

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. APPROVING AN EXTENSION OF THE AGREEMENT WITH THE CITY'S FINEST, LLC; AUTHORIZING THE EXECUTIVE COMMITTEE TO SELECT A SECURITY SERVICES PROVIDER AND NEGOTIATE A NEW AGREEMENT FOR SECURITY SERVICES WITH THE SELECTED PROVIDER; 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; to support business activity and economic development in the District including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses; to provide or support training programs for employees of businesses within the District; and to carry out any other powers set forth in the Act, within its boundaries; and

WHEREAS, the District Act specifically empowers the District to provide or contract for the provision of security personnel, equipment or facilities for the protection of property and persons; 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 contracts with The City's Finest, LLC ("TCF"), pursuant to an Agreement dated January 1, 2019, and thereafter amended on or about May 14, 2019, November 12, 2019, and December 14, 2021, for private security services within the boundaries of the District (the "TCF Agreement"); and

WHEREAS, on February 9, 2022, the District issued a Request for Proposals to procure a new three (3) year security services agreement for armed off-duty police patrol services; and

WHEREAS, two firms submitted proposals on March 11, 2022, and the District desires to convene a review panel to conduct interviews, evaluate the firms, and recommend the selection of a security services provider; and

WHEREAS, the District desires to authorize the Executive Committee to select a security services provider following the recommendation of the review panel and negotiate a three (3) year security services agreement with the selected provider; and

WHEREAS, the District desires to continue contracting with TCF for private security services during the interview and evaluation process and wishes to extend the current TCF Agreement until April 30, 2022 (the "TCF Extension"); and

WHEREAS, the Board of Directors believes it is feasible, necessary, and in the public interest for the District to extend the TCF Agreement and authorize the Executive Committee to select a security services provider and enter into a new three (3) year security services agreement.

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 TCF Extension. The Board of Directors hereby approves the extension of the TCF Agreement which shall include, but not be limited to, the following general terms:

- The term of the TCF Agreement shall be extended to continue until April 30, 2022;
- The TCF Extension shall require TCF to continue to provide security services within the District in accordance with the TCF Agreement;
- As consideration for TCF services, the District shall pay TCF at the rates set forth in the TCF Agreement; and
- Except as modified by the TCF Extension, all other terms and conditions of the TCF Agreement shall remain in full force and effect.

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 Selection of a Security Services Provider and Negotiation of a Security Services Agreement with the Selected Provider. The Board of Directors hereby authorizes and directs the Executive Committee to select a security services provider following the recommendation of the review panel and negotiate and enter into a new security services agreement to engage the selected provider, as deemed desirable by the Executive Committee, with the following general terms:

- The term of such Security Services Agreement shall begin on the Effective Date and continue for a period of three (3) years; and
- The Security Services Agreement shall require the selected provider to provide security services within the District consisting armed off-duty police patrols with specific shift times to be determined by the District; and
- The cost of the Security Services Agreement shall not exceed the total amount allocated to private security services in the District's budget as approved by the Board of Directors; and
- Other such terms and conditions consistent with this Resolution 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 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, the TCF Extension, and the Security Services 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, the TCF Extension, and the Security Services 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, the TCF Extension, and the Security Services Agreement.

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

Signature page follows

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 _____