



AGENDA

ENHANCED ENTERPRISE ZONE BOARD
OF THE CITY OF ST. LOUIS

ANNUAL MEETING- REGULAR SESSION VIA ZOOM MEETING AND VIA TELEPHONE

Tuesday, April 28, 2026 – 3:00pm

this meeting will be conducted electronically.

In order to ensure all Commissioners and the public are able to connect successfully, we recommend that you call or join via Zoom starting at 10:45am to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3749 for assistance.

The public will be able to access the meeting in two ways:

1. Please click the link below to join the webinar:
<https://us02web.zoom.us/j/83593997289?pwd=ZmF5bXRUOVNQRFFzS2ZpYlo2VjJ6UT09>
Passcode: 878470
Or One tap mobile :
+13126266799,,83593997289# US (Chicago) +16469313860,,83593997289# US
2. Or Telephone:
Dial(for higher quality, dial a number based on your current location):
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Webinar ID: 835 9399 7289

People who need accommodations relating to accessibility should contact Myisa Sykes at sykesm@stlouis-mo.gov or by phone at (314) 657-3749 or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES** – May 13, 2025

3. **ELECTION OF OFFICERS**

RESOLUTION NO. 26-EEZB-80 - APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF ST. LOUIS
(David Meyer)

4. **GENERAL**

RESOLUTION NO. 26-EEZB-81 - RESOLUTION APPOINTING STEPHEN WESTBROOKS AS EXECUTIVE DIRECTOR, SECRETARY, AND SIGNATORY FOR THE ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF ST. LOUIS (David Meyer)

5. **2500 BALDWIN ST. AND 2524-2610 GLASGOW AVE. REDEVELOPMENT AREA
(Alderman Rasheen Aldridge/14th Ward)**

RESOLUTION NO. 26-EEZB-82 - RESOLUTION RECOMMENDING TAX ABATEMENT FOR SENSIENT COLORS LLC AT 2500 BALDWIN ST. AND 2524-2610 GLASGOW AVE. IN THE ENHANCED ENTERPRISE ZONE AND APPROVING REDEVELOPMENT AGREEMENT (350-341)
(Zachary Wilson)

6. **OPEN AGENDA**

7. **ROLL CALL VOTE** in open session to hold a closed meeting pursuant to the following:

- A) Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021 (17) RSMo.
- B) Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021 (2) RSMo.
- C) Proceedings to regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021 (12) RSMo.

8. **NEXT BOARD MEETING – SCHEDULED FOR MAY 26, 2026**

9. **ADJOURNMENT**



MINUTES

ENHANCED ENTERPRISE ZONE BOARD
OF THE CITY OF ST. LOUIS

SPECIAL MEETING - REGULAR SESSION VIA ZOOM AND VIA TELEPHONE

Tuesday, May 13, 2025 – 11:00am

BOARD MEMBERS PRESENT: Matt McBride (Vice Chair)
Kennard Jones
Sean Spencer
Lori Koenig
Lindsey Evans
Tim Snoke (Taxing District)
One Vacancy (School Board)

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Linda Criss, Otis Williams, Zachary Wilson, Rob Orr, Andrew Knop, Madeleine Swanstrom, Paul Weatherford, Dale Ruthsatz, Charlie Hahn, Salise Cobb, Deion Broxton, Michelle Stuckey (SLEDP)

COUNSEL PRESENT: Olivia Findley, James Morrow

GUESTS PRESENT: Steph Kukuljan – STLPD

CALL TO ORDER

After roll call, a quorum being present, Vice Chair McBride called the meeting to order at 11:00am.

APPROVAL OF MINUTES

Vice Chair McBride called for a motion to approve the minutes of the March 26, 2024 meeting. A motion to approve the minutes was made by Commissioner Jones and seconded by Commissioner Spencer. Roll was called, and the motion passed with all six (6) Commissioners present (McBride, Jones, Spencer, Koenig, Evans, Snoke) voting aye.

RESOLUTION NO. 25-EEZB-78 - RESOLUTION APPOINTING OTIS WILLIAMS AS EXECUTIVE DIRECTOR, SECRETARY, AND SIGNATORY FOR THE ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF ST. LOUIS

Olivia Findley, Legal Counsel for SLDC, presented the Resolution to the Board. After discussion, Vice Chair McBride called for a motion to appoint *Otis Williams* as Executive Director, Secretary, and Signatory for the Enhanced Enterprise Zone Board of the City of St. Louis. Motion was made by Commissioner Spencer and seconded by Commissioner Snoke. Roll was called, and the motion passed with all six (6) Commissioners present (McBride, Jones, Spencer, Koenig, Evans, Snoke) voting aye.

RESOLUTION NO. 25-EEZB-79 - APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF ST. LOUIS

Olivia Findley, Legal Counsel for SLDC, presented the Resolution to the Board and listed the present slate of officers and recommended adding Lori Koenig as Chair. Vice-Chair McBride then called for a motion to approve the existing slate: *Lori Koenig*, Chair, *Matt McBride*, Vice Chair, *Kennard Jones*, Treasurer, *Zachary Wilson*, Assistant Secretary and *Linda Criss*, Assistant Secretary. Motion was made by Commissioner Snoke, seconded by Commissioner Spencer with request for previous roll. With there being no objection, the motion passed with all six (6) Commissioners present (McBride, Jones, Spencer, Koenig, Evans, Snoke) voting aye.

OPEN AGENDA

No items for open agenda.

NEXT MEETING

The next EEZ Board meeting is scheduled for May 27, 2025.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Evans, seconded by Commissioner McBride and the meeting was adjourned at 11:10am.

Lori Koenig, Chair

Otis Williams, Executive Director

**RESOLUTION NO. 26-EEZB-80
PRESENTED TO THE BOARD APRIL 28, 2026**

TO: ENHANCED ENTERPRISE ZONE BOARD OF COMMISSIONERS
FROM: DAVID MEYER, LEGAL COUNSEL
RE: RESOLUTION APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF THE ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF ST. LOUIS

EXECUTIVE SUMMARY:

Pursuant to the By-Laws of the Enhanced Enterprise Zone Board of the City of St. Louis (EEZ Board), the EEZ Board shall elect, by a simple majority vote, a Chair, Vice Chair and Treasurer, at the Annual Meeting. By custom, the Secretary and any Assistant Secretaries are also appointed by the Members at the Annual Meeting. Officers shall serve pursuant to Article II of the Enhance Enterprise Zone Board By-Laws.

REQUESTED ACTION:

Approval of this Resolution and election of officers for 2026-2027.

NOW, THEREFORE, be it resolved by the Enhanced Enterprise Zone Board of the City of St. Louis, that:

1. The following persons are elected to the following officer positions, to assume said office immediately and to serve until such time as their successors are appointed:

Lori Koenig, Chair
Matthew McBride, Vice Chair
Kennard Jones, Treasurer
Zachary Wilson, Assistant Secretary
Linda Criss, Assistant Secretary

2. The Enhanced Enterprise Zone Board of the City of St. Louis hereby approves this Resolution electing officers of the Board.
3. The Executive Director, and/or his designee, and the appropriate officers, agents, and employees of the Board, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Board.

ADOPTED this 28th day of April 2026.

(SEAL)

ENHANCED ENTERPRISE ZONE BOARD OF THE
CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 26-EEZB-81
PRESENTED TO THE BOARD ON APRIL 28, 2026**

TO: ENHANCED ENTERPRISE ZONE BOARD OF COMMISSIONERS

FROM: DAVID MEYER, LEGAL COUNSEL

RE: RESOLUTION APPOINTING STEPHEN WESTBROOKS AS EXECUTIVE DIRECTOR, SECRETARY AND SIGNATORY FOR THE ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF ST. LOUIS

EXECUTIVE SUMMARY:

This Resolution appoints Stephen Westbrooks as Executive Director and Secretary of the Enhanced Enterprise Zone Board of the City of St. Louis (EEZ Board) and designates Mr. Westbrooks as the duly authorized signatory for all EEZ Board documents and transactions, effective as of March 30, 2026.

BACKGROUND:

Article II of the EEZ Board's Bylaws provides that the Executive Director has general supervision of the administration of the business and affairs of the EEZ Board. Article II also provides that Executive Director may also serve as Secretary. The positions of Executive Director and Secretary are filled by appointment by the members of the Board and serve at the pleasure of the Board.

Stephen Westbrooks has been recommended by the Mayor's office and has been appointed by the St. Louis Development Corporation Board of Directors to succeed Otis Williams as President and CEO and Executive Director of SLDC. The President and CEO and Executive Director of SLDC has historically served a similar role for each of the boards and commissions SLDC supports. Consistent with the EEZ Board's bylaws, this resolution approves his appointment as Executive Director of the EEZ Board and its duly authorized signatory, effective March 30, 2026.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, be it resolved by the members of the Board of the Enhanced Enterprise Zone of the City of St. Louis that:

1. The members of the Enhanced Enterprise Zone Board hereby approve this Resolution and authorize and approve the appointment of Stephen Westbrooks as Executive Director and Secretary of the Enhanced Enterprise Zone Board of the City of St. Louis, effective as of March 30, 2026.
2. The EEZ Board hereby designates Stephen Westbrooks as the duly authorized signatory for all EEZ Board documents and transactions, effective as of March 30, 2026.

3. The Executive Director, his designee, and the appropriate officers, agents and employees of the EEZ Board are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the EEZ Board.

ADOPTED this 28th day of April 2026.

(SEAL)

ENHANCED ENTERPRISE ZONE BOARD OF THE
CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 24-EEZB-82
PRESENTED TO THE BOARD APRIL 28, 2026**

TO: ENHANCED ENTERPRISE ZONE BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION RECOMMENDING TAX ABATEMENT FOR SENSIENT COLORS LLC
AT 2500 BALDWIN ST. AND 2524-2610 GLASGOW AVE. IN THE ENHANCED
ENTERPRISE ZONE AND APPROVING REDEVELOPMENT AGREEMENT (350-341)
(ALDERMAN RASHEEN ALDRIDGE/14TH WARD)

EXECUTIVE SUMMARY:

This Resolution recommends the Board of Aldermen approve by resolution full ad valorem tax abatement for ten (10) years based on 90% of the assessed value of the incremental improvements for a revenue-producing enterprise located in the Enhanced Enterprise Zone.

BACKGROUND:

Condition of Property: Fair
Property Owner: Sensient Colors LLC
Prospective Redeveloper: Sensient Colors LLC

The City Ordinance governing the granting of tax abatement in the St. Louis Enhanced Enterprise Zone provides for tax abatement to revenue-producing enterprises upon the recommendation of the Enhanced Enterprise Zone Board of the City of St. Louis and a resolution by the Board of Aldermen. Sensient Colors LLC is looking to expand its production capacity by building a new facility at their Jefferson Avenue campus. The expansion will allow Sensient Color LLC to transition their facility from synthetic to natural color production to be used as natural food colorants and additives, cosmetic-grade pigments for personal care products, pharmaceutical colorants and excipients, and specialty color solutions for industrial applications. The expansion will result in Sensient Color LLC creating approximately 84 new jobs at an average annual wage of \$83,928. Anticipated construction cost will be \$134,000,000.

REQUESTED ACTION:

Recommend to the St. Louis Board of Aldermen, the property at 2500 Baldwin St., 2524 Glasgow Ave., 2600 Glasgow Ave., 2606 Glasgow Ave., 2608 Glasgow Ave., and 2610 Glasgow Ave. be granted a ten-year ad valorem tax abatement based on 75% assessed value of the incremental improvements.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Enhanced Enterprise Zone Board of the City of St. Louis as follows:

1. The Enhanced Enterprise Zone Board of the City of St. Louis hereby recommends to the Board of Aldermen of the City of St. Louis that the ad valorem taxes on the property at 2500 Baldwin St. and 2524-2610 Glasgow Ave., owned by Sensient Colors LLC be abated for ten (10) years based on 90% of the assessed value of the incremental improvements.
2. The Executive Director of the Enhanced Enterprise Zone is hereby authorized and directed to negotiate and execute a Development Agreement with Arbolope Community LLC with provision for a tax abatement for ten (10) years based on 90% of the assessed value of the incremental improvements.
3. The Executive Director of the St. Louis Enhanced Enterprise Zone Board is hereby authorized to and directed to take such other actions as may be necessary and proper to carry out the intent of this Resolution.

ADOPTED THIS 26th day of March 2024

(SEAL)

ENHANCED ENTERPRISE ZONE BOARD
OF THE CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary