

Summary
Board Bill Number 168
Introduced by Alderman Rasheen Aldridge
February 13, 2026

This Board Bill approves a petition to amend the boundaries of the existing Soccer Stadium Community Improvement District (the “District”) to conform with the current platting of the area. The District was originally formed in 2020 by Ordinance No. 71185. Property within the District was replatted after the District was originally formed to accommodate the development of the soccer stadium and related parking, practice and team facilities. If this Board Bill is approved, certain excess property resulting the relocation of public rights-of-way associated with the construction of the soccer stadium will be removed from the District and certain property included in the footprint of the soccer stadium will be added to the District.

BOARD BILL NUMBER 168 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE

1 An Ordinance approving the Petition Amending the Boundaries of the Soccer Stadium
2 Community Improvement District; making certain findings relating thereto, including that the
3 redevelopment area described therein is a blighted area; and authorizing and directing the taking
4 of other actions and approval and execution of other documents as are necessary or desirable to
5 carry out and comply with the intent hereof.

6 **WHEREAS**, on July 8, 2020, the Board of Aldermen approved Ordinance No. 71185,
7 which, among other things, (a) approved the Petition for the Creation of the Soccer Stadium
8 Community Development District (the “Original Petition”) and (b) established the Soccer Stadium
9 Community Improvement District (the “District”); and

10 **WHEREAS**, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID
11 Act”) authorize the governing body of any municipality, upon a proper petition requesting the
12 expansion and after a public hearing, to adopt an ordinance expanding the property within a
13 community improvement district; and

14 **WHEREAS**, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID
15 Act”) authorize the governing body of any municipality, upon a written notice requesting the
16 reduction and after a public hearing, to adopt an ordinance reducing the property within community
17 improvement district; and

18 **WHEREAS**, the Petition Amending the Boundaries of the Soccer Stadium Community
19 Improvement District attached hereto as Exhibit A (the “Petition”) has been submitted to the City;
20 and

21 **WHEREAS**, the Petition proposes to remove certain property from the District and add
22 other Property to the District, as appropriate to conform to the current platting of property within

1 the District; and

2 **WHEREAS**, the District consents to the addition and removal of real property to and from
3 the District; and

4 **WHEREAS**, the District found that it can meet its obligations without the revenues
5 generated by or on the real property proposed to be removed; and

6 **WHEREAS**, the City Register reviewed the Petition and determined that it complies with
7 the CID Act; and

8 **WHEREAS**, a duly-noticed public hearing was held and conducted in accordance with the
9 CID Act on January __, 2026, at which all persons interested in the expansion and reduction of the
10 District were allowed an opportunity to speak; and

11 **WHEREAS**, the Board of Aldermen finds that the adoption of this Ordinance is in the best
12 interest of the City and that the owners of the real property within the District.

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

14 **SECTION ONE.** The Petition is hereby approved. The District shall include the
15 contiguous tracts of real estate described in Exhibit A of the Petition (the “Amended District
16 Area”).

17 **SECTION TWO.** The City shall, and the officials, agents and employees of the City are
18 hereby authorized to, take such further action, and execute such other documents, certificates and
19 instruments as may be necessary or desirable to carry out and comply with the intent of this
20 Ordinance. The Mayor and the Comptroller are hereby authorized, through the term of the District,
21 to execute all documents or take any other actions on behalf of the City as may be required to carry
22 out and comply with the intent of this Ordinance.

1 **SECTION THREE.** If any section, subsection, sentence, clause, phrase or portion of this
2 Ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of
3 competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
4 distinct and independent provision of this Ordinance, and such holding or holdings shall not affect
5 the validity of the remaining portions of this Ordinance.

6 **SECTION FOUR.** After adoption of this Ordinance by the Board of Aldermen, this
7 Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over
8 her veto.

EXHIBIT A

**PETITION AMENDING THE BOUNDARIES OF THE
SOCCER STADIUM COMMUNITY IMPROVEMENT DISTRICT**

**A PETITION AMENDING THE BOUNDARIES OF THE SOCCER STADIUM
COMMUNITY IMPROVEMENT DISTRICT**

A. Comes now the undersigned (each a “Petitioner and collectively, the “Petitioners”), being (1) the owners of more than fifty percent by assessed value of the real property within the boundaries of the hereinafter-defined Amended District Area and (2) more than fifty percent per capita of all owners of real property within the boundaries of the hereinafter-defined Amended District Area, does hereby petition and request that the City of St. Louis, Missouri (the “City”), amend the boundaries of the Soccer Stadium Community Improvement District (the “District”) as described herein under the authority of Sections 67.1401 to 67.1571, inclusive, of the Revised Statutes of Missouri (the “Act”).

B. The name of the District is the “Soccer Stadium Community Improvement District,” which was set forth in the Petition Authorizing the Formation of a Community Improvement District approved by the City on July 8, 2020 (the “Original CID Petition”).

C. A legal description and boundary map of the proposed amended area is attached in **Exhibit A** (the “Amended District Area”).

D. The five year plan for the District is set forth in the Original CID Petition and incorporated herein by reference.

E. The District was established as a political subdivision under the Act pursuant to the Original CID Petition.

F. The Board of Directors consists of five members pursuant to the Original CID Petition.

G. The purposes of the District as set forth in the Original CID Petition shall remain unchanged upon adoption of this Petition for Expansion and Reduction.

H. The total 2025 assessed value of all real property is follows:

<u>Owner</u>	<u>Parcel No.</u>	<u>Assessed Value</u>
TKFC LC	647100095	\$ 62,716,000
TKFC LC	090500040	10,000
TKFC LC	169206030	2,356,700
TKFC LC	169900091	5,866,600
TKFC LC	169900092	221,600
TKFC LC	169900093	192,800
Pitch314 LC	090100025	5,332,300
City of St. Louis	090300010	0
City of St. Louis	647100010	0
	TOTAL	<u>\$ 76,696,000</u>

I. The District was found to include a blighted area pursuant to Ordinance No. 71185.

J. The term of the District shall be as stated in the Original CID Petition.

K. Consistent with the Original CID Petition, the Petitioner will not seek to submit to qualified voters a proposition for approval of a real property tax levy or business license tax.

L. The District has imposed a district-wide sales and use tax at the rate of one percent (1%).

M. Consistent with the Original CID Petition, the Petitioner will not seek to submit to the qualified voters a proposition for approval of a special assessment.

N. Consistent with the Original CID Petition, the Petitioner does not seek limitations on the borrowing capacity of the District.

O. Consistent with the Original CID Petition, the Petitioner does not seek limitations on the revenue generation of the District.

P. Consistent with the Original CID Petition, the Petitioner does not seek limitations on the powers of the District.

Q. THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.

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EXHIBIT A

BOUNDARIES OF AMENDED DISTRICT AREA

A tract of land being all of Lot "A" of the "MLS Consolidation Plat", as recorded in Book 06152022, Page 0325, all of Lot "A" of the "Consolidation Plat of City Block 901" as recorded in Book 05242022, Page 177, part of Lots 1, 2, & 3 of the Subdivision of Parcel E6-0966 as recorded in Book 11182019, Page 0065, all documents of the City of Saint Louis Recorder of Deeds Office, City Blocks 901, 905, 1692-S, 1699, 6471, 6472, 6473, 6474, and portions of the surrounding streets of Olive Street, 19th, 20th, 21st, & 22nd Streets, Pine Street, Market Street, Clark Avenue, and Poplar Street, situated in the City of St. Louis, Missouri, and being more particularly described as follows:

BEGINNING at the intersection point of the Centerline of Olive Street (public, 100 foot wide) with the Centerline of 19th Street (public, 60 foot wide); THENCE, following the Centerline of 19th Street, South 14° 43' 22" West, 273.48 feet to intersection point of said Centerline of 19th with the Centerline of Pine Street (public, 60 foot wide); THENCE following the Centerline of said Pine Street, North 75° 17' 13" West, 368.10 feet to the intersection point of the Centerline of said Pine Street with the prolongation of the Eastern Right-of-Way line of 20th Street (public, 60 foot wide); THENCE, continuing coincident with said Eastern Right-of-Way line of 20th Street the following courses and distances: South 14° 42' 25" West, 263.65 feet to a Cut Cross found at the Southwest Corner of City Block 902, also being the intersection point of the Eastern Right-of-Way line of said 20th Street with the Northern Right-of-Way line of Chestnut street (public, 60 foot wide); THENCE, South 14° 42' 39" West, 30.00 feet to the intersection point of said Eastern Right-of-Way line of 20th Street with the centerline of said Chestnut Street; THENCE, departing said Eastern Right-of-Way line of 20th Street, and continuing with said centerline of Chestnut Street, South 75° 17' 05" West, 338.10 feet to a point; THENCE, departing said centerline of Chestnut Street, South 14° 42' 25" West, 206.33 feet to a point in Market Street (public, variable width); THENCE, North 76° 41' 58" West, 338.32 feet to a point in said Market Street; THENCE, South 14° 42' 20" West, 50.02 feet to a point in said Market Street at the intersection of the prolongation of the Southern Right-of-Way line of Market Street (public, 100 foot wide), with the prolongation of the Eastern Right-of-Way line of 20th Street (public, 60 foot wide); THENCE, following said Southern Right-of-Way line of Market Street, North 76° 41' 58" West, 424.87 feet to the intersection point of said Southern Right-of-Way line of Market Street, with the Centerline of 21st Street (public, 78 foot wide); THENCE, departing said Southern Right-of-Way line of Market Street, and following the Centerline of said 21st Street, South 14° 39' 35" West, 1,247.21 feet to the intersection point of said Centerline of 21st Street, with the prolongation of the Northern boundary line of a parcel now or formerly conveyed to TKFC LC as recorded in Book 01282021, Page 066 of Saint Louis City Records; THENCE, following said prolongation of TKFC LC Northern boundary line, South 75° 27' 50" East, 39.00 feet to an iron rod with aluminum cap (MODOT) found at the Northwest corner of said TKFC LC parcel, said Northwest corner also being in the Eastern Right-of-Way of 21st Street; THENCE, following said Northern boundary line of TKFC LC parcel, South 75° 27' 50" East, 157.61 feet to the Northeast corner of said TKFC LC parcel, also being in the centerline of an Alley (15 foot wide) in City Block 1692-S with said Alley being partially and conditionally Vacated per City Ordinance No. 15989; THENCE, continuing coincident with both the Eastern boundary line of said TKFC LC parcel and said centerline of

vacated Alley, South 14° 39' 35" West, 86.08 feet to a Cotton Picker Spindle found at the Southeast corner of said TKFC LC parcel and in the Northern Right-of-Way line of Poplar Street (public, 50 foot wide); THENCE following the prolongation of said Eastern boundary line of TKFC LC parcel, South 14° 39' 35" West, 25.00 feet to the intersection point of said prolongation with the centerline of the aforesaid Poplar Street; THENCE, following said centerline of Poplar Street, North 75° 55' 09" West, 196.62 feet to a point; THENCE departing said centerline of Poplar Street, North 14° 39' 35" East, 50.47 feet; THENCE, North 42° 36' 12" West, 42.80 feet to an Iron Rod with cap (Cole LS 266D) found in the Northerly Right-of-Way line of Interstate Highway 64 (public, variable width); THENCE continuing coincident with said Interstate 64 Northerly Right-of-Way line, the following courses and distances: North 65° 27' 30" West, 271.41 feet; THENCE, North 75° 22' 47" West, 174.79 feet; THENCE, North 14° 37' 20" East, 24.87 feet; THENCE, North 39° 54' 08" West, 50.81 feet to an Iron Rod with Cap (Cole LS 266D) found; THENCE, North 75° 26' 33" West, 85.00 feet to an Iron Rod with Cap (Cole LS 266D) found; THENCE, South 69° 01' 12" West, 86.02 feet to an Iron Rod with Cap (Cole LS 266D) found; THENCE, North 75° 26' 33" West, 570.99 feet to an Iron Rod found at the intersection point of said Northerly Right-of-Way line of Interstate 64 with the Western boundary of a parcel now or formerly conveyed to TKFC LC per Book 09302021, Page 0199; THENCE departing said Northerly Right-of-Way line of Interstate 64, and continuing coincident with said TKFC LC parcel Western boundary line, the following courses and distances: South 89° 54' 52" East, 238.82 feet to an Iron Rod with Cap (Cole LS 266D) found; THENCE, North 72° 58' 02" East, 117.47 feet to an Iron Rod with Cap (Cole LS 266D); THENCE, North 14° 37' 40" East, 15.00 feet to an Iron Rod with Cap (Cole LS 266D) found; THENCE, North 71° 46' 47" East, 316.23 feet to a point on a Curve, with said point being the intersection point of said Western boundary line of TKFC LC parcel recorded in Book 09302021, Page 0199 and the Eastern Right-of-Way line of 22nd Street (public, 60 foot wide); THENCE, departing said Western boundary line of TKFC LC parcel, and following said Eastern Right-of-Way line of 22nd Street, along a Curve to the Left and concave to the northwest, an Arc Length of 322.30 feet, said Curve having a Radius of 290.00 feet, with a Chord that bears North 46° 29' 29" East, and 305.97 feet distant to a point; THENCE, departing said Eastern Right-of-Way line of 22nd Street, and continuing coincident with the Western boundary line of Lot 1 of the aforementioned Subdivision of Parcel E6-0966, the following courses & distances: North 68° 48' 36" East, 43.18 feet; THENCE, North 42° 43' 12" East, 68.01 feet; THENCE, North 20° 52' 24" East, 120.13 feet; THENCE, North 14° 39' 10" East, 189.41 feet; THENCE, North 75° 23' 01" West, 21.47 feet; THENCE, North 13° 50' 36" East, 263.99 feet to the Northwest Corner of said Lot 1 of the Subdivision of Parcel E6-0966, according to the plat thereof, recorded in Plat Book 11182019, Page 65 of St. Louis City records, said Corner also being the Southwest Corner of Lot 2 of said Subdivision and in the Southern Right-of-Way line of the aforementioned Market Street, (public, 100 foot wide); THENCE departing the aforesaid Western boundary line of Lot 1, and following the Western boundary line of Lot 2, North 00° 56' 30" West, 102.33 feet to a Cut Cross found at the Northwest Corner of said Lot 2, said Cut Cross also being in the Northern Right-of-Way line of said Market Street; THENCE, departing said Market Street, North 04° 24' 24" East, 128.15 feet to a point in the Western Right-of-Way line of 22nd street (variable width); THENCE, continuing coincident with said Western Right-of-Way line of 22nd Street the following courses & distances: THENCE, North 30° 50' 17" East, 141.16 feet to a point of curvature; THENCE, along a Curve to the Left and concave to the northwest, an arc length of 4.88 feet, said Curve having a Radius of 367.50 feet, a Chord that bears North 30° 27' 28" East, 4.88 feet distant to the Southeast corner of a parcel now or formerly conveyed to TKFC LC per

**EXECUTION PAGE FOR THE PETITION AMENDING THE BOUNDARIES
OF THE SOCCER STADIUMCOMMUNITY IMPROVEMENT DISTRICT**

Name of owner: TKFC LC
 Owner's telephone number: 314.602.6562
 Owner's mailing address: One Center Circle
 St. Louis, Missouri 63103

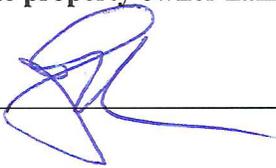
IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jason P. Thein
 State basis of legal authority to sign: Chief Legal Officer
 Signer's telephone number: 314.602.6562
 Signer's mailing address: One Center Circle
 St. Louis, Missouri 63103

- If owner is an individual: Single Married
 If owner is not an individual, state what type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment Corporation
 Not-for-profit Corporation Other: Municipality

<u>Owner</u>	<u>Parcel No.</u>	<u>Assessed Value</u>
TKFC LC	647100095	\$ 62,716,000
TKFC LC	090500040	10,000
TKFC LC	169206030	2,356,700
TKFC LC	169900091	5,866,600
TKFC LC	169900092	221,600
TKFC LC	169900093	192,800

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: Jan. 4, 2026 Signature: 

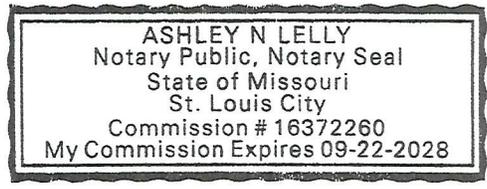
STATE OF MISSOURI)
CITY OF ST. LOUIS)

Before me personally appeared Jason P. Thein, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 4th day of January, 2026.

Ashley N Lelly
Notary Public

My Commission Expires: 9-22-2028



**EXECUTION PAGE FOR THE PETITION AMENDING THE BOUNDARIES
OF THE SOCCER STADIUMCOMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Pitch314LC
Owner's telephone number: 314.602.6562
Owner's mailing address: One Center Circle
St. Louis, Missouri 63103

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jason P. Thein
State basis of legal authority to sign: Chief Operating Officer and General Counsel
Signer's telephone number: 314.602.6562
Signer's mailing address: One Center Circle
St. Louis, Missouri 63103

If owner is an individual: Single Married
If owner is not an individual,
state what type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment
Corporation
 Not-for-profit Corporation Other: Municipality

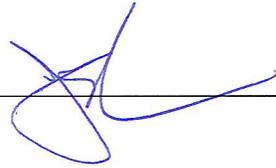
Owner
Pitch314LC

Parcel No.
090100025

Assessed Value
5,332,300

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: Jan 8, 2026

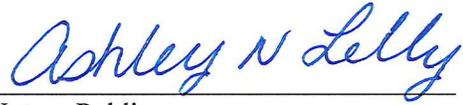
Signature: 

STATE OF MISSOURI)

CITY OF ST. LOUIS)

Before me personally appeared Jason P. Thein, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 8 day of January, 2026.


Notary Public

My Commission Expires: 9-22-2028

