



Great Rivers Greenway

Tuesday, August 13, 2024

2024 AUGUST Board Meeting

Great Rivers Greenway District Board of Directors Monthly Meeting

District Office 3745 Foundry Way, Suite 253, St. Louis, MO 63110

11:30am

1. OPENING OF MEETING

A. CALL TO ORDER/ROLL CALL/OPEN TIME

Meeting minutes and agendas from previous meetings and the full packet for this meeting can be found on the website: www.greatriversgreenway.org/public-meetings.

You are welcome to join us! The public can access the meeting by a web-based video conferencing service. Sign-in is required.

Please click the link below to join the webinar:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83018483784>

Or One tap mobile:

+13017158592,,83018483784# US (Washington DC)

+13052241968,,83018483784# US

International numbers available: <https://us02web.zoom.us/j/kd5lhFpnTa>

Please note that the option to attend the meetings virtually is being provided as a convenience to the public and cannot be guaranteed. Virtual attendance may be unavailable for a variety of reasons, including, but not limited to, technical failures or limitations.

Persons wishing to speak to the Monthly Board of Directors meeting may do so:

- In person: Sign up prior to the meeting or submitting written questions in advance to Barbara Bernthal via email bbernthal@grgstl.org OR sign in upon arrival at the front desk.
- Virtual: Fill out the form on the website <https://greatriversgreenway.org/public-meeting-open-time-signup/> by 5pm the day before the meeting to participate digitally

Great Rivers Greenway reserves the right to implement a time limit or restrict content to agenda items if needed.

If you need any specific accessibility arrangements to be able to attend and/or fully participate, please contact Anne Milford at 314-932-4917 or amilford@grgstl.org.

COVID protocol: In our offices, wearing of masks and/or social distancing should be done in compliance with City of St. Louis, State of Missouri and/or Federal recommendations. Protocols are subject to change. Please see the Center for Disease Control for guidance <https://www.cdc.gov/coronavirus>

B. APPROVAL OF AGENDA

C. APPROVAL OF THE MINUTES - July 1 Personnel, Policy and Procedures Meeting

Minutes available on BoardDocs: <https://go.boarddocs.com/mo/grg/Board.nsf/Public>

D. APPROVAL OF THE MINUTES - July 2024 Board Meeting

Minutes available on BoardDocs: <https://go.boarddocs.com/mo/grg/Board.nsf/Public>

2. PRESENTATION (S)

A. Brickline Greenway Update--Susan Trautman

3. NEW BUSINESS

A. That the Board adopt Resolution 2024.65 to adopt the 2025-2030 St. Louis Regional Hazard Mitigation Plan and authorizing other actions as necessary to effectuate the same. - Mark Vogl

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
n/a	All	n/a	City of St. Louis, St. Louis County, St. Charles County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Mark Vogl	East West Gateway Council of Governments (EWG), Missouri State Emergency Management Agency (SEMA) and Federal Emergency Management Agency (FEMA)	Adoption of Plan

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
no	n/a	n/a	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
n/a	n/a

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
n/a	n/a	n/la	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Adoption of Plan	n/a	n/a	n/a

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
n/a - Adoption of the Hazard Mitigation Plan does not provide any funding, but the Plan makes it possible to apply for some types of hazard mitigation funding in the event of a natural disaster. Plan participation and adoption is voluntary, however, if FEMA requirements are not met, a district is NOT eligible for hazard mitigation grant funds.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
n/a		

WHY AND/OR HOW:

This action is to adopt the 2025-2030 St. Louis Regional Hazard Mitigation Plan (HMP) that will ensure Great Rivers Greenway's (GRG) eligibility to apply for future hazard mitigation grants, if necessary.

Background

East West Gateway Council of Governments (EWG) manages the development of the St. Louis Region Hazard Mitigation Plan. Originally developed in 2004 with funding from Missouri's State

Emergency Management Agency (SEMA), the St. Louis Regional Hazard Mitigation Plan is reviewed and revised every five (5) years. The 2025-2030 plan covers St. Louis, St. Charles, Franklin and Jefferson counties and the City of St. Louis.

Details on this Action

Every five (5) years, EWG updates the HMP in accordance with guidelines established by the Federal Emergency Management Agency (FEMA) and SEMA. These agencies have authority for the final review and approval of the plan.

The HMP is intended to provide local governments and school districts with options for mitigation strategies that can limit the effects of natural disasters by protecting lives and property. HMPs ensure that counties, municipalities, school districts and special districts (such as GRG) can be eligible to receive hazard mitigation funding from FEMA and must be updated every five (5) years. GRG's participation in the HMP and resolution adopting the plan must be done every five (5) years as well.

The HMP includes information about natural disasters, levels of risk, and strategies for local jurisdictions to take to reduce the adverse effects of natural hazards including tornadoes, severe thunderstorms, severe weather, extreme heat, flood, earthquake, dam/levee failure, sinkholes/ground failure, wildfire, and winter storms. The purpose of the HMP is to identify the voluntary key mitigation actions and opportunities for each district. The HMP does not provide any funding, but the Plan makes it possible to apply for some types of hazard mitigation funding. Plan participation and adoption is voluntary, however, if FEMA requirements are not met, a district is NOT eligible for hazard mitigation grant funds.

The goals for the St. Louis Regional Hazard Mitigation Plan are as follows:

1. Prepare communities in advance of a natural disaster to prevent loss of life, and minimize injury and illness;
2. Preserve and maintain property, including public and private infrastructure, businesses, and individual homes, and improve community vitality; and
3. Encourage regional, county, and local planning and development that reduces future risk from natural disaster and is consistent with the hazard mitigation plan.

The planning process strives to accomplish the following:

- Foster resilient communities that are prepared for natural disasters
- Reduce or avoid losses as a result of natural disasters
- Identify cost-effective actions to reduce risk from natural disasters and a strategy to implement those actions
- Focus resources on the greatest risks and vulnerabilities
- Provide a coherent plan as a basis for individual community action
- Build partnerships by involving people, organizations, and businesses
- Increase education and awareness of hazards and risk
- Communicate local priorities to state and federal officials
- Align risk reduction with other community objectives

Great Rivers Greenway staff supports the adoption of the 2025-2030 St. Louis Regional Hazard Mitigation Plan.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2021.49	Approval of St. Louis Regional Hazardous Mitigation Plan 2020-2025

RESOLUTION ADOPTING THE 2025-2030 ST. LOUIS REGIONAL HAZARDOUS MITIGATION PLAN AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the East-

West Gateway Council of Governments has developed and approved the 2025-2030 St. Louis Regional Hazardous Mitigation Plan which identifies mitigation goals and actions to reduce or eliminate long-term risks to people and property in the St. Louis Region from the impacts of future hazards and disasters;

WHEREAS, the District desires to adopt the 2025-2030 St. Louis Regional Hazardous Mitigation Plan;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) adopt the 2025-2030 St. Louis Regional Hazardous Mitigation Plan; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to adopt the 2025-2030 St. Louis Regional Hazardous Mitigation Plan.

2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.66 appointing a successor custodian and third-party administrator for the employee deferred compensation plan known as "Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District Section 457(b) Deferred Compensation Plan" and authorizing other actions as necessary to effectuate the same. - Michelle Bock

In 2002, the District approved a employee deferred compensation plan to establish a regular method of savings to create a fund available for use in retirement. The plan consists of employee section 457(b) deferred compensation contributions. It has been determined by administration, including communication with the Personnel, Policy and Procedures committee, that a change in custodian is beneficial to District operations and that the new custodian will also provide third-party administration benefits to assure the plans stays in compliance with IRS regulations.

Staff recommends that the current custodian, Alerus Financial, N.A., be removed and Empower Trust Co., LLC be appointed as the successor custodian effective as of September 25, 2024. Staff is in the process of the transition and expects that it will be completed over the next sixty (60) days.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2002.31	Resolution adopting the 457(b) Deferred Compensation Plan
2010.39	Resolution authorizing adoption of changes to employee retirement plan.

RESOLUTION APPOINTING A SUCCESSOR CUSTODIAN AND THIRD-PARTY ADMINISTRATOR FOR THE EMPLOYEE DEFERRED COMPENSATION PLAN KNOWN AS THE "METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT SECTION 457(b) DEFERRED COMPENSATION PLAN" AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the "District") is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the "District Act");

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative ("Proposition C"), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the "District's Mission");

WHEREAS, in furtherance of the District's Mission, and in accordance with the Bylaws of the District, the District adopted "Building the River Ring" as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting

greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) remove Alerus Financial, N.A. as custodian and to appoint Empower Trust Co., LLC as successor custodian for the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District Section 457(b) Deferred Compensation Plan (the "Plan"), and (ii) take any actions necessary or appropriate to effectuate the same;

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS
GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to to remove Alerus Financial, N.A. as custodian and to appoint Empower Trust Co., LLC as successor custodian for the Plan.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST: _____
Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2024.67 appointing a successor custodian and third-party administrator for the employee matching contribution plan known as the "Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District Matching Contribution Plan" and authorizing other actions as necessary to effectuate the same. - Michelle Bock

In 2002, the District approved a matching contribution plan to establish a regular method of savings to create a fund available for employees for use in retirement. The plan consists of employer matching contributions of deferred compensation contributions made by employees into a complementary 457b plan. It has been determined by administration, including communication with the Personnel, Policy and Procedures committee, that a change in custodian is beneficial to District operations and that the new custodian will also provide third-party administration benefits to assure the plans stays in compliance with IRS regulations. Staff recommends that the current custodian, Alerus Financial, N.A., be removed and Empower Trust Co., LLC be appointed as the successor custodian effective as of September 25, 2024. Staff is in the process of the transition and expects that it will be completed over the next sixty (60) days.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2002.31	Resolution adopting the Matching Contribution Plan
2010.39	Resolution authorizing adoption of changes to employee retirement plan.

RESOLUTION APPOINTING A SUCCESSOR CUSTODIAN AND THIRD-PARTY ADMINISTRATOR FOR THE EMPLOYEE MATCHING CONTRIBUTION PLAN KNOWN AS THE "METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT MATCHING CONTRIBUTION PLAN" AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the District desires to (1) authorize the Chief Executive Officer to remove Alerus Financial, N.A. as custodian and to appoint Empower Trust Co., LLC as successor custodian for the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District Matching Contribution Plan (the "Plan"); and (2) take any actions as necessary to effectuate the same; **WHEREAS**, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the removal of Alerus Financial, N.A. as custodian and the appointment of Empower Trust Co., LLC as successor custodian for the Plan.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST: _____
Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

4. PETITIONS AND COMMUNICATIONS

A. Old Farms Estates, President, Pam Welker

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D7HK7S4E2FEA/\\$file/P%26C%20Old%20Farm%20Estates.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D7HK7S4E2FEA/$file/P%26C%20Old%20Farm%20Estates.pdf)

5. REPORT(S) OF THE CHIEF EXECUTIVE OFFICER: SUSAN TRAUTMAN

A. CHIEF EXECUTIVE OFFICER

Upcoming Calendar:

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D7WRJM6E3D1B/\\$file/BOARD%20Calendar%20AUGUST%202024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D7WRJM6E3D1B/$file/BOARD%20Calendar%20AUGUST%202024.pdf)

CEO Report:

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D7WSBC71DCC2/\\$file/2024%20AUGUST%20CEO%20report%20Great%20Rivers%20Greenway.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D7WSBC71DCC2/$file/2024%20AUGUST%20CEO%20report%20Great%20Rivers%20Greenway.pdf)

B. NOTICE OF CONTRACTS EXECUTED

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D7QKBJ5113A3/\\$file/GRG%20Executed%20Contracts%20Notice%20July%202024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D7QKBJ5113A3/$file/GRG%20Executed%20Contracts%20Notice%20July%202024.pdf)

6. APPROVAL OF CONTRACTS - GRG 1/10TH REVENUE STREAM

A. That the Board adopt Resolution 2024.68 approving a budget amendment and contract amendment not to exceed \$235,870.40 with Keeley & Sons, Inc. in connection with Trestle Repairs and authorizing other actions as necessary to effectuate the same. -Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
732A	Mississippi	Trestle	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Keeley & Sons, Inc.	Budget amendment & Contract amendment

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	n/a	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
PJR AND Associates, Inc. - WBE - \$17,755.52 - 7.5% Zade Trucking, LLC - DBE - \$156,253.60 - 66%	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Procurement from original contract	n/a	n/a	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a budget amendment and contract amendment	\$235,870.40	\$0	\$235,870.40 Maintenance Reserve Fund (990)

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Operations and Maintenance	Completion of repairs, ongoing inspection

WHY AND/OR HOW:

Great Rivers Greenway (GRG) acquired the Iron Horse Trestle in 2005 for use as a future greenway. In the meantime, GRG has been performing preventative maintenance measures to ensure the structure remains sound and to mitigate risk to businesses, property and persons below the structure. Following an inspection of the Trestle from I-70 to Market St, Thouvenot, Wade & Moerchen, Inc. (TWM) engineers made a series of recommendations and GRG conducted a bid for these items in late 2023. Both bids received were over budget, so the team decided to reduce the scope to the most pressing items and award to Keeley & Sons, Inc. (Keeley) at a cost of \$478,367.60.

In the spring of 2024, TWM completed additional inspection of the McKinley Bridge Bikeway section and discovered a set of anchor bolts that are sheared and need to be replaced. There were additional items that are on a lower priority list and will be addressed at a later date. TWM has recommended that the anchor bolts should be repaired as soon as feasible. TWM developed a set of plans and specs for the anchor bolt repairs, and Keeley provided a cost for those repairs of \$23,288.

While this discussion of anchor bolts was taking place, a piece of spalling concrete fell from the trestle onto a parking lot of a business below. No damage or injury occurred to persons or property. This area was identified in the original recommendations for repair, but was considered lower priority. GRG staff and TWM have reevaluated priorities based on this spalling and are recommending the entirety of the spalling concrete areas to be repaired. As part of the 2023 bid, Keeley provided a unit cost for concrete repairs which results in an additional \$212,582.40 to repair the spalling concrete.

These two (2) aspects of the project were not part of the original scope and fee, and therefore were not included in the 2024 budget request made to the board of directors in December 2023. GRG staff are requesting at that the board of directors authorize an amendment to the 2024 budget for line item (732A) in the amount of \$235,870.40 (\$23,288 for anchor bolts and \$212,582.40 for additional concrete work) and subsequently authorize the CEO to negotiate and enter into a contract amendment with Keeley & Sons, Inc. for \$235,870.40. These funds would be sourced from GRG's maintenance reserve fund (990). This additional work would bring the total value of Keeley's contract from \$478,367.60 to the new total of \$714,238.00 for the necessary Trestle repairs.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.07	Construction contract with Keeley & Sons, Inc. for repairs to the trestle

A RESOLUTION APPROVING A BUDGET AMENDMENT AND CONTRACT AMENDMENT NOT TO EXCEED \$235,870.40 WITH KEELEY & SONS, INC. IN CONNECTION WITH TRESTLE REPAIRS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Mississippi Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by making repairs to the Ironhorse Trestle (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item (732A) for the Project;

WHEREAS, pursuant to Resolution 2024.07, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Keeley & Sons, Inc. for repairs to the Trestle in furtherance of the Project, and the District subsequently entered into a contract with Keeley & Sons, Inc.;

WHEREAS, the District desires to enter into a contract amendment with Keeley & Sons, Inc. in order to amend the scope of work and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Keeley & Sons, Inc.; and (ii) amend the 2024 CAR 3/16th Capital

Budget to include \$235,870.40 for line item (732A); and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS
GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Keeley & Sons, Inc. in an amount not to exceed \$235,870.40.
2. The Board approves of an amendment to the 2024 CAR 3/16th Capital Budget for the addition of \$235,870.40 to line item (732A).
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

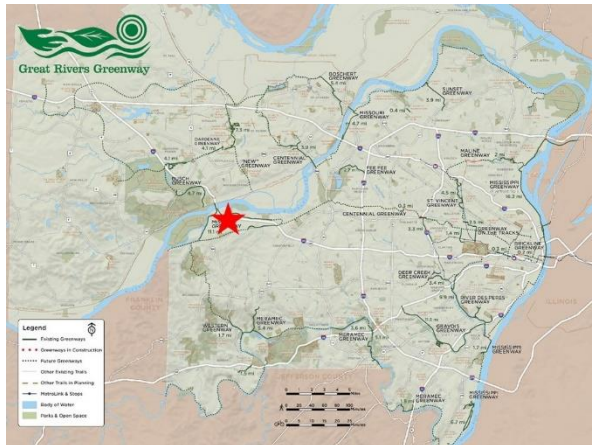
Abstain:

Absent:

Not Present:

6. APPROVAL OF CONTRACTS - GRG 1/10TH REVENUE STREAM

B. That the Board adopt Resolution 2024.69 approving a design contract not to exceed \$82,180 with KdG, a division of Shive-Hattery, Inc. in connection with the Missouri Greenway Signage Replacement Project and authorizing other actions as necessary to effectuate the same. -William Rein



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
725I	Missouri	Monarch Chesterfield Levee	City of Chesterfield, City of Wildwood, St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
William Rein	Shive-Hattery Architecture and Engineering	Design Services

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25%/5% MBE/WBE	NA	NA

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
M3 Engineering Group, P.C. - 18% MBE/WBE	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Invitation to Interview from Vendors List	June 2024	NA	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Invitation to Interview was sent to three (3) firms: Arbolope Studio LLC, DG2 Design, LLC and Shive-Hattery, Inc. (via KdG, a division of Shive-Hattery). Staff interviewed all three (3) firms and decided that Shive-Hattery has the most and best experience working in coordination with the Monarch-Chesterfield Levee District and the U.S. Army Corps of Engineers.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$82,180	\$285,500	NA

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
NA

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Design	Completion of bid package and permitting in early 2025, installation of signs in 2025.

WHY AND/OR HOW:

This action requests to enter into a contract with KdG, a division of Shive-Hattery, Inc. ("Shive-Hattery") not to exceed \$82,180 in connection with design services for the Missouri Greenway, Monarch Chesterfield Levee Segment. This new project will update the existing greenway

wayfinding and interpretive signage along the entire segment, including an unbuilt section that the City of Chesterfield is actively working to build. This project will make navigation clear and reduce signage clutter for users traveling along this segment that totals twelve (12) miles. Shive-Hattery will subcontract with M3 Engineering Group, P.C. for existing conditions as well as municipal and utility data collection. Shive-Hattery has direct experience working with the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers (USACE), and the City of Chesterfield. This project will require a sensitive approach as it relates to soil disturbance on the levee itself, which the majority of this segment is built upon.

For the 2025 Capital Improvement Program, GRG staff is forecasting budget funds to complete the design, fabrication and installation of the signs and development of GRG-branded environmental graphics, subject to future Board approval.

The Project Goals are:

- Develop a sign installation system and method that will be acceptable to the Monarch Chesterfield Levee District and the USACE.
- Upgrade signage and brand graphics to ensure an excellent and consistent user experience where people have what they need and can easily navigate and identify they are on a GRG greenway as part of the overall network.
- Perform analysis and evaluation of GRG branded environmental graphic opportunities.
- Improve the wayfinding system, maps locations or other signs, remove sign clutter and enhance user experience.

Consultant Selection

Shive-Hattery was invited to submit a fee associated with a staff prepared scope for this project for design services. The consultant selection followed the procurement policy using the board approved Vendors List. The policy allows staff to review three (3) prequalified firms from the Vendors List and identify one (1) firm that can perform the services needed and able to complete the design services in 2024. Following interviews with Arbolope Studio LLC, DG2 Design, LLC, The Lamar Johnson Collaborative, LLC and Shive-Hattery, GRG staff found Shive-Hattery to be the most qualified for this project and recommends approval of this contract.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.98	Approval of 2024 Capital Budget

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$82,180 WITH KDG, A DIVISION OF SHIVE-HATTERY, INC IN CONNECTION WITH MISSOURI GREENWAY MONARCH CHESTERFEILD LEVEE SIGNAGE REPLACEMENT AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the Missouri Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Missouri Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by updating wayfinding signage to reflect our signage guidelines (the “Project”);

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 725I for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised Invitation to Interview for or in furtherance of the Project and received three (3) responses;

WHEREAS, Shive-Hattery, Inc. was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the “Proposal”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Proposal; (ii) negotiate and enter into a contract with KdG, a division of Shive-Hattery, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with KdG, a division of Shive-Hattery, Inc. in an amount not to exceed \$82,180 for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

6. APPROVAL OF CONTRACTS - GRG 1/10TH REVENUE STREAM

C. That the Board adopt Resolution 2024.70 approving a Cooperation Agreement not to exceed \$400,000, subject to future appropriation, with the City of O'Fallon, Missouri in connection with Dardenne Greenway and authorizing other actions as necessary to effectuate the same. - Mark Vogl



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
130B	Dardenne Greenway	Bluebird Meadow to O'Fallon Sports Park	St. Charles County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Mark Vogl	City of O'Fallon, MO (Partner)	Cooperation Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	n/a	n/a	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Intuition & Logic, LLC (Design Consultant contracting with O'Fallon)	n/a

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ (Intuition & Logic, LLC procured by the City of O'Fallon with GRG staff participation)	May 2024	n/a	7

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
2 teams of 7 shortlisted for interviews; Intuition & Logic selected unanimously by GRG and O'Fallon staff.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Cooperation Agreement	\$400,000	\$325,000	n/a

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
\$900,000 Federal Transportation Alternatives Program (TAP) awarded to the City of O'Fallon for construction.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024 and future appropriation in 2025	Design	Construction

WHY AND/OR HOW:

This action is will allow Great Rivers Greenway (GRG) to enter into a Cooperation Agreement with the City of O'Fallon, Missouri (O'Fallon) to provide funding for design services for a new Dardenne Greenway project to connect Bluebird Meadow with O'Fallon Sports Park.

Background

This project will create a greenway connection between Bluebird Meadow to O'Fallon Sports Park in the cities of Dardenne Prairie, Missouri and O'Fallon. Existing Dardenne Greenway trails within the BaratHaven subdivision and Bluebird Meadow have been very popular for over a decade but have been isolated from the rest of Dardenne Greenway in the cities of Cottleville and St. Peters. This project was identified by residents as a high priority connection in the 2021 St. Charles County Greenway Master Plan. In spring 2024, O'Fallon, with the support of GRG, was awarded a Transportation Alternatives Program (TAP) grant of \$900,000 for construction of the greenway in 2026-27.

Details on this Action

GRG and O'Fallon staff participated in consultant selection for design services and recommend awarding the contract to Intuition & Logic, LLC (I&L). As described in I&L's proposal, the project is expected to include a 12-foot-wide trail, extending approximately 1.1 miles from the existing loop trail in Bluebird Meadow to the existing Highway K shared use path, on the east side of O'Fallon Sports Park. This greenway extension will require two (2) pedestrian bridges over Dardenne Creek and coordination with two (2) private properties. A traffic impact study on Highway K is included in the scope of work in order to determine the alignment of future phases of the greenway, east of Highway K, with a possible underpass along Schote Creek. I&L's proposal also includes coordination with Missouri Department of Transportation (MoDOT) and compliance with MoDOT's Local Public Agency policy.

Their proposal includes the following scope of work items:

- Conceptual Design
- Community Engagement
- Traffic Impact Study
- Environmental and Cultural Review (including permitting)
- Surveying and Real Estate Services
- Geotechnical Services
- Preliminary Design
- Preparation of Right-of-Way Plans
- Final Plans, Specifications & Estimates
- Project Coordination, Project Management and Staff Coordination
- Bidding Services
- Construction Assurance Services

GRG's 2024 budget for the project includes \$325,000 and an additional \$75,000 will be requested in the 2025 budget in support of these design services. The City of O'Fallon will be providing the balance of the design funds to cover the scope and fee to 100% Construction Documents. Construction is anticipated to begin in fall of 2026 with project completion in late 2027. GRG will provide matching funds with the City towards the construction of the project as

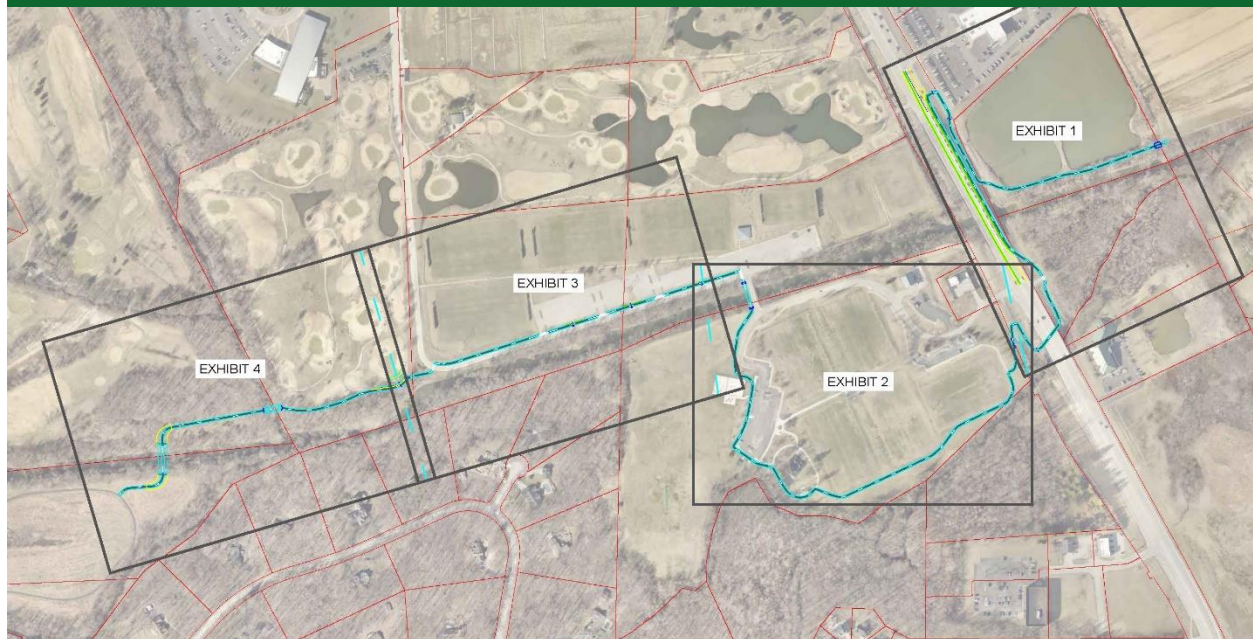
part of the TAP Grant. A separate Board Action will be brought to the GRG Board for consideration closer to the completion of the design phase.

DARDENNE GREENWAY PROGRESS

Completing the Dardenne Greenway gap between Bluebird Meadow and Highway N is a regional priority and essential toward realizing the vision of a St. Charles County Greenway Master Plan.



FOR MORE INFORMATION PLEASE VISIT:
<https://greatriversgreenway.org/stcharlesplan/>



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2021.02	Adoption of the St. Charles County Greenway Master Plan

RESOLUTION APPROVING A COOPERATION AGREEMENT NOT TO EXCEED \$400,000, SUBJECT TO FUTURE APPROPRIATION, WITH THE CITY OF O'FALLON IN CONNECTION WITH DARDENNE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Dardenne Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Dardenne Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by designing the Dardenne Greenway Bluebird to Sports Park project (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 130B for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a Cooperation Agreement with the City of O'Fallon; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS
GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a Cooperation Agreement with the City of O'Fallon in an amount not to exceed \$400,000, subject to future appropriation, for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

7. APPROVAL OF CONTRACTS - GRG 3/16TH REVENUE STREAM

A. That the Board adopt Resolution 2024.71 approving a contract not to exceed \$14,960,000 with R.V. Wagner, Inc., subject to future appropriation, in connection with Brickline Greenway: Mill Creek Valley - Compton Ave to 22nd and authorizing other actions as necessary to effectuate the same. -Kuleya Bruce



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308C	Brickline	Mill Creek Valley - Compton to 22nd	St. Louis City

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Kuleya Bruce	R.V. Wagner, Inc.	Construction

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25% MBE / 5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Al's Concrete Solutions LLC (d/b/a Phillips Concrete Services) (MBE 3.58%) ATK Safety Supply, Inc. (WBE 1.30%) Butler Supply (WBE .59%) Byrne & Jones Construction (Not DBE .14%) Centrex Electrical Supply, Corporation (MBE 6.90%) Collins & Hermann, Inc. (Not DBE 1.29%) Gateway Tree Care LLC (WBE .10%) John J Smith Masonry Company (Not DBE 11.21%) Meyer Electric, Inc. (Not DBE 15.66%) Missouri Constructors, LLC (MBE 7.55%) Penn Services, LLC (MBE .39%) Prestige Trucking, Inc. (WBE .98%) Site System Landscaping, LLC (WBE 11.63%) Tramar Contracting, Inc. (WBE .61%) Waldinger Corporation (Not DBE 3.11%) Total MBE 18.42 % Total WBE 15.21 %	Yes 25% MBE / 5% WBE

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Public Bid	June-July 2024	NA	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)												
Submitted Bids												
Business	Status	Base Bid	Alternate 1	Alternate 2A	Alternate 2B	Alternate 3	Alternate 4	All Alts + Base Bid	Bid Bond	Addendum	MBE	WBE
RV Wagner, Inc		\$12,371,000.00	\$341,300.00	\$81,900.00	(\$81,000.00)	\$2,400.00	\$162,700.00	\$12,959,300.00	5%	Y-1	18.9%	15.6%
Raineri Construction		\$12,002,375.81	\$708,918.76	\$75,155.73	(\$85,380.65)	\$12,000.00	\$153,451.00	\$12,951,901.30	5%	Y-1	25.1%	5.1%
Gershenson		\$14,999,051.25	\$362,894.82	\$80,000.00	(\$79,795.00)	\$6,513.85	\$165,000.00	\$15,613,459.92	5%	Y-1	25.0%	3.9%

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$14,960,000.00	\$6,281,317 (2024), \$8,807,103 (needed in 2025 and 2026)	

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Great Rivers Greenway Foundation \$12,858,000.00
 State of Missouri Funds \$2,102,000.00

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Bid & Award	Construction

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract with R.V. Wagner, Inc. (RVW) in an amount not to exceed \$14,960,000.00 for construction of the Brickline Greenway: Mill Creek Valley -Compton Avenue to 22nd Street (308C) in the City of St. Louis, MO (City). The total requested amount also includes a 15% contingency, artwork allowance, and technology infrastructure allowance.

This action is for the segment of the Brickline Greenway along Market Street in continuation of the phase in front of the CityPark Stadium completed in 2023. This phase of construction will extend the Central connector of the Brickline Greenway from the corner of 22nd Street along Market Street to Compton Avenue. The greenway will be constructed primarily in the public right of way of Market Street, with a few areas on easements acquired from adjacent property owners for "greenway nodes". These landscaped nodes provide an opportunity for rest for greenway users and will be activated with seating, interpretive signage, drinking fountains and public art. The partners providing easements include Harris-Stowe State University, Wells Fargo, and Midas Hospitality (the future location of the Kimpton Hotel at Jefferson and Market Street).

Following completion of 100% Final Design construction documents by The Lamar Johnson Collaborative, LLC (LJC), the project was advertised locally via the St. Louis American and the St. Louis Post Dispatch. Additionally, it was posted to the GRG website with notifications to GRG's bid notification email distribution list and Bid Express on May 21, 2024. As part of diversity inclusion outreach the Construction Manager, BSI Constructors, Inc (BSI), conducted extensive outreach with Minority-owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) construction companies in advance of and during the bidding period. A hybrid in-person and virtual informational pre-bid meeting was hosted by GRG staff with the

assistance of BSI along with making the plans available at Cross Rhodes Reprographics Plan Room. The bid included the base bid along with four (4) alternatives for various items that BSI and GRG wanted to include in case bids came in higher than our estimates.

Three (3) bids were received by the solicitation deadline of June 27, 2024. Details on the bids are noted above and GRG staff and our construction management team were pleased with the bids submitted during this highly busy time for construction contractors. All three (3) bids received were within close range to BSI's estimated construction estimates. Bid selection was informed by the base bid plus accepted alternates. Alternative 1 is an option for repaving Market Street via a full depth resurfacing versus a "mill and overlay" resurfacing. The bid alternates 2A and 2B for alternate seat wall materials were not accepted due to the acceptance of the base bid meeting cost estimates with the inclusion of the preferred material selection. Alternative 3 is the removal of several trees that may be needed on the site of the new hotel development. Alternate 4 is the inclusion of conduit for future use for public Wi-Fi was not accepted due to the cost. GRG staff is going to review options for including public Wi-Fi as part of the on-going Brickline Greenway Technology Master Plan effort. The team accepted Alternatives 1 and 3 and rejected Alternatives 2A and B and 4.

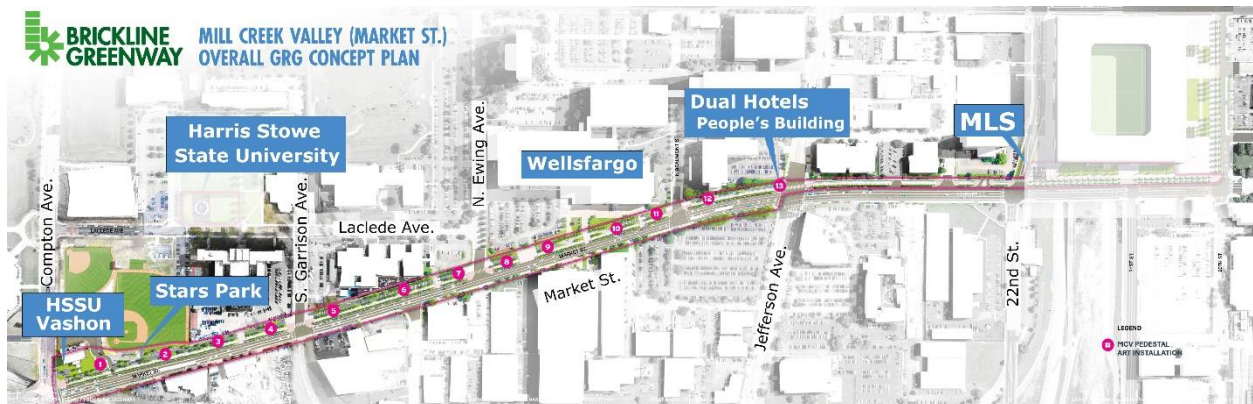
After a comprehensive review by BSI and GRG staff, RVW Wagner, Inc. was determined to be lowest and best bidder. RVW Wagner, Inc. has completed many projects with GRG over the years and was the construction contractor on the recently completed Brickline Greenway segment at CityPark Stadium in 2023.

Staff from BSI and LJC reviewed RVW's Wagner, Inc. bid tabulations and submitted materials to ensure compliance with bid requirements. Bid day results and subcontractor details, including participation of minority and women-owned businesses, were analyzed after submission of materials which features 18.42% Minority-Owned Business Enterprises (MBE) and 15.21% Woman-Owned Business Enterprises (WBE).

GRG staff is including a 15% contingency to cover unforeseen items that will occur during construction. Additionally, the fabrication and installation of the Pillars of the Valley public art were included in RVW's Wagner Inc. base bid but one pillar will feature statues of two children to be included and installed with one of the pillars. Because this is speciality work, GRG will work with RVW Wagner to procure an artist to fabricate the statues working with Damon Davis, the artist for Pillars of the Valley. The estimated cost for the fabrication and installation of the statues is included within the 15% contingency.

GRG staff seek approval for the RVW.V. Wagner, Inc. contract amount, plus a 15% contingency for a total not to exceed the amount of \$14,960,000.00, subject to future appropriation. The available 2024 Capital Budget and future years Capital Budget includes \$15,088,420.00 within the GRG 3/16th revenue stream for the project (308C). This project is privately funded with \$12,858,000 from the GRG Foundation and \$2,102,000 in State of Missouri Funds made available to the Brickline Greenway project.

Construction is estimated to begin in September and continue through early 2026 with a majority of the work completed by the end of 2025.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.41	Approval of a contract with BSI Contractors for Construction phase Construction Management Services.
2023.55	Approval of a contract with BSI Contractors for Pre-Construction Construction Management services.
2022.31	Approval of a contract with the Lamar Johnson, Collaborative, LLC for 100% Design

RESOLUTION #	DESCRIPTION
2020.84	Approval of a contract with Kwame Building Group, Inc. for Comprehensive Construction Program Services for All Brickline Projects
2020.40	Approval of a contract with the Lamar Johnson Collaborative, LLC

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$14,960,000 WITH R.V. WAGNER, INC., SUBJECT TO FUTURE APPROPRIATION, IN CONNECTION WITH BRICKLINE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the "District") is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the "District Act");

WHEREAS, pursuant to the Clean Water, Safe Parks and Community Trails Initiative ("Proposition C"), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the "District's Mission");

WHEREAS, in furtherance of the District's Mission, and in accordance with the Bylaws of the District, the District adopted "Building the River Ring" as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the "River Ring Regional Plan")

WHEREAS, the Brickline Greenway is shown as a regional greenway in the River Ring Regional Plan (the "Brickline Greenway");

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by constructing the Brickline Greenway: Mill Creek Valley - Market St. from 22nd to Compton (the "Project");

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative ("Proposition P") and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98 ("Capital Budget");

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item (308C) for the Project;

WHEREAS, pursuant to the District's Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised bid for construction of Bid# 2024-006-308C Brickline Greenway: Mill Creek Valley: Compton to 22nd for or in furtherance of the Project and received three (3) responses;

WHEREAS, R.V. Wagner, Inc. was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with R.V. Wagner, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13th, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with R.V. Wagner, Inc. in an amount not to exceed \$14,960,000 for the Project, subject to future appropriation.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST: _____
Glenn Powers, Secretary

Vote:

Aye:

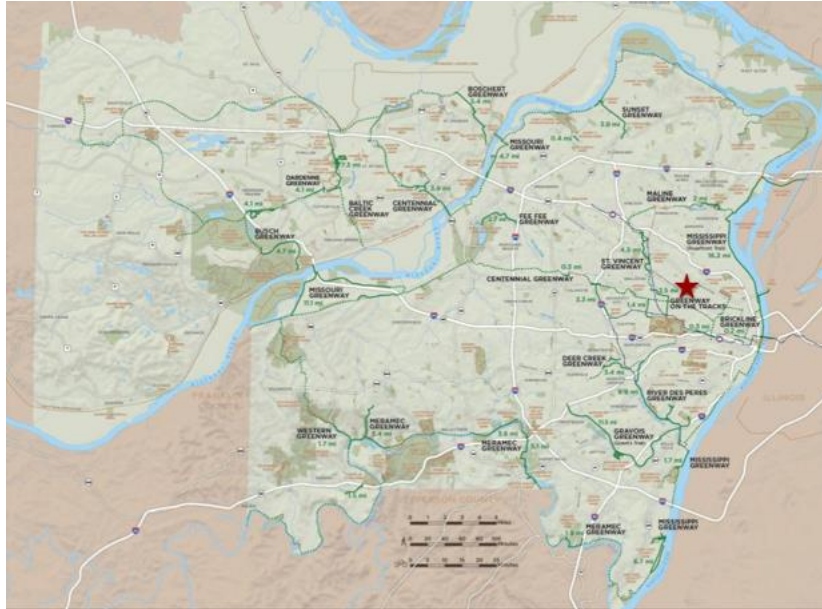
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.72 approving of a Cooperation and Funding Agreement not to exceed \$277,500 with Cornerstone Community Development Corporation in connection with the Hodiamont Greenway and authorizing other actions as necessary to effectuate the same. -Kuleya Bruce



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
288C	Hodiamont	Gwen Giles Park Trailhead	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Kuleya Bruce	Cornerstone Community Development Corporation	Cooperation & Funding Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
Yes	NA	NA	NA

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
NA	NA

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
NA	NA	NA	NA

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
NA

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Cooperation & Funding Agreement	NA	NA	NA

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
\$277,500 Neighborhood Transformation Grants through the City of St. Louis Community Development Administration

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	60% Preliminary Design	100% Design

WHY AND/OR HOW:

This action is to approve a Cooperation & Funding Agreement with the Cornerstone Community Development Corporation which is receiving \$277,500 from the City of St. Louis Community Development Administration. The funds would be used towards the construction of improvements within Gwen Giles Park, including a Trailhead, as part of Hodiament Greenway. GRG staff have been working with staff from the Cornerstone Community Development Corporation ("Cornerstone") over the past several years as part of the overall Hodiament

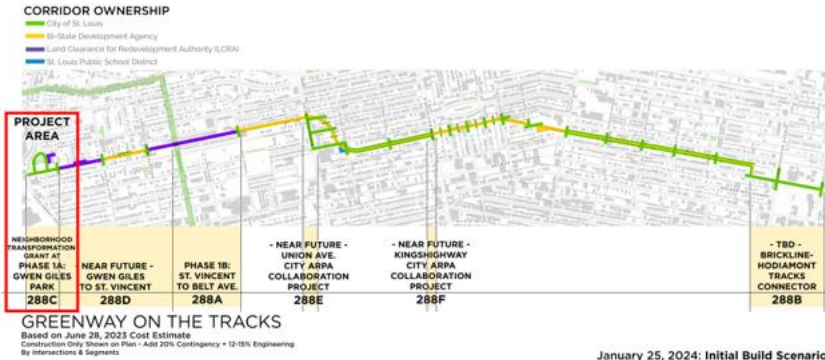
Greenway project during the conceptual planning process and other neighborhood planning projects undertaken in the West End/Visitation Park neighborhoods in the City of St. Louis. Last year, the City's Community Development Administration (CDA) announced the availability of grants under a new Neighborhood Transformation Grant program. This grant is funded through federal American Rescue Plan Act (ARPA) funding provided to the City. GRG staff worked with Cornerstone staff to submit a grant application whereby Cornerstone served as the project sponsor with GRG acting as a consulting agency for planned improvements within Gwen Giles Park. The Park is the western terminus of the Hodiamont Greenway. The application requested up to \$277,500 in funds to be used towards construction in conjunction with GRG's planned improvements in the park. The application was successful and CDA has awarded Cornerstone the funds with the stipulation that funds are expended no later than 2026 to meet federal guidelines. GRG staff is recommending the Cooperation and Funding Agreement include the entire grant award of \$277,500 as the funds will need to be used towards improvements within the park.

Independent of the CDA grant, GRG was proceeding with the design of the greenway and trailhead amenities within Gwen Giles Park which is currently 60% designed. The GRG Board approved Resolution 2024.21 which authorized a contract with DTLS, Inc. (DTLS) for 100% design through construction completion (see map below). GRG's planned improvements are estimated at \$2 million and include the greenway and a new trailhead that can be used for trailhead and park users. The goal is to complete the DTLS design by December 2024 with construction commencing in 2025.

By incorporating Cornerstone's grant into GRG's overall design plans, the park will only have one construction period, not two, to lessen the impact to the park users. Additionally, there are efficiencies by having one set of Plans, Specifications, and Estimates from a permitting, bidding, and construction perspective.

Cornerstone has been coordinating with CDA to complete a grant agreement since late 2023. In March of 2024, the GRG Board approved Resolution 2024. 31 to enter into an agreement with Cornerstone strictly focused on cooperation, with an intent to return to the board when funding was secured. GRG continued working with Cornerstone as they worked through meeting the grant qualification requirements and funding agreement with CDA. The stand-alone cooperation agreement was postponed to ensure GRG had the opportunity to review the fully executed Cornerstone CDA agreement and identify if any requirements would obligate GRG or affect the agreement between GRG and Cornerstone. GRG was notified of full execution in early July 2024. This Board Action is to allow GRG to enter into a Cooperation and Funding Agreement with Cornerstone to work together to complete the overall project within the timelines of the CDA requirements, including design and construction.

GRG is comfortable meeting the CDA deadlines which would be in late 2025/early 2026. Because the CDA grant funds are federal ARPA funds, GRG will be subjected to the grant guidelines for the construction-related items associated with the \$277,500, but not for the remainder of \$2 million project. GRG's legal counsel has been engaged over the past several months to ensure that GRG interests are protected before proceeding with the Cooperation and Funding Agreement.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.31	Approval of Cooperation Agreement with Cornerstone Community Development Corporation
2024.21	Approval of Contract with DTLS, Inc.
2022.56	Approval of a contract amendment with DTLS, Inc. for 15% Design Services
2021.110	Approval of contract amendment with DTLS, Inc. for Concept Design Services
2020.29	Approval of Contract with DTLS, Inc. for 15% Design Services
2019.50	Approval of Contract with EDSI, Inc. for Surveying services
2018.86	Approval of Memorandum of Understanding with Bi-State Development Agency for the Hodiament Corridor
2018.33	Approval of a contract with Vector Communications Corporation for public engagement services for the Hodiament Corridor
2018.84	Approval of the Midtown Trail Loop Study
2013.27	Approval of a contract with SWT Design for a Trail Alignment Study and Feasibility Report (AKA "Midtown Tail Loop Study")

A RESOLUTION APPROVING A COOPERATION AND FUNDING AGREEMENT NOT TO EXCEED \$277,500 WITH CORNERSTONE COMMUNITY DEVELOPMENT CORPORATION IN CONNECTION WITH THE HODIAMONT GREENWAY ON THE TRACKS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the Hodiamont Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Hodiamont Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by the Hodiamont Greenway: Gwen Giles Park improvements (the “Project”);

WHEREAS, the 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98 (“Capital Budget”);

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item 288C for the Project;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a Cooperation and Funding Agreement with the Cornerstone Community Development Corporation; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13th, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a Cooperation and Funding Agreement with the Cornerstone Community Development Corporation in an amount not to exceed \$277,500 for the Project.

2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President
ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

8. APPROVAL OF CONTRACTS - CAR 3/16TH REVENUE STREAM

A. That the Board adopt Resolution 2024.73 approving a Construction Contract not to exceed \$164,480 with Byrne and Jones Construction in connection with Kiener Plaza Playground Equipment Installation and authorizing other actions as necessary to effectuate the same. - Susan Jankowski



SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
883	Mississippi Greenway	Kiener Plaza	St. Louis City

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Susan Jankowski	Byrne and Jones Construction	Construction Contract

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25%/5%	NO	NO

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
MAB Construction, 16.4%, MBE	NO

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
BID	July, 2024	NA	Two

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

Two (2) firms submitted bids for this project:

Kendall, LLC bid \$190,998

Byrne and Jones Construction bid: \$164,480

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Approval	\$164,480	\$164,480	883

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

NA

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Construction	Installation, this contract will complete this project.

WHY AND/OR HOW:

Kiener Plaza Playground was designed as part of the City Arch River Project. The original design team of Michael Van Valkenburgh Associates, Inc. selected the equipment for this unique playground based upon public feedback and were required to receive approvals from various St. Louis City Departments, including the Cultural Resource Office and Office of the Disabled. This wooden equipment specified under the plans and approvals came from Germany and was designed by Richter Spielgerate. Since opening the park in 2016, this play equipment has seen a very high volume of use.

In fall of 2023, Great Rivers Greenway Staff, who are also Certified Playground Safety Inspectors, performed an in-depth safety inspection and determined that the playground equipment in Kiener Plaza was not in safe condition for play. Unfortunately, the equipment did not last the expected minimum of ten (10) years and needs to be replaced. At that point, staff decided it was

best to close the playground for use and make our plan for how to reopen the park as quickly and safely as possible. The United States has only one (1) provider for this equipment, APE Studio. An investment of \$20,000 was made in the Summer of 2023 to replace a portion of the equipment. In 2023, we approved purchase of new equipment for \$106,352. This equipment is currently on a ship heading toward New York, we anticipate arrival to St. Louis by mid-August. We are now returning to request to enter into this construction contract to remove existing and install the purchased items.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.115	Purchase of playground equipment for Kiener Plaza

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$164,480 WITH BYRNE AND JONES CONSTRUCTION IN CONNECTION WITH KIENER PLAZA PLAYGROUND EQUIPMENT INSTALLATION AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the Kiener Plaza is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by Replacing the playground equipment in Kiener Plaza (the “Project”);

WHEREAS, the 2024 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.99 (“Capital Budget”);

WHEREAS, the Capital Budget included line item 883 for the Project;

WHEREAS, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised Kiener Plaza Playground Installation for or in furtherance of the Project and received two (2) responses;

WHEREAS, Byrne and Jones Construction was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with Byrne and Jones Construction; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS
GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Byrne and Jones Construction in an amount not to exceed \$164,480 for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY
DISTRICT**

Monica M. Huddleston, President
ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

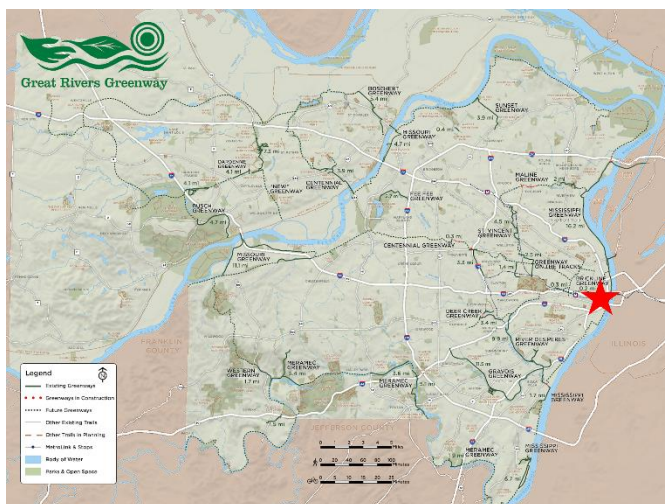
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.74 approving a budget amendment and contract amendment not to exceed \$85,000 with Gateway Arch Park Foundation in connection with Kiener Plaza Improvements and authorizing other actions as necessary to effectuate the same. -Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
883A	Mississippi	Kiener Plaza	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Gateway Arch National Park	Reimbursement Agreement/Contract Amendment

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	n/a	n/a	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
n/a	n/a

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
n/a	March 2024	n/a	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of an amendment to reimbursement agreement	\$85,000	\$0	Dedicated CAR 3/16 cash balance

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
Private gifts to Gateway Arch Park Foundation for their project management services.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Design	Construction

WHY AND/OR HOW:

In April, GRG entered into a reimbursement agreement with Gateway Arch Park Foundation (GAPF) for improvements to Kiener Plaza and Leonor K. Sullivan (LKS) in downtown St. Louis. GAPF is holding a contract with SWT Design, Inc. (SWT) to design improvements for the event lawn area, flexible seating area and bike racks in Kiener Plaza. GRG staff typically handle design contracts in phases through a series of contract amendments as the scope of the project is more fully developed through the stages of design. Due to the short timeline to have design completed in late 2024 and construction begin in early 2025, after Winterfest, the original contract with SWT included phases of design that spanned from conceptual design through construction documents. As design of this project has progressed, several elements that the team feels are necessary for a successful project have become apparent and the need for more specialized consultants exists. The subconsultants to SWT would be specialized in structural, electrical and geotechnical engineering. In addition, the team would like to include a limited amount of engagement to the project to gather feedback on certain site elements that are being proposed in order to make the event lawn area more appealing and user-friendly.

The original reimbursement agreement with GAPF included this Kiener project as well as a Leonor K. Sullivan Revisioning project, for a total of \$420,000. This amendment would bring the total reimbursement agreement to \$505,000. GRG staff are recommending that the Board of Directors authorize the CEO to negotiate and enter into a contract and budget amendment for \$85,000 to continue the design of the improvements to Kiener Plaza.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.43	Reimbursement agreement with GAPF for improvements to Kiener Plaza and LKS

A RESOLUTION APPROVING A BUDGET AMENDMENT AND CONTRACT AMENDMENT NOT TO EXCEED \$85,000 WITH GATEWAY ARCH PARK FOUNDATION IN CONNECTION WITH KIENER PLAZA IMPROVEMENTS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting

greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Mississippi Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by making improvements to Kiener Plaza (the “Project”);

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the 2024 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.99;

WHEREAS, the 2024 CAR 3/16 Capital Budget included line item (883) for the Project;

WHEREAS, pursuant to Resolution 2024.43, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Gateway Arch Park Foundation for improvements to Kiener Plaza and Leonor K. Sullivan in furtherance of the Project, and the District subsequently entered into a contract with Gateway Arch Park Foundation;

WHEREAS, the District desires to enter into a contract amendment with Gateway Arch Park Foundation in order to amend the scope and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Gateway Arch Park Foundation; and (ii) amend the 2024 CAR 3/16th Capital Budget to include an additional \$85,000 for the Project; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Gateway Arch Park Foundation in an amount not to exceed \$85,000.
2. The Board authorizes an amendment to the 2024 CAR 3/16th Capital Budget to include an additional \$85,000 for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining

portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2024.75 approving a budget amendment and contract amendment not to exceed \$115,314 with Navigate Building Solutions, LLC in connection with Mississippi Greenway Kiener Plaza Improvements and authorizing other actions as necessary to effectuate the same. -William Rein



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
883A	Mississippi	Kiener Plaza	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
William Rein	Navigate Building Solutions, Inc.	Construction Management Services/Amendment

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25% DBE / 5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
N/A	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications	July 2024	N/A	2

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

Navigate Building Solutions, LLC and Kozeny-Wagner, Inc. submitted qualifications. Both firms are well-qualified and interviews were held by staff and a representative of the Gateway Arch park Foundation to determine the best fit. Navigate Building Solutions, LLC was selected.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Budget Amendment and Approval of Contract	\$115,314	\$0	Dedicated CAR 3/16 cash balance

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Design	Construction

WHY AND/OR HOW:

Since 2010, Great Rivers Greenway ("GRG") has dedicated staff time and funding to a public/private partnership consisting of the National Park Service ("NPS"), the Gateway Arch Park Foundation ("GAPF," formerly known as the CityArchRiver Foundation), the City of St. Louis, Missouri Department of Transportation, and Bi-State Development Agency to redevelop the Gateway Arch National Park and the surrounding lands under a plan known as "Framing a Modern Masterpiece: The City + The Arch + The River 2015" ("Project"). GRG issued sales tax appropriation bonds for the Project. Allocation of available bond funds and Project components were identified as part of a revised Comprehensive Capital Improvements Program Agreement ("CCIPA") budget which was approved by GRG's Board of Directors in December 2017. One of the ten (10) signature components of the CityArchRiver project was the complete redevelopment of Kiener Plaza. Since the opening of Kiener Plaza in 2017, it has reestablished

itself as an important event and gathering spot in the heart of Downtown St. Louis. GRG staff sought use of the bond funds in 2018 to cooperate with GAPF for the construction of a visitor support building to support security and maintenance operations.

GAPF procured SWT Design, Inc. for landscape and engineering services for desired enhancements to Kiener Plaza. These enhancements include replacement of the chat in the shade garden and bike parking area and renovation of the courthouse lawn. SWT Design, Inc. is charged with development of schematic designs, geotechnical services, design development, development of construction documents as well as bidding and construction related services. With a submission of 50% design development documents scheduled for August 2024, it is beneficial to bring on a construction manager at this time.

Navigate Building Solutions, LLC will provide construction management services broken into two (2) phases, Pre-Construction Services and Construction Services with the contract being held by GRG.

This project was not included in the 2024 budget approved in December 2023, however, the funds do exist in the dedicated CAR 3/16 cash balance.

In addition to approval of a contract for design services, staff are requesting that the board also approve a budget amendment to authorize the use of those dedicated funds for this project in an amount not to exceed \$115,314. Any further design services or construction related efforts will be a separate Board action and will be brought forth at a later date.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.43	Approval of Budget Amendment and Reimbursement Agreement for design services for Kiener Plaza Improvements.
2019.17	First amendment to the reimbursement agreement with GAPF for Kiener Plaza Phase 2 Improvements.
2018.83	Approval of a reimbursement agreement with GAPF for Kiener Plaza Phase 2 improvements
2015.88	Approval of a Cooperation Agreement with CityArchRiver Foundation and the City of St. Louis for the redevelopment of Kiener Plaza
2017.101	Approval of the 2018 Comprehensive Capital Improvements Program Agreement budget.

A RESOLUTION APPROVING A BUDGET AMENDMENT AND CONTRACT AMENDMENT NOT TO EXCEED \$115,314 WITH NAVIGATE BUILDING SOLUTIONS, LLC IN CONNECTION WITH KIENER PLAZA IMPROVEMENTS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Mississippi Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by partnering for the design and installation of improvements in Kiener Plaza (the “Project”);

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Park Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the 2024 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.99;

WHEREAS, the 2024 CAR 3/16 Capital Budget included line item 883A for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised request for qualifications for construction management services for or in furtherance of the Project and received two (2) responses;

WHEREAS, Navigate Building Solutions, LLC was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the “Proposal”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officers to approve and accept the Proposal; (ii) negotiate and enter into a contract with Navigate Building Solutions, LLC; and (iii) amend the CAR 3/16th Capital Budget to include \$115,314 for line item 883A; and (iv) take any actions necessary or appropriate to effectuate the same;

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on August 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.
2. The Board amends the CAR 3/16th Capital Budget to include \$115,314 for line item 883A.

2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Navigate Building Solutions, LLC in an amount not to exceed \$115,314 for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 13th day of August, 2024.

METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

9. ADJOURNMENT

A. ADJOURN