

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND APPROVING AN AGREEMENT WITH SFP LANDSCAPING, INC. FOR LANDSCAPING AND MAINTENANCE SERVICES; AUTHORIZING THE EXECUTIVE COMMITTEE TO APPROVE FUTURE AMENDMENTS TO THE AGREEMENT; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT

WHEREAS, The Downtown St. Louis Community Improvement District, Inc. (the “District”) is a not-for-profit corporation organized and existing under Chapter 355 of the Missouri Revised Statutes (the “Missouri Nonprofit Corporation Act”), with all power and rights of like or similar corporations, acting by and through its Board of Directors (the “Board of Directors”); and

WHEREAS, Mo. Rev. Stat. § 67.1401, *et seq.* (the “District Act”) authorizes the City of St. Louis to approve the petition of property owners to establish a community improvement district and such a petition was filed with the Register of the City of St. Louis in the spring of 2011, requesting approval of the creation, extension, renewal and establishment of the District (the “Petition”); and

WHEREAS, on June 24, 2011, the Board of Aldermen of the City of St. Louis adopted and on July 5, 2011, the Mayor of the City of St. Louis approved Ordinance 68935, establishing The Downtown St. Louis Community Improvement District, Inc. effective on January 1, 2012, for a term ending December 31, 2021; and on July 10, 2015, the Board of Aldermen of the City of St. Louis adopted, and on July 16, 2015, the Mayor of the City of St. Louis approved Ordinance 70052, adding certain real property described as the Laclede’s Landing Subdistrict to the District (together the “Ordinances”); and

WHEREAS, the District is organized exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 as amended, to promote, encourage, and develop job and business growth in the District and to carry out and effectuate the purposes and provisions of the District Act, and the purposes and provisions of the Petition and the Ordinances; and

WHEREAS, pursuant to the District Act and the Petition, the District has engaged in certain specific services and projects to assure and contribute to the success and wellbeing of the District, and those who own property and do business therein, to the end that the public interest will be well served; and

WHEREAS, the District is authorized by the District Act and the Ordinances to do all things necessary or convenient to carry out its affairs, including, without limitation, the following: to make and enter into contracts and other instruments, with public and private entities, necessary or convenient to exercise its power and carry out its duties; to accept grants, guarantees and

donations of property, labor, services, or other things of value from any public or private source; to employ or contract for such managerial, engineering, legal, technical, clerical, accounting, or other assistance as it deems advisable; to make expenditures, and use its revenues as necessary to carry out its powers or duties and the provisions and purposes of the Act; within its boundaries, to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip any of the following public improvements: pedestrian plazas; parks, lawns, trees, and any other landscape; sidewalks, streets, alleys, traffic signs and signals, and other site improvements; garages; trash receptacles; paintings, murals, sculptures, and fountains; and any other useful, necessary, or desired improvement; to carry out any other powers set forth in the Act; and

WHEREAS, the District is authorized by the Missouri Nonprofit Corporation Act to do all things necessary or convenient to carry out its affairs, including, without limitation, to do all things necessary or convenient, not inconsistent with law, to further the activities and affairs of the corporation; and

WHEREAS, the District issued a Request for Proposals, dated February 9, 2022, for Landscape and Maintenance Services within the District (the “RFP”); and

WHEREAS, the District received only one proposal on March 11, 2022, which was from SFP Landscaping, Inc. (the “Proposal”); and

WHEREAS, the District desires to enter into an agreement with SFP Landscaping, Inc. to provide landscaping and maintenance services within the District’s boundaries (the “Agreement”); and

WHEREAS, the District also desires to have the option to add additional work and compensation to the Agreement, as the District’s annual budget permits, for other projects, including but not limited to: the addition of new pots; the replacement of street trees; additional hanging baskets; winter/holiday wreaths, pots, and lamp posts; mulching of trees beds; and additional landscaping maintenance projects as they arise (the “Other Projects”); and

WHEREAS, the Board of Directors believes it is feasible, necessary, and in the public interest for the District to approve the Agreement with SFP Landscaping, Inc. (“SFP”) and authorize the Executive Committee to amend the Agreement from time to time to add additional work and compensation for the Other Projects in accordance with the District’s annual budget.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Findings. The Board of Directors hereby finds and determines those matters set forth in the preambles hereof as fully and completely as if set out in full in this Section 1.

Section 2. Approval of the Landscaping Services Agreement. The Board of Directors hereby approves the Agreement with SFP for landscaping and maintenance services which shall include, but not be limited to, the following general terms:

- The term of such Agreement shall begin on the Effective Date and extend for a period of three (3) years; and
- The Agreement shall provide for SFP to furnish all necessary materials, equipment and personnel to provide the basic landscaping and maintenance services to the planters and hanging baskets identified in the RFP and Proposal; and
- As consideration for the basic landscaping and maintenance services, the District shall pay to SFP an amount not to exceed \$626,003.48; and
- The Agreement shall also provide for the District to have the option to add additional work and compensation for the Other Projects at the rates identified in the Proposal; and
- Other such terms and conditions consistent with this Resolution and approved by the District's legal counsel.

The Board of Directors further authorizes and directs the officers of the District to execute an agreement to such effect with no such further action of the Board of Directors necessary to authorize such action, and the execution of such documents or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 3. Approval of Future Amendments to the Agreement for Other Projects. The Board of Directors authorizes and directs the Executive Committee to amend the Agreement from time to time to add additional work and compensation for SFP to complete the Other Projects at the rates identified in the Proposal, provided that such amendment(s) shall not exceed the total amount allocated for landscaping and maintenance services in the District's annual budget as approved by the Board of Directors.

Section 4. Actions of Officers Authorized. The officers of the District be, and they hereby are, authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and the Agreement, or to carry out the matters authorized herein with no such further action of the Board of Directors necessary to authorize such action, and the execution of such documents or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 5. Rights Under Resolution Limited. No rights shall be conferred by this Resolution upon any person or entity other than the District.

Section 6. Governing Law. The laws of the State of Missouri shall govern this Resolution and the Agreement.

Section 7. Severability. It is hereby declared to be the intention of the Board of Directors that each and every part, section and subsection of this Resolution shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Directors intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Resolution shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the intent of this Resolution.

Section 8. No Personal Liability. No member of the Board of Directors, officer, employee or agent of the District shall have any personal liability for acts taken in accordance with this Resolution.

Section 9. Payment of Expenses. The Treasurer is hereby authorized and directed to pay or cause to be paid all costs, expenses and fees incurred in connection with or incidental to this Resolution and the Agreement.

Section 10. This Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED by the Board of Directors of The Downtown St. Louis Community Improvement District, Inc. this 22nd day of March, 2022.

THE DOWNTOWN ST. LOUIS COMMUNITY
IMPROVEMENT DISTRICT, INC.

By _____
Its _____

[SEAL]

ATTEST:

By _____
Its _____