

Summary

Board Bill Number 155

Introduced by Alderwoman Jami Cox Antwi

February 13, 2026

An ordinance approving the petition establishing the Downtown St. Louis Sports And Entertainment Community Improvement District as a political subdivision to remediate blight and encourage redevelopment within the area generally bounded by Cole and Carr Streets to the North, the Mississippi River to the East, Interstate 64 to the South, and Jefferson Avenue to the West ; authorizing the issuance of obligations with maturities of up to twenty years ; appointing a seven-member Board of Directors ; and mandating the submission of annual budgets and performance reports to the City Register and the Missouri Department of Economic Development.

**BOARD BILL NUMBER 155 INTRODUCED BY ALDERWOMAN JAMI COX ANTWI
COSPONSOR: ALDERMAN RASHEEN ALDRIDGE**

1 An Ordinance Approving The Petition To Establish A Community Improvement District,
2 Establishing The Downtown St. Louis Sports And Entertainment Community Improvement
3 District, Finding A Public Purpose For The Establishment Of The Downtown St. Louis Sports
4 And Entertainment Community Improvement District, And Containing A Severability Clause.

5 **WHEREAS**, the City is a body corporate and a political subdivision of the State of
6 Missouri, duly created, organized and existing under and by virtue of its charter, the
7 Constitution, and laws of the State of Missouri; and

8 **WHEREAS**, Section 67.1400 *et seq.*, RSMo, (the “CID Act”) authorizes the Board of
9 Aldermen to approve the petitions of property owners to establish a Community Improvement
10 District; and

11 **WHEREAS**, a petition has been filed with the City, requesting formation and
12 establishment of The Downtown St. Louis Sports And Entertainment Community Improvement
13 District (the “CID”), to be formed as an “entertainment district” (as defined in Section 67.1421
14 of the Act) and signed by the authorized representatives of the owners of more than fifty percent
15 by assessed value of the property located within the proposed boundaries of the CID (the
16 “Petition”); and

17 **WHEREAS**, the Register of the City of St. Louis did review and determine that the
18 Petition substantially complies with the requirements of the CID Act; and

19 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in
20 accordance with the CID Act was held at St. Louis City Hall, 1200 Market Street, St. Louis,
21 Missouri 63103 at 11:00 a.m. on March 3, 2026, by the Board of Aldermen; and

1 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this ordinance is
2 in the best interest of the City of St. Louis and that the owners of real property located within the
3 CID, as well as the City as a whole, will benefit from the establishment of the CID and the other
4 transactions described herein.

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

6 **SECTION ONE.**

7 1. A community improvement district, to be known as “The Downtown St. Louis
8 Sports And Entertainment Community Improvement District” (hereinafter referred to as the
9 “CID”), is hereby established pursuant to the CID Act on certain real property described below
10 to provide certain services, or contract with a private property owner to provide certain services,
11 and construct, reconstruct, install, repair, maintain and/or equip various public improvements,
12 and carry out other functions as set forth in the Petition, which is attached hereto as **Appendix A**
13 and incorporated herein by this reference.

14 2. The CID boundaries are set forth in the Petition and are generally described as
15 follows: Generally bounded by Cole St. and Carr St. to the North, the Mississippi River to the
16 East, Interstate 64 to the South, and Jefferson Avenue to the West.

17 **SECTION THREE.** The CID is authorized by the CID Act, at any time, to issue
18 obligations, or to enter into agreements with other entities with the authority to issue obligations,
19 for the purpose of carrying out any of its powers, duties, or purposes. Such obligations shall be
20 payable out of all, part or any combination of the revenues of the CID and may be further
21 secured by all or any part of any property or any interest in any property by mortgage or any
22 other security interest granted. Such obligations shall be authorized by resolution of the CID,
23 and if issued by the CID, shall bear such date or dates, and shall mature at such time or times, but

1 not more than twenty (20) years from the date of issuance, as the resolution shall specify. Such
2 obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be
3 payable in such place or places, be subject to redemption as such resolution may provide and be
4 sold at either public or private sale at such prices as the CID shall determine subject to the
5 provisions of Section 108.170, RSMo. The CID is also authorized to issue such obligations to
6 refund, in whole or part, obligations previously issued by the CID.

7 **SECTION FOUR.**

8 1. Pursuant to the Petition, the CID shall be in the form of a political subdivision of
9 the State of Missouri, known as “The Downtown St. Louis Sports And Entertainment
10 Community Improvement District.”

11 2. Pursuant to Section 67.1471 of the CID Act, the fiscal year for the CID shall be
12 the same as the fiscal year for the City of St. Louis.

13 3. No earlier than one hundred and eighty (180) days and no later than ninety (90)
14 days prior to the first day of each fiscal year, the CID shall submit to the Board of Aldermen a
15 proposed annual budget for the CID, setting forth expected expenditures and revenues for such
16 fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if
17 such comments are given, the Board of Aldermen shall provide such written comments no later
18 than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not
19 constitute requirements, but shall only be recommendations.

20 4. The CID shall hold an annual meeting and adopt an annual budget no later than
21 thirty (30) days prior to the first day of each fiscal year.

22 **SECTION FIVE.** The CID is authorized to use the funds of the CID for any of the
23 improvements, services or other activities authorized under the CID Act.

1 **SECTION SIX.** Pursuant to the CID Act, the CID shall have all of the powers necessary
2 to carry out and effectuate the purposes of the CID and the CID Act as set forth in the CID Act.

3 **SECTION SEVEN.** The City of St. Louis hereby finds that the uses of the CID proceeds
4 as provided for in the Petition will serve a public purpose by remediating blight and encouraging
5 the redevelopment of real property within the CID.

6 **SECTION EIGHT.** Within one hundred twenty (120) days after the end of each fiscal
7 year, the CID shall submit a report to the Register of the City and the Missouri Department of
8 Economic Development stating the services provided, revenues collected and expenditures made
9 by the CID during such fiscal year, and copies of written resolutions approved by the board of
10 directors of the CID during the fiscal year. The Register shall retain this report as part of the
11 official records of the City and shall also cause this report to be spread upon the records of the
12 Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

13 **SECTION NINE.** The term for the existence of the CID shall be as set forth in the
14 Petition, as may be amended from time to time, or as such term may be otherwise modified in
15 accordance with the CID Act.

16 **SECTION TEN.** Pursuant to the CID Act, the Board of Aldermen shall not decrease the
17 level of publicly funded services in the CID existing prior to the creation of the CID or transfer
18 the burden of providing the services to the CID unless the services at the same time are
19 decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of
20 the publicly funded services between areas included in the CID and areas not so included.

21 **SECTION ELEVEN.** The Register shall report in writing the creation of The Downtown
22 St. Louis Sports And Entertainment Community Improvement District to the Missouri
23 Department of Economic Development.

1 **SECTION TWELVE.** The Petition provides that the CID shall be governed by a Board
2 of Directors consisting of seven individual directors (collectively the “Directors” and each a
3 “Director”), such Directors to be appointed by the Mayor of the City with the consent of the
4 Board of Aldermen, in accordance with the CID Act and the qualifications set forth in the
5 Petition. By her approval of this ordinance, the Mayor does hereby appoint the following named
6 individuals as Directors of the CID for the terms set forth below, and by adoption of this
7 ordinance, the Board of Aldermen hereby consents to such appointments:

8	<u>Name</u>	<u>Term</u>
9	Ryan McClure	2 years
10	Ronald Kruszewski	2 years
11	Brad Dean	2 years
12	James Mann	2 years
13	Robert O’Loughlin	4 years
14	William DeWitt Jr.	4 years
15	Chris Zimmerman	4 years

16 **SECTION THIRTEEN.** The Mayor and Comptroller of the City or his or her
17 designated representatives are hereby authorized and directed to take any and all actions to
18 execute and deliver for and on behalf of the City any and all additional certificates, documents,
19 agreements or other instruments as may be necessary and appropriate in order to carry out the
20 matters herein authorized, with no such further action of the Board of Alderman necessary to
21 authorize such action by the Mayor or Comptroller or his or her designated representatives.

22 **SECTION FOURTEEN.** The Mayor and Comptroller and his or her designated
23 representatives, with the advice and concurrence of the City Counselor, are hereby further

1 authorized and directed to make any changes to the documents, agreements and instruments
2 approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance
3 and necessary and appropriate in order to carry out the matters herein authorized, with no such
4 further action of the Board of Alderman necessary to authorize such changes by the Mayor or
5 Comptroller or his or her designated representatives.

6 **SECTION FIFTEEN.** If any section, subsection, sentence, clause, phrase or portion of
7 this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court
8 of competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
9 distinct and independent provision of this ordinance, and such holding or holdings shall not
10 affect the validity of the remaining portions of this ordinance.

Board Bill Number ____

APPENDIX A

Petition to Establish The Downtown St. Louis Sports And Entertainment Community
Improvement District

On file with City Register

BOARD BILL NUMBER 155
FISCAL NOTE

Preparer's Name Cheryl Campbell

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

Bill Sponsor Alderwoman Jami Cox Antwi

Bill Synopsis:	<i>This ordinance approves the petition establishing the Downtown St. Louis Sports and Entertainment Community Improvement District (CID) as a political subdivision pursuant to state statute to remediate blight and encourage redevelopment within a defined geographic area. The ordinance authorizes the CID to issue obligations payable from CID revenues, appoints a seven-member board of directors, and requires submission of annual budgets and reports to the City Register and the Missouri Department of Economic Development. The ordinance further provides that publicly funded service levels within the district shall not be reduced except under citywide reductions.</i>
Type of Impact:	<i>Indeterminate administrative impact and future service commitment; no direct appropriation identified in ordinance language.</i>
Agencies Affected:	<i>Office of the Mayor; Comptroller; City Register; Board of Aldermen.</i>

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___ Yes ___ X No
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___ Yes ___ X No
- A commitment of city funding in the future under certain specified conditions? ___ X Yes ___ No

- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes ___XNo
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes ___XNo
- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes ___XNo
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes ___XNo

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

SECTION B

- Does the bill require the construction of any new physical facilities? ___Yes ___XNo

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ___X___Yes ___No

- If yes, explain the impact and the estimated cost:

The ordinance assigns administrative and reporting interface responsibilities to City officials, including retention of annual CID reports, review of submitted CID budgets, and execution of related documentation. Available ordinance language does not support quantification of departmental cost or staffing impacts. Resulting workload effects are therefore indeterminate and expected to be accommodated within existing departmental resources.

- Does the bill create a program or administrative subdivision? ___X___Yes ___No

- If yes, then is there a similar existing program or administrative subdivision?

___X___Yes ___No

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

The ordinance establishes a Community Improvement District consistent with other districts authorized under state statute. City administrative interaction with the CID is expected to follow established practices applied to comparable districts and is not anticipated to create duplicative City administrative structures.

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

The ordinance does not identify operating, equipment, or maintenance costs to be borne by the City. Administrative activities required by the ordinance are anticipated to occur within existing resources. Potential fiscal implications related to maintaining publicly funded service levels within the district area cannot be quantified based on ordinance language and are indeterminate.

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

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

- Describe any assumptions used in preparing this fiscal note:

This fiscal note evaluates impacts based on information contained in the ordinance and assumes the CID operates as an independent political subdivision funded through its authorized revenues. Available ordinance language does not support quantification of departmental cost or staffing impacts. Administrative responsibilities assigned to City officials are assumed to be performed within existing resources. The analysis further assumes the ordinance does not create a City guarantee or backing of CID obligations.

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

*Board Bill establishing the Downtown St. Louis Sports and Entertainment Community Improvement District;
Missouri Community Improvement District Act (RSMo 67.1400 et seq.);
City fiscal note ordinance requirements.*

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