ST. LOUIS DEVELOPMENT CORPORATION

# BOARD OF DIRECTORS
# REGULAR BOARD MEETING – REGULAR SESSION

September 17, 2026, at 8:00 a.m.

1520 Market Street

Via Zoom

## AGENDA

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Interested persons may attend this meeting virtually. In order to ensure that the Board and the public are able to connect successfully, we recommend that you call in or join via Zoom starting at 7:45 a.m. to allow time to correct any connection issues. The host will open the phone line and initiate the meeting at that time. If you experience any issues accessing the meeting, please call (314) 657-3749 for assistance.

Access to the meeting by the public can be done in two ways:

https://us02web.zoom.us/j/89247448203

by Telephone, dial: (301) 715 8592 Webinar ID: 892 4744 8203

Zoom may be accessed at www.zoom.us and instructions on its use are available at: https://support.zoom.us/hc/en-us

ACCESSIBILITY: Persons 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

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1. **CALL TO ORDER AND ROLL CALL**

2. **APPROVAL OF MINUTES** – August 20, 2026, Regular Board Meeting

3. **DIRECTOR'S REPORT/ OPEN AGENDA**

    - Demolition Program Update [Shelton Anderson]
    - Project Connect Presentation [Curtis Griggs/Melissa Garcia]
    - Executive Director Updates [Stephen Westbrooks]

The official Agenda was posted on the bulletin board in the lobby of 1520 Market Street prior to 8:00a.m. on September 16, 2026, and items may be withdrawn or modified before or during the public meeting at the discretion of the Board.

**4.** **<u>TENTATIVE EXECUTIVE SESSION</u>**

(a) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys, as provided by Section 610.021(1) RSMo.;

(b) Proceedings to discuss matters regarding hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed, as provided by Section 610.021(3) RSMo.;

(c) Proceedings involving sealed bids and proposals and related documents, or documents related to a negotiated contract, as provided by Section 610.021(12) RSMo;

(d) Proceedings involving individually identifiable personnel records, performance ratings or records pertaining to employees, as provided by Section 610.021(13) RSMo.

**5.** Next Regular Board Meeting is scheduled for October 15, 2026

**6.** **<u>ADJOURNMENT</u>**

# MINUTES
## ST. LOUIS DEVELOPMENT CORPORATION
## REGULAR BOARD MEETING – REGULAR SESSION
SLDC BOARD ROOM 278
THURSDAY, AUGUST 20, 2026 2:15 P.M.



**BOARD MEMBERS PRESENT:** Calvin Arnold, Alderwoman Clark-Hubbard, Lori Koenig, Matthew McBride, Alderwoman Sonnier, Vincent Young, and Chair Stephen Davis

**BOARD MEMBERS ABSENT:** Loura Gilbert and Sean Spencer

**STAFF PRESENT:** Shelton Anderson, Sandy Brooks, Deion Broxton, Laura Bryant, Salise Cobb, Nicole Dotson, Melissa Garcia, Curtis Griggs, Stephanie Grise, Charlie Hahn, Russell Halliday, Howard Hayes, Chris Maguire, Rob Orr, Lisa Otke, Cerese Pennington, Peter Phillips, Henry Shannon, Stephen Westbrooks, Charles Williams and Zachary Wilson

**COUNSEL PRESENT:** Olivia Findley, David Meyer and James Morrow

**GUESTS:** Gerry Connolly, Sean Fauss, Holden Helt, Planning & Urban Design (City of St. Louis), Steph Kukuljan (Post Dispatch), Riley Mulgart, Don Roe, Erik Schultz (MAX Build) and David Steele

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### CALL TO ORDER

Chair Davis called the meeting to order at 2:15 p.m. Roll was called with six (6) Directors present [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Director Young and Chair Davis] and two (2) Directors absent [Director Gilbert and Director Spencer]. Subsequent hereto and where indicated herein, Ald. Sonnier joined the meeting.

### APPROVAL OF MINUTES

Chair Davis called for a motion to approve the July 16, 2026 Regular Board Meeting minutes. Director Arnold made the motion; Director Young seconded. Roll was called, and the motion passed with six (6) Directors voting Aye [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Director Young and Chair Davis].

**RESOLUTION No. 26-SLDC-1088** ADOPTING UPDATES TO PROCUREMENT POLICY FOR ACQUISITION OF PROFESSIONAL SERVICES, OTHER THAN ARCHITECTS, ENGINEERS AND LAND SURVEYORS [JAMES MORROW]

James Morrow, counsel, presented the resolution. Ald. Sonnier joined the meeting at this time. Mr. Morrow gave a brief overview of the policy changes, as Director McBride requested.

With no further discussion, Chair Davis then called for a motion to approve Resolution No. 26-SLDC-1088. Director Arnold made the motion, and Director McBride seconded. Roll was called, and the motion passed with seven (7) directors voting Aye [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Ald. Sonnier, Director Young and Chair Davis].

**RESOLUTION No. 26-SLDC-1089** ADOPTING A PROCUREMENT POLICY FOR ACQUISITION OF ALL OTHER SERVICES [JAMES MORROW]

James Morrow, counsel, presented the resolution. He explained that this new policy applies to non-professional service acquisitions and is substantively identical to the policy in Resolution No. 26-SLDC-1088, except that it allows requests for bids.

With there being no questions, Chair Davis called for a motion to approve Resolution No. 26-SLDC-1089. Director McBride made the motion and asked for previous roll, and Director Arnold seconded. Upon hearing no objections to previous roll, the motion passed with seven (7) directors voting Aye [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Ald. Sonnier, Director Young and Chair Davis].

**RESOLUTION No. 26-SLDC-1093** APPROVING MEMORANDUM OF UNDERSTANDING AND FUNDING AGREEMENT WITH THE CITY OF ST. LOUIS BY AND THROUGH THE AIRPORT AUTHORITY [DAVID MEYER]

David Meyer, counsel, presented this Resolution. Mr. Meyer explained that Dr. Gerard Hollins has been hired by SLDC but will be providing services at the Airport for four (4) months. In exchange, the City will reimburse SLDC for the funds representing his salary under this non-extendable agreement. Mr. Westbrooks informed the board that Dr. Hollins would spend four (4) days at the Airport and one (1) day a week at SLDC, starting August 24, 2026. He also shared that the agreement provides that the Airport will give SLDC progress reports after sixty (60) days and again after ninety (90) days to find a replacement.

With no further discussion, Chair Davis requested a motion to approve Resolutions No. 26-SLDC-1093. Ald. Sonnier made the motion and asked for previous roll, and Director Arnold seconded. Upon hearing no objections to previous roll, the motion passed with seven (7) directors voting Aye [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Ald. Sonnier, Director Young and Chair Davis].

**OPEN AGENDA / DIRECTOR'S REPORT**

**TORNADO RECOVERY REPORT** – Russell Halliday provided an update on SLDC's long-term tornado recovery strategy, emphasizing a shift from assessing storm damage toward coordinated investment, redevelopment, and repopulation in North St. Louis. He reported that SLDC is now tracking more than 90 developments at various stages, including projects under construction and others facing funding gaps, while working to align development activity with neighborhood plans, available land, infrastructure needs, and potential funding sources. During board discussion, Ald. Sonnier asked which task orders had been completed; Halliday explained that one involved preparing the unsuccessful federal BUILD grant application and another evaluated the potential use of TIF or similar financing along a targeted corridor. When asked whether the TIF analysis identified a viable area, Halliday said the preliminary review confirmed applicable blight conditions and warranted further study, with the focus centered on the Martin Luther King corridor.

Ald. Sonnier also asked for more specific deliverables associated with the recovery work, and Halliday explained that the scope continues to evolve as staff better understands disaster-recovery needs, with the emerging strategy requiring an integrated approach that combines residential and commercial development with community engagement. In response to questions about the BUILD grant, Halliday stated that no formal feedback had yet been received; Rob Orr added that SLDC had requested a debriefing from the U.S. Department of Transportation and would use the feedback to determine whether to improve and resubmit the application or pursue another funding source for the corridor planning study. Ald. Sonnier also requested recommendations for the pre-application review process and asked how SLDC is assisting developers through City processes. Halliday explained that staff is coordinating data and activities with CDA and other funding partners, while tracking developers' needs, project scope, and sources and uses for more than 90 developments. Finally, when asked how SLDC prioritizes and supports key developments, Halliday explained that fully funded projects receive priority assistance focused primarily on helping them advance through permitting and other implementation requirements.

**EXECUTIVE DIRECTOR'S REPORT** – President Stephen Westbrooks gave updates on recent SLDC activities, including engagement with the Kresge Foundation to learn from Detroit's revitalization efforts, alternative housing strategies, and continued improvements to SLDC's MBE/WBE compliance program. He reported that LRA's $15 million demolition program was nearing completion after more than 500 demolitions and that approximately $67 million, or 62 percent, of SLDC's ARPA allocation had been expended toward the September 30 deadline. He also highlighted a housing guarantee loan fund supporting 40 Habitat for Humanity homes, the appointment of Dr. Gerard Hollins as Executive Vice President of Development, and efforts to strengthen SLDC's senior leadership and operational capacity.

**EXECUTIVE SESSION**

Chair Davis called for a motion to move to Executive Session pursuant to Sections 610.021(1) and 610.021(3) RSMo. Ald. Sonnier made the motion, Director Arnold seconded the motion. Roll was called, and the motion passed with seven (7) directors voting Aye [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Ald. Sonnier, Director Young and Chair Davis]. The Board entered executive session at 3:12 pm.

RETURN FROM EXECUTIVE SESSION

The Board returned from Executive Session at 4:18 pm. Roll was called with seven (7) Directors present [Director Arnold, Ald. Clark-Hubbard, Director Koenig, Director McBride, Ald. Sonnier, Director Young and Chair Davis].

**ADJOURNMENT**

With no further business, Chair Davis called for a motion to adjourn. Ald. Sonnier made the motion, Director Arnold seconded the motion, and the meeting was adjourned at 4:21 pm.

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Stephen Westbrooks, President & CEO Laura Bryant, Assistant Secretary