



ST. LOUIS DEVELOPMENT CORPORATION

**BOARD OF DIRECTORS
REGULAR BOARD MEETING – REGULAR SESSION**

October 15, 2026 at 8:00 a.m.

1520 Market Street

SLDC Main Boardroom (278)

AGENDA

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 1:45 p.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](https://support.zoom.us/hc/en-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

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES** - September 17, 2026 Regular Board Meeting
3. **RESOLUTION NO. 26-SLDC-1095** - Authorizing and Approving a Contract with Gilmore & Bell., P.C. for Services Associated with Tax-Related Economic Development Tools [David Meyer]

The official Agenda was posted on the bulletin board in the lobby of 1520 Market Street prior to 8:00 a.m. on October 14, 2026, and items may be withdrawn or modified before or during the public meeting at the discretion of the Board.

4. DIRECTOR'S REPORT/ OPEN AGENDA

- Executive Director Updates [Stephen Westbrooks]

5. EXECUTIVE SESSION

- (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.

6. Next Regular Board Meeting is scheduled for November 19, 2026

7. ADJOURNMENT

MINUTES
ST. LOUIS DEVELOPMENT CORPORATION
REGULAR BOARD MEETING – REGULAR SESSION
VIRTUAL
THURSDAY, SEPTEMBER 17, 2026 8:00 A.M.

BOARD MEMBERS PRESENT: Calvin Arnold, Alderwoman Clark-Hubbard, Loura Gilbert, Matthew McBride, Alderwoman Sonnier, Sean Spencer, Vincent Young and Chair Stephen Davis

BOARD MEMBERS ABSENT: Lori Koenig

STAFF PRESENT: Shelton Anderson, Sandy Brooks, Deion Broxton, Salise Cobb, Tanjii Cole, Nicole Dotson, Melissa Garcia, Curtis Griggs, Stephanie Grise, Russell Halliday, Carran Hanks, Howard Hayes, Rojeana Helms, Chris Maguire, Rob Orr, Lisa Otke, Marla Roach, Myisa Sykes, Shavette Wayne, Stephen Westbrook and Zachary Wilson

COUNSEL PRESENT: David Meyer and James Morrow

GUESTS: Gerry Connolly, Sean Fauss, Joe Fetter, Lisa Kysar, Erik Schultz

CALL TO ORDER

Chair Davis called the meeting to order at 8:05 a.m. Roll was called with eight (8) Directors present [Director Arnold, Ald. Clark-Hubbard, Director Gilbert, Director McBride, Ald. Sonnier, Director Spencer, Director Young and Chair Davis] and one (1) Director absent [Director Koenig].

APPROVAL OF MINUTES

Chair Davis called for a motion to approve the August 20, 2026 Regular Board Meeting. Director Arnold made the motion; Director Young seconded. Roll was called, and the motion passed with seven (7) Directors voting Aye [Director Arnold, Ald. Clark-Hubbard, Director McBride, Ald. Sonnier, Director Spencer, Director Young and Chair Davis], and one (1) Director abstained [Director Gilbert].

OPEN AGENDA / DIRECTOR'S REPORT

DEMOLITION PROGRAM UPDATE [SHELTON ANDERSON] 2:55

Shelton Anderson provided updates on the DED-funded program, which began in late 2023. The Missouri Department of Economic Development received \$15M to demo or stabilize vacant and abandoned buildings. The program used these funds for Property Condition and Environmental Assessments, as well as the demolition of 649 vacant LRA buildings, making these lots ready for

development and, in some cases, available to residents for \$100, while employing 15 local contractors. Mr. Anderson explained that completing all required assessments and demolitions would require another \$30M, and that the Directors would receive a map of these properties.

PROJECT CONNECT PRESENTATION [CURTIS GRIGGS & MELISSA GARCIA] - The Neighborhood Transformation Team established a map for the preservation and revitalization of neighborhoods surrounding NGA and within the Central and North Corridors. The framework leverages the NGA West investment to identify priority development opportunities and the need for coordination among residents, City agencies, and private and public investors for the surrounding North St. Louis neighborhoods. Project Connect coordinated with several City agencies, elected officials, SLDC departments, Neighborhood and Community Organizations, and the private sector to identify infrastructure and connectivity investments to improve accessibility and stimulate private investment. The City adopted this plan on September 9, 2026. Next steps include moving projects toward implementation, engaging development partners, coordinating infrastructure improvements, and tracking and revising priority areas as opportunities change. Directors requested a copy of this presentation and noted the need to invest in the organizations in the area that can implement the plan successfully.

EXECUTIVE DIRECTOR’S REPORT – President Stephen Westbrooks provided updates on new positions within Senior Leadership that will lead the neighborhood managers. New internal financial management software could be announced soon. Evaluation of the Internal MBE/WBE compliance monitoring process to keep developers compliant and projects on track has begun. SLDC has implemented the Land Assembly Playbook, which builds on the Demolition Team's work identifying strategic redevelopment areas and priority development sites, and uses public tools to fund these projects and bring vacant properties back into the productive City tax base. SLDC staff launched an internal working group to seize the opportunities the Missouri Innovation Zone (MODESA) Legislation provides for investments in the downtown area and to address changes to staff processes and mandatory deadlines required by this legislation. Director Spencer appreciated that the Developer’s needs were a priority.

ADJOURNMENT

With no further business, Chair Davis called for a motion to adjourn. Director McBride made the motion, Ald. Sonnier seconded the motion, and the meeting was adjourned at 9:03 am.

Stephen Westbrooks, President & CEO

Laura Bryant, Assistant Secretary



**RESOLUTION NO. 26-SLDC-1095
PRESENTED TO THE BOARD – OCTOBER 15, 2026**

**TO: BOARD OF DIRECTORS OF ST. LOUIS DEVELOPMENT CORPORATION AND
STEPHEN WESTBROOKS, PRESIDENT & CEO**

FROM: DAVID MEYER, ASSOCIATE CITY COUNSELOR

**RE: AUTHORIZING AND APPROVING A CONTRACT WITH GILMORE & BELL, P.C.
FOR SERVICES ASSOCIATED WITH TAX-RELATED ECONOMIC DEVELOPMENT
TOOLS**

EXECUTIVE SUMMARY:

This Resolution ratifies expenditures to date and authorizes and approves a contract with Gilmore & Bell, P.C. (Gilmore & Bell) and the expenditure of funds to engage Gilmore & Bell to provide legal services to support St. Louis Development Corporation and the agencies it supports in their use of tax-related economic development tools to promote development and redevelopment within the City of St. Louis.

BACKGROUND:

This Resolution authorizes SLDC to retain Gilmore & Bell to provide legal services in connection to tax increment financing, issuance of industrial development bonds and other obligations, sales tax rebate and development agreements, property tax abatements under certain chapters of the Revised Statutes of Missouri, economic development-related sales taxes, and area-based taxing districts such as community improvement districts, AIM Zones, and the like, and to provide advice and assistance through the required governmental approval processes for projects that utilize these tools.

Gilmore & Bell is a firm that specializes in and has a special expertise with tax incentives. They represent local governments in multiple states, with a concentration in Missouri, as well as the City of St. Louis and the State of Missouri itself in these matters. Gilmore & Bell is one of the legal firms selected in accordance with the City's and SLDC's procurement processes as eligible to perform work for SLDC and the other development agencies and authorities and is on the short list established by Resolution 24-SLDC-10871.

Gilmore & Bell has previously contracted with SLDC to provide these types of services, and the present agreement is being presented to the Board to accommodate updated terms and conditions, especially due to anticipated activity related to the recently enacted, updated



Downtown Economic Stimulus Act, and the Missouri Innovation, Public Safety and Accountability Act.

FUNDING SOURCE: Generally, payment is provided through the particular transaction associated with a given engagement; in the event a transaction does not close, SLDC general revenues may be required but are rarely needed.

REQUESTED ACTION:

Approval of this Resolution 26-SLDC-1095.

ATTACHMENT(S): [N/A]

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ST. LOUIS DEVELOPMENT CORPORATION THAT:

The Board of Directors of St. Louis Development Corporation hereby approves this Resolution, ratifies expenditures to date, and authorizes the President & CEO to execute a contract to retain Gilmore & Bell to provide legal services in connection with tax-related economic development tools and provide advice and assistance through the required approval processes.

The actions of the officials, agents, and employees of the Corporation heretofore taken in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and such officials, agents, and employees are hereby authorized and directed to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with, and perform the duties of the Corporation with respect to the contract for services.

This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 15th day of October 2026.



RESOLUTION No. 26-SLDC-1095
PRESENTED TO THE BOARD – OCTOBER 15, 2026

ST. LOUIS DEVELOPMENT CORPORATION

(SEAL)

By: _____
Stephen Westbrooks, President & CEO

ATTEST:

Assistant Secretary