marginalized, disinvested, and redlined communities, to mitigate displacement, community
10 instability, and other legacies of institutional discrimination against the City’s Black residents.

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

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

- 18 A. Improving public infrastructure across the City, so that all residents will have access to and
19 benefit from clean drinking water and quality streets and sidewalks;
- 20 B. Supporting economic growth by improving access to capital for innovative community
21 development initiatives for both affordable housing and commercially vibrant neighborhoods
22 across the City; and

1 C. Retaining and attracting residents, through investments available to all such as housing and
2 homeownership, economic and career opportunities, and ability to raise a family; and

3 D. Providing additional investments supporting the City’s workforce, with a prioritization of City
4 workers' ability to benefit through investments in professional training, education,
5 certification, and accreditation as well as providing support for housing and homeownership,
6 and ability to raise a family .

7 **SECTION TWO. Definitions.**

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

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

12 C. **Community Development Innovation Funds.** The “Community Development Innovation
13 Funds” shall mean the Citywide Housing Fund and the Citywide Neighborhood Development
14 Fund. Both the Citywide Housing Fund and Citywide Neighborhood Development Fund shall
15 be administered by the Community Development Administration with oversight provided by
16 the Community Development Innovation Fund Board.

17 D. **Citywide Infrastructure Funds.** The “Citywide Infrastructure Funds” shall mean the Citywide
18 Water Infrastructure Fund and the Citywide Mobility Infrastructure Fund. The Water Division
19 shall have general oversight over and administer the Citywide Water Infrastructure Fund. The
20 Citywide Mobility Infrastructure Fund shall be administered by the Board of Public Service
21 with oversight provided by the Capital Committee.

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

1 F. ***The St. Louis Future Funds.*** “The St. Louis Future Funds” shall mean the Children and
2 Families Endowment Fund and the City Workforce Fund. The Treasurer’s Office shall
3 administer the Children and Families Endowment Fund with oversight provided by the
4 Children and Families Endowment Fund Board. The City Workforce Fund shall be
5 administered by the St. Louis Agency on Training and Education with oversight provided by
6 the City Workforce Fund Board.

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

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

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

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

13 a. There is hereby appropriated the sum of Forty Million and 0/100ths Dollars
14 (\$40,000,000.00) from Settlement Funds into a special fund to be known as the **Citywide**
15 **Water Infrastructure Fund**, created pursuant to this ordinance, and to be held in a fund
16 maintained in the Office of the City Treasurer.

17 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
18 directed to establish a fund to be designated as the "Citywide Water Infrastructure Fund"
19 for the purpose of supporting City water infrastructure and improvements. The fund shall
20 be eligible to accept additional monies from other City appropriations, private donations,
21 or other sources. All interest earned by the Citywide Water Infrastructure Fund shall be
22 retained in and for the Citywide Water Infrastructure Fund. All expenditures from such

1 fund shall be appropriated in accordance with this ordinance and other applicable law.

2 Appropriate sub-accounts may be created.

- 3 c. The purpose of the Citywide Water Infrastructure Fund is to support City water
4 infrastructure maintenance and improvements. Funds deposited and held in the Citywide
5 Water Infrastructure Fund may be appropriated and expended only as provided under this
6 ordinance.

7 *2. Eligible Uses of the Citywide Water Infrastructure Fund.* Monies within the Citywide Water
8 Infrastructure Fund shall be used exclusively for providing appropriations to the Water Division
9 for the purposes of:

- 10 a. Supporting City water infrastructure maintenance and improvements, including emergency
11 repairs;
- 12 b. Providing matching funds for federal and state grants that support City water infrastructure
13 maintenance and improvements;
- 14 c. Providing debt service payments for loans received by the City to support City water
15 infrastructure maintenance and improvements; and
- 16 d. Procuring goods and services, compensating staff, and incurring other administrative costs,
17 provided that such costs do not exceed 5% of the fund balance on an annual basis.

18 *3. Restrictions on Use of Funds.*

- 19 a. No monies may be appropriated from the Citywide Water Infrastructure Fund for any
20 purpose other than that authorized pursuant to this ordinance.
- 21 b. No monies may be appropriated from the Citywide Water Infrastructure Fund to any entity
22 other than the Water Division.

1 c. The Water Division shall develop and recommend appropriations from the Citywide Water
2 Infrastructure Fund, and shall finalize any recommendations to the Board of Estimate and
3 Apportionment for inclusion in the City's annual budget by the March 1st preceding the
4 fiscal year for that budget and in accordance with the budgeting processes outlined under
5 Article XVI, Section 3, of the City Charter.

6 d. No monies may be appropriated from the Citywide Water Infrastructure Fund in excess of
7 available monies within that fund.

8 4. *Determination of Uses of the Citywide Water Infrastructure Fund.* The Water Division shall (i)
9 have general oversight over and administer the Citywide Water Infrastructure Fund; (ii)
10 recommend to the Board of Estimate and Apportionment any appropriations from the Citywide
11 Water Infrastructure Fund for inclusion into the City's annual operating budget for the Water
12 Division; and (iii) recommend to the Board of Estimate and Apportionment any appropriations
13 from the Citywide Water Infrastructure Fund for any emergency repairs.

14 5. *Fund Accountability.*

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

17 b. As part of the annual update provided for in Ordinance 71683, the Water Division shall
18 include information on any appropriations made from the Citywide Water Infrastructure
19 Fund in the immediately preceding fiscal year implemented to support projects.

20 The Water Division shall submit an annual report to the Mayor and the Board of Aldermen no later
21 than May 1 of each calendar year detailing (i) the long-term plan for the stewardship, management,
22 repayment, and investment of monies within the Citywide Water Infrastructure Fund; and (ii) how

1 available monies within the fund may impact the Water Division's capacity to provide water
2 services.

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

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

5 a. There is hereby appropriated the sum of Sixty Million and 0/100ths Dollars
6 (\$60,000,000.00) from Settlement Funds into a special fund to be known as the **Citywide**
7 **Mobility Infrastructure Fund**, created pursuant to this ordinance, and to be held in a fund
8 maintained in the Office of the City Treasurer.

9 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
10 directed to establish a fund to be designated as the "Citywide Mobility Infrastructure Fund"
11 for the purpose of maintaining and improving City infrastructure that supports the mobility
12 of its residents across the City. All interest earned by the Citywide Mobility Infrastructure
13 Fund funds deposited in such designated account shall be retained in and for the Citywide
14 Mobility Fund. The fund shall be eligible to accept additional monies from other City
15 appropriations, private donations, or other sources. All expenditures from such fund shall
16 be appropriated in accordance with this ordinance and other applicable law. Appropriate
17 sub-accounts may be created.

18 c. The purpose of the Citywide Mobility Infrastructure Fund is to support City streets and
19 sidewalks infrastructure maintenance and improvements. Funds deposited and held in the
20 Citywide Mobility Infrastructure Fund may be appropriated and expended only as provided
21 under this ordinance.

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

- a. Supporting City streets and sidewalks infrastructure maintenance, improvements, and accessibility;
- b. Providing matching funds for federal and state grants for projects that support City streets and sidewalks infrastructure maintenance, improvements, and accessibility;
- c. Providing matching funds for City streets and sidewalks infrastructure maintenance, improvements, and accessibility projects which demonstrate private funding support or other local funds;
- d. Improving the safety of streets and sidewalks for all users, including but not limited to providing funds to support:
 - i. Improvements to streets and sidewalk segments or corridors identified in the High Injury Network of either the City of St. Louis or East-West Gateway, and
 - ii. Any recommendations for transportation and mobility related projects offered by the Complete Streets Committee to the City's Capital Committee as provided under Ordinance 71882 Section Five, Subsection H; and
- 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.

3. *Restrictions on Use of Funds.*

- a. No monies may be appropriated from the Citywide Mobility Infrastructure Fund for any purpose other than that authorized pursuant to this ordinance.
- b. No monies may be appropriated from the Citywide Mobility Infrastructure Fund to any entity other than the Board of Public Service or the Streets Department, or their successor entities.
- c. The Capital Committee, as provided under Chapter 5.35.040, shall develop and recommend appropriations from the Citywide Mobility Infrastructure Fund, pursuant to the policies and procedures for capital improvements planning and budgeting as provided in Ordinance 60419, as amended..
- d. No monies may be appropriated from the Citywide Mobility Infrastructure Fund in excess of available monies within that fund.

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

5. *Fund Accountability.*

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

SECTION FOUR. The St. Louis Future Funds.

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

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

3 a. There is hereby appropriated the sum of Fifty Seven Million Two Hundred Forty Thousand
4 and Sixty-One and 56/100ths Dollars (\$57,240,061.56) from Settlement Funds into a
5 special fund to be known as the **Children and Families Endowment Fund**, created
6 pursuant to this ordinance, and to be held in a fund maintained in the Office of the City
7 Treasurer.

8 b. Upon the passage and approval of this ordinance, the Comptroller is authorized and
9 directed to establish a fund to be designated as the "Children and Families Endowment
10 Fund" for the purposes of supporting the recruitment and retention of families in the City
11 of St. Louis by providing residents with increased access to affordable child care services
12 in the City of St. Louis, , and increasing access to post-secondary educational opportunities
13 at institutions located in the City of St. Louis for local youth who have attended school in
14 the City of St. Louis, with City workers having the first priority to access and benefit from
15 both such programs prior to non-City workers receiving access to and benefitting from both
16 such programs, as provided under this ordinance. The Children and Families Endowment
17 Fund may accept any other proceeds from contributions, gifts, or grants made available for
18 the purposes of the fund or the accounts within the fund. Moneys in the Children and
19 Families Endowment Fund at the close of a fiscal year shall not lapse but shall be carried
20 forward to the next fiscal year.

21 c. The purpose of the Children and Families Endowment Fund is to support the recruitment
22 and retention of families in the City of St. Louis by (i) providing City residents with

1 increased access to affordable child care services, with City workers having the first
2 priority to access and benefit from such programs prior to non-City workers receiving
3 access to and benefitting from such programs, and by giving priority consideration to
4 funding programs which will maximize these City funds by alleviating child care costs on
5 residents in partnership with employers who are located within the City of St. Louis; and
6 (ii) increasing access to postsecondary educational and training opportunities at institutions
7 and programs located in the St. Louis region for local youth who live in and have attended
8 school in the City of St. Louis for an amount of time to be determined by the City
9 Treasurer's Office, and who have demonstrated academic achievement throughout high
10 school as determined by the City Treasurer's Office, with the children of City workers
11 having the first priority to access and benefit from such programs prior to the children of
12 non-City workers receiving access to and benefitting from such programs, and by giving
13 priority consideration to funding programs which will maximize these City funds by (1)
14 securing private funding support for such efforts; (2) securing partnerships with regional
15 postsecondary institutions and programs to facilitate increased access to postsecondary
16 educational and training opportunities; and (3) providing last-dollar funding to eligible
17 students. Funds deposited and held in the Children and Families Endowment Fund may be
18 appropriated and expended only as provided under this ordinance.

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

- 20 i. One (1) to be known as the "**Affordable Child Care Account**," shall be assigned to
21 maintain funds to support the availability of affordable child care in the City as
22 provided under this ordinance, and into which Thirty Seven Million Two Hundred

Forty Thousand and Sixty-One and 56/100ths Dollars (\$37,240,061.56) of the funds appropriated under this section shall be allocated; and

ii. One (1) to be known as the “**Youth Opportunities Account**,” shall be assigned to maintain funds to support increasing access to post-secondary educational and training opportunities for youth as provided under this ordinance, and into which Twenty Million and 0/100ths Dollars (\$20,000,000.00) of the funds appropriated under this section shall be allocated.

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

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

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

i. Providing appropriations for the purpose of increasing City residents’ access to affordable child care. The City of St. Louis shall pilot a program to partially subsidize the cost of child care for salaried or hourly City workers who work more than 32 hours per week. Consideration shall be given to funding programs that maximize these City funds by alleviating child care costs for residents in partnership with employers. The Mayor or their departmental designee (“the City”), in consultation with the program administrator, shall analyze the program's efficacy after two years of operation to assess its initial return on investment, employee utilization, employee

1 recruitment and retention, and estimated need for additional funding to expand such
2 pilot program to non-City workers. If the City recommends the program is ready for
3 expansion, the City shall then present an operational plan to the Board of Aldermen,
4 detailing program expansion specifics such as staffing needs, implementation
5 strategies, employer engagement, and benchmarking measures for approval.

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

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

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

13 i. Increasing access to postsecondary educational and training opportunities at
14 institutions and programs located in the St. Louis region for local youth who live in and
15 have attended school in the City of St. Louis for an amount of time to be determined
16 by the City Treasurer's Office and who have demonstrated academic achievement
17 throughout high school as determined by the City Treasurer's Office, with City workers
18 having the first priority to access and benefit from such programs prior to non-City
19 workers receiving access to and benefitting from such programs, and by giving priority
20 consideration to funding programs which will maximize these City funds by (1)
21 securing private funding support for such efforts; (2) securing partnerships with
22 regional postsecondary institutions and programs to facilitate increased access to

1 postsecondary educational and training opportunities; and (3) providing last-dollar
2 funding to eligible students; and

3 ii. Procuring goods and services, compensating staff, and incurring other administrative
4 costs.

5 *3. Restrictions on Use of Funds.*

6 a. No monies may be appropriated from the Children and Families Endowment Fund for any
7 purpose other than that authorized pursuant to this ordinance.

8 b. The Children and Families Endowment Fund Board shall develop and recommend
9 appropriations from the Children and Families Endowment Fund, and any
10 recommendations for inclusion in the City's annual budget shall be finalized by the March
11 1st preceding the fiscal year for that budget.

12 c. No monies may be appropriated from the Children and Families Endowment Fund:
13 Affordable Child Care Account in excess of interest and other proceeds accrued within that
14 fund.

15 d. No monies may be appropriated from the Children and Families Endowment Fund: Youth
16 Opportunities Account in excess of available monies within that account.

17 e. No monies may be spent from the Children and Families Endowment Fund: Affordable
18 Child Care Account on payments to child care providers that are neither licensed or
19 licensed non-exempt under the state of Missouri licensing guidelines.”

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

1 5. *The Children and Families Endowment Fund Board.*

2 a. *Board Responsibilities.* The Children and Families Endowment Fund Board shall:

3 i. Have general oversight over and administrative responsibility for the management and
4 utilization of the Children and Families Endowment Fund;

5 ii. Annually recommend, to the Board of Estimate and Apportionment by means of a
6 majority of voting members any appropriations from the Children and Families
7 Endowment Fund or accounts contained within the fund for inclusion into the City's
8 annual operating budget for the Office of the Treasurer. Such recommendation shall be
9 finalized by the March 1st preceding the fiscal year for that budget and in accordance
10 with the budgeting processes outlined under Article XVI, Section 3, of the City Charter;

11 iii. Submit an annual report no later than May 1 of each calendar year to the Mayor's Office
12 and Board of Aldermen detailing (1) the long-range plan for the stewardship,
13 management, and investment of monies within the Children and Families Endowment
14 Fund or accounts contained within the fund, and (2) the implementation of any
15 appropriations made from the Children and Families Endowment Fund or accounts
16 contained within the fund in the immediately preceding fiscal year;

17 iv. Follow the most current edition of Robert's Rules of Order for the conduct of any
18 meetings; and

19 v. Make all necessary rules for the exercise of its powers and performance of its duties.

20 b. *Board Membership.* The Children and Families Endowment Fund Board shall be comprised
21 of nine (9) members. The following members shall be appointed by the Mayor and shall
22 serve as voting members:

- i. Two (2) representatives from the City Treasurer’s Office, who shall serve as chair;
- ii. One (1) representative from the St. Louis Agency on Training and Employment;
- iii. One (1) representative from the Department of Personnel;
- iv. One (1) representative from the Department of Human Services; and
- v. One (1) representative from the St. Louis Mental Health Board.

The following members shall be appointed by the Mayor, subject to the approval of the Board of Aldermen, and shall serve as voting members:

- vi. One (1) representative from an institution of higher education; and
- vii. One (1) representative from either an in-home or center-based child care facility.

The following member shall serve as voting member:

- viii. The Chair of the Health and Human Development Committee for the Board of Aldermen, or its successor committee, or their designee.

c. Board Terms. Each member of the board that is appointed by the Mayor and subject to the approval of the Board of Aldermen shall hold office for the term of three years and until their successor is appointed. Members of the first board shall be appointed for terms of from one to three years so that the term of one shall expire at the end of the first year, one at the end of the second year, and one at the end of the third year. The succeeding appointment shall be made for terms of three (3) years.

d. Board Compensation. The members shall serve on the Children and Families Endowment Fund Board without compensation.

6. Fund Accountability. The Children and Families Endowment Fund shall be included among the funds subject to regular audits of City funds as required under law. The City Treasurer’s Office

shall submit an annual report to the Mayor and the Board of Aldermen no later than May 1 of each calendar year detailing (i) the long-term plan for the stewardship, management, and investment of monies within the Children and Families Endowment Fund; and (ii) the implementation of any appropriations made from the Children and Families Endowment Fund in the immediately preceding fiscal year.

B. City Workforce Fund

1. Establishment of the City Workforce Fund.

a. There is hereby appropriated the sum of Twenty Million and 0/100ths Dollars (\$20,000,000.00) of Settlement Funds into a special fund to be known as the **City Workforce 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 "City Workforce Fund" for the purpose of providing City workers with increased access to professional training, certification, accreditation, or education. All interest earned by the funds deposited in such special account shall be retained in the account to be appropriated according to provisions of this ordinance. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or 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 City Workforce Fund is to strengthen the City's workforce, by providing City workers with increased access to opportunities that include but are not

1 limited to professional training, education, certification, and accreditation. Funds deposited
2 and held in the City Workforce Fund may be appropriated and expended only as provided
3 under this ordinance.

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

6 a. Supporting and expanding workforce training and education programs and opportunities
7 offered by the City of St. Louis, with City workers having the first priority to access and
8 benefit from such programs prior to non-City workers receiving access to and benefitting
9 from such programs;

10 b. Supporting and expanding existing and establishing new community workforce training
11 programs and opportunities, such as child care and early childhood workforce training
12 programs;

13 c. Increasing individuals' ability to access existing workforce training and education
14 programs, such as by providing supportive services to individuals receiving training
15 through the City of St. Louis;

16 d. Incentivizing employers to participate in City workforce development efforts, such as
17 apprenticeship programs;

18 e. Providing matching funds for state and federal grant opportunities that support workforce
19 training and education; and

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

22 *3. Restrictions on Use of Funds.*

- a. No monies may be appropriated from the City Workforce Fund for any purpose other than that authorized pursuant to this ordinance.
- b. The City Workforce Fund Board shall develop and recommend appropriations from the City Workforce Fund, and shall finalize any recommendations to the Board of Estimate and Apportionment for inclusion in the City's annual budget by the March 1st preceding the fiscal year for that budget and in accordance with the budgeting processes outlined under Article XVI, Section 3, of the City Charter.
- c. No monies may be appropriated from the City Workforce Fund in excess of available monies within that fund.

4. *The City Workforce Fund Board.*

- a. *Board Responsibilities.* The City Workforce Fund Board shall:
 - i. Have general oversight over and administrative responsibility for the management and utilization of the Workforce Fund;
 - ii. Annually recommend to the Board of Estimate and Apportionment by means of a majority of voting members any appropriations from the City Workforce Fund for inclusion into the City's annual operating budget; and
 - iii. Submit an annual report no later than May 1 of each calendar year and provide to the Mayor's Office and Board of Aldermen detailing (1) the long-range plan for the stewardship, management, and investment of monies within the City Workforce Fund; (2) the implementation of any appropriations made from the City Workforce Fund in the immediately preceding fiscal year; and

iv. Follow the most current edition of Robert's Rules of Order for the conduct of any meetings; and

v. Make all necessary rules for the exercise of its powers and performance of its duties.

b. Board Membership. The City Workforce Fund Board shall be comprised of five (5) voting members consisting of:

i. Two (2) representatives from the St. Louis Agency on Training and Employment, one of whom shall serve as chair;

ii. One (1) representative from the Department of Personnel;

iii. One (1) representative from the St. Louis Development Corporation; and

iv. The Chair of the Budget & Public Employees Committee at the Board of Aldermen or their designee.

5. *Fund Accountability.* The Citywide Workforce Fund shall be included among the funds subject to regular audits of City funds as required under law.

SECTION FIVE. The Community Development Innovation Funds.

A. The Citywide Housing Fund.

1. Establishment of the Citywide Housing Fund.

a. There is hereby appropriated the sum of Seventy Million and 0/100ths Dollars (\$70,000,000.00) from Settlement Funds into a special fund to be known as the **Citywide Housing Fund**, created pursuant to this ordinance, and to be held in a fund maintained in the Office of the City Treasurer.

b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Citywide Housing Fund" for the

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

- 8 c. The purpose of the Citywide Housing Fund is to support the accessibility and availability
9 of housing that is affordable to St. Louis residents and is located in the City of St. Louis.
10 Funds held in the Citywide Housing Fund may be appropriated and expended only as
11 provided under this ordinance.

12 *2. Eligible Uses of the Citywide Housing Fund.* Available monies within the Citywide Housing
13 Fund shall be used exclusively for providing appropriations to the Community Development
14 Administration, or its successor entity. The Community Development Administration may use
15 such funds over the life of the fund for the purposes of:

- 16 a. Providing repayable or forgivable loans for the purpose of production of affordable housing
17 located within the City, with priority consideration being given to housing-focused
18 community development corporations;
19 b. Providing revolving loans for the purpose of supporting the conversion of large square foot
20 vacant properties located within the City into residential units, with qualifying square
21 footage to be determined by the Community Development Administration;

- c. Increasing first-time home ownership in the City, such as through matching down payment funds and repayable mortgage loan assistance, with City workers having the first priority to access and benefit from such programs prior to non-City workers receiving access to and benefitting from such programs;
- d. Increasing the City's ability to provide for home repair and preservation services, including but not limited to home modifications made to improve accessibility for people with disabilities;
- e. Providing tenant support through the Impacted Tenants Fund and Right to Counsel, or their successor programs;
- f. Providing matching funds for state and federal grants that support the production or preservation of affordable housing located within the City;
- g. Providing debt service payments for loans received or bond issuance by the City to support the production or preservation of affordable housing located within the City; and
- h. 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 Citywide Housing Fund for any purpose other than that authorized pursuant to this ordinance.
- b. The Community Development Innovation Fund Board shall develop and recommend appropriations from the Citywide Housing Fund, and any recommendations for inclusion in the City's annual budget shall be finalized by the March 1st preceding the fiscal year for that budget.

c. No monies may be appropriated from the Citywide Housing Fund in excess of available monies within that fund.

d. Appropriations in the form of grants or forgivable loans from the Citywide Housing Fund shall not exceed the annual interest generated by the Citywide Housing Fund.

4. *Fund Accountability.* The Citywide Housing Fund shall be included among the funds subject to regular audits of City funds as required under law.

B. The Citywide Neighborhood Development Fund.

1. Establishment of the Citywide Neighborhood Development Fund.

a. There is hereby appropriated the sum of Thirty Million and 0/100ths Dollars (\$30,000,000.00) from Settlement Funds into the **Citywide Neighborhood Development Fund**, created pursuant to this ordinance, and to be held in a fund maintained in the Office of the City Treasurer.

b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Citywide Neighborhood Development Fund" for the purpose of strengthening the City's neighborhood economic environment. All interest earned by the funds deposited in such special account shall be retained in the account to be appropriated according to provisions of this ordinance. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All expenditures from such fund shall be appropriated in accordance with this ordinance and other applicable law.

2. Eligible Uses of the Citywide Neighborhood Development Fund. Monies within the Citywide Neighborhood Development Fund shall be used exclusively for providing appropriations to the

Community Development Administration, or its successor entity. The Community Development Administration may use such funds for the purposes of:

- a. Supporting the redevelopment, capacity building, and facilities improvement of local businesses, education providers, healthcare providers, or nonprofit organizations located in neighborhood commercial corridors and districts, including but not limited to providing low interest repayable and forgivable loans to (i) small businesses, (ii) nonprofit organizations, and (iii) community development finance institutions;
- b. Acquisition, environmental remediation, predevelopment, public improvements, repairs, or site assembly undertaken by the City's development agencies in order to bring quality jobs to the City, rehabilitate or stabilize vacant property, or develop community assets, provided that Community Development Administration may not authorize expenditures in excess of five hundred thousand dollars (\$500,000.00) for a single parcel or building without prior approval from the Community Development Innovation Fund Board; and
- c. Procuring goods and services, compensating staff, and incurring programmatic and 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 Citywide Neighborhood Development Fund for any purpose other than that authorized pursuant to this ordinance.
- b. The Community Development Innovation Fund Board shall develop and recommend appropriations from the Citywide Neighborhood Development Fund, and any

1 recommendations for inclusion in the City’s annual budget shall be finalized by the March
2 1st preceding the fiscal year for that budget.

3 c. No monies may be appropriated from the Citywide Neighborhood Development Fund in
4 excess of available monies within that fund.

5 d. Appropriations in the form of forgivable loans from the Citywide Neighborhood
6 Development Fund shall not exceed the annual interest generated by the Citywide
7 Neighborhood Development Fund.

8 4. *Fund Accountability.* The Citywide Neighborhood Development Fund shall be included among
9 the funds subject to regular audits of City funds as required under law.

10 **C. The Community Development Innovation Fund Board.**

11 1. *Board Responsibilities.* The Community Development Innovation Fund Board shall:

12 A. Have general oversight over and administer the Community Development Innovation
13 Funds, which include the Citywide Housing Fund and the Citywide Neighborhood
14 Development Fund;

15 B. The administrator or respective board will develop an evaluation scale with weighted
16 scoring criteria based on the Economic Justice Index as referenced in the Economic Justice
17 Action Plan promulgated by the St. Louis Development Corporation, the Residential
18 Market Analysis, and Zoning Code indicators to assess priority.

19 C. Priority Consideration for development project initiatives in high-need areas as
20 indicated and measured by the Economic Justice Index (EJI-1, EJI-2, EJI-3) and
21 opportunity zones for catalyst projects with the potential to attract and stimulate private
22 investment within Zoning District I, designated as the Central Business District, or its

1 successor districts, and Market Value Areas “E,” “F,” “G,” “H,” or “I” as they are defined
2 in the City’s Market Value Analysis.

3 D. Additional consideration prioritizes matching funds for specific project applications.

4 E. Annually recommend to the Board of Estimate and Apportionment by means of a majority
5 of voting members any appropriations from the Community Development Innovation
6 Funds for inclusion into the City’s annual operating budget by the March 1st preceding the
7 fiscal year for that budget and in accordance with the budgeting processes outlined under
8 Article XVI, Section 3, of the City Charter.

9 F. Submit an annual report no later than May 1 of each calendar year to the Mayor’s Office
10 and Board of Aldermen detailing: (1) the long-term plan for the stewardship, management,
11 and investment of monies within the Community Development Innovation Funds, and (2)
12 the implementation of any appropriations made from the Community Development
13 Innovation Funds in the immediately preceding fiscal year.

14 G. Follow the most current edition of Robert’s Rules of Order for the conduct of any meetings.

15 H. Make all necessary rules for the exercise of its powers and performance of its duties.

16 2. *Board Membership.* The Community Development Innovation Fund Board shall be composed
17 of eleven (11) voting members. The following members shall be appointed by the Mayor and shall
18 serve as voting members:

19 a. Two (2) representatives from the Community Development Administration, one of whom
20 shall serve as chair;

21 b. Two (2) representatives from the St. Louis Development Corporation;

22 c. One (1) representative from the Affordable Housing Commission; and

d. One (1) representative from the Department of Human Services.

The following members shall be appointed by the Mayor, subject to the approval of the Board of Aldermen, and shall serve as voting members:

e. One (1) representative from a community organization representing the local business community;

f. One (1) representative from a nonprofit development organization or an organization representing the nonprofit development community, such as a community development corporation;

g. One (1) representative from an organization advocating for the needs of tenants; and

h. One (1) representative from a housing advocacy organization.

The following member shall serve as voting member:

i. The Chair of the Housing, Urban Development, and Zoning Committee for the Board of Aldermen, or its successor committee, or their designee.

3. *Board Terms.* Each member of the board that is appointed by the Mayor and subject to the approval of the Board of Aldermen shall hold office for the term of three years and until his successor is appointed. Members of the first board shall be appointed for terms of from one to three years so that the term of one shall expire at the end of the first year, one at the end of the second year, and two at the end of the third year. The succeeding appointment shall be made for terms of three years.

4. *Board Compensation.* The members shall serve on the Community Development Innovation Fund Board without compensation.

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

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