



**WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 11, 2023
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Approval of November 27, 2023 City Council Work Session Minutes

2. Centennial Greenway and 39 North Connector Update

Summary: Great Rivers Greenway (GRG) staff and their representatives will provide an overview of the progress to date regarding design of the proposed Centennial Greenway and the 39 North Connector. The preliminary design of both projects is nearing completion.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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6:00 PM**

CALL TO ORDER

A work session meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, November 27, 2023 at 6:00 PM.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Director of Recreation Jason Valvero, Assistant City Administrator Sharon Stott, Chief of Police Jeffrey Hartman, and City Clerk Kellie Henke.

Also Present: Olia Village Leadership Team, including Robert Klahr, of Armstrong Teasdale, and Douglas Rasmussen and Shayla Meehan, of Steadfast City.

DISCUSSION ITEMS

1. Olia Village Economic Incentives

City Administrator Mark Perkins stated that representatives of the Olia Village development would be making a presentation to the City Council regarding their incentive request. Mr. Perkins thanked the members of the Economic Development Committee and Finance Committee that were in the audience and stated that Andy Struckhoff and Lindsey Evans, of PGAV Planners, and Mark Grimm, of Gilmore & Bell, were present and representing the City of Creve Coeur.

Robert Klahr, of Armstrong Teasdale, provided an overview of the request for tax incentives on behalf of the developer of Olia Village regarding the extraordinary costs associated with the development and stated that none of the incentives would affect

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the existing taxes being generated from the project site. Incentives requested include:

- Chapter 353 Urban Redevelopment Corporation facilitating real property tax abatement on the Project Site and the Project Improvements (excluding that portion of the Project Site upon which the newly constructed townhomes will be located).
- Chapter 100 Industrial Development Revenue Bonds facilitating sales tax exemption on construction materials applicable to phase one of the Project.
- Implementation of a Community Improvement District (the “CID”)
- Implementation of a Transportation Development District (the “TDD”)

Mr. Klahr stated meetings have been held with both the City and the Ladue School District regarding the potential impacts of the incentives on the district.

Council Member Tierney confirmed the proposed sales tax exemption on construction materials would be only for the land development costs during phase one.

Council Member Manlin clarified the proposed tax abatement would be 95% of the amount of the real estate taxes that would be generated by the proposed project for the first five years, 75% for the next five years, and 50% for the following fifteen years.

Council Member Martinich confirmed the period of real property tax abatement would be twenty-five years and the term would begin following substantial completion of each phase. Mr. Klahr stated twenty-five years is the maximum period for Chapter 353 per state statute.

Mr. Klahr clarified that the abatement would be on the increased assessed value from new construction or any increase in the existing improvement; no abatement on the current land value.

Shayla Meehan of Teasdale Armstrong stated approximately 60-70% of the assessed value of the land would remain unabated.

Mr. Perkins confirmed the CID could levy a special assessment on the value of the real property subject to tax abatement and would not apply to the townhomes.

Mr. Klahr stated the sole purpose of the CID is to be a financial mechanism to fund onsite public improvements and to renovate, reconstruct or rehabilitate existing buildings and structures. Mr. Klahr stated only users of the development would be

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subject to the proposed sales tax.

Council Member Hoffman asked how the discount rate of 8% was selected for the estimated total value of tax incentives. To which, Mr. Rasmussen stated the percentage was based upon current projects and interest rates, but could be negotiated. Mr. Klahr stated the percentage acknowledges the upfront risks for the land development costs.

Jonathan Sher, member of the Economic Development Committee, clarified that the revenue generated from the CID is based upon the assumed taxable sales within the development over a twenty-seven-year period using an 8% discount rate. Mr. Klahr stated any overages would recover extraordinary costs faster and reduce the twenty-seven-year period; any less would be the owner's risk.

Douglas Rasmussen and Shayla Meehan, of Steadfast City, provided an overview of the impact analysis of the proposed development and incentives on the Ladue School District. Discussion included the estimated impact on school enrollment, project tax revenue, land taxes, and personal property taxes.

Ms. Meehan stated multifamily developments located in the Ladue School District have an inverse relationship between average rent and school enrollment; as the price point decreases, enrollment increases.

Council Member Silverman confirmed 130 single-family townhomes units and 870 multifamily units would be constructed.

Donna Spence, member of the Energy and Environment Committee, asked if impacts on home values were reviewed. To which, Mr. Rasmussen stated that the overall assessed value of the Bayer west campus has decreased over the past five years and estimated that property values would be positively impacted.

Ms. Meehan provided an overview of the project's tax revenue impacts on the Ladue School District and stated the project could result in decreased tax revenues for years 4 and five for the school district, but these shortfalls would be offset by increased revenue in other years. As the project continues and the abatement decreases, the project would generate significant tax revenue to support the Ladue School District. Ms. Meehan stated the real and personal property tax would remain constant.

Matt Pfund, of Jack Matthews Development, stated the first multifamily units are estimated to be available in late 2025 or early 2026.

Council Member Martinich clarified that the projected new tax revenue includes pilot

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payments, existing land taxes, unabated tax revenue through the townhomes, and personal property taxes.

Council Member Manlin asked for clarification regarding the pilot payments. To which, Mr. Rassmussen stated the pilot payments are the portion of real property taxes that are not abated.

Stephen Keyser, member of the Finance Committee, stated it would be beneficial to have a breakdown of the property taxes and personal property taxes generated over a 25–30-year period for the City and compare it to any additional anticipated expenses for the City in order to better understand the impact on the City's cash flow and return on investment

Mr. Rassmussen stated that over a 25-year period, a revenue of approximately \$32 million would be generated for the City with anticipated expenses of approximately \$16 million.

Council Member Martinich stated that due to the estimated increase in the population, adding two additional officers to the Police Department does not seem sufficient. Mr. Rassmussen stated that PGAV Planners will continue to review the project as it develops and would provide feedback to the City.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Council Member Ward 3 Hoffman

SECONDER: Council Member Ward 4 Martinich

AYES: Manlin, Greer, Hoffman, Tierney, Martinich, Carney, Neudorf, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.

The meeting adjourned at 6: 54 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor



CITY OF CREVE COEUR

December 5, 2023

To: Mayor and City Council

From: Mark Perkins, City Administrator

Re: Centennial Greenway and 39 North Connector – Status

The December 11 Work Session will consist of a presentation by Great Rivers Greenway (GRG) and their representatives regarding the status of the proposed Centennial Greenway and the 39 North Connector. The preliminary design of both projects is nearing completion.

The Centennial Greenway will connect Forest Park to Creve Coeur Lake Park and beyond to St. Charles County and the Katy trail. The Creve Coeur portion will connect at Warson Road to the east and Lindbergh and Baur Boulevards to the west.

Grant funding will be necessary to complete construction of the Centennial Greenway, with GRG providing the match. The City of Creve Coeur is being asked to participate as the grant applicant. In addition, the city will be asked to accept responsibility for future maintenance and ownership of the greenway within its borders.

The 39 North Connector will provide an important linkage for businesses within the 39 North Agtech District and also provide a connection for our residents to the Centennial Trail. Preliminary design of the 39 North Connector has been jointly funded, with GRG covering 50% of the \$300,000 cost, and several partners covering the remaining \$150,000: Bayer, Danforth Plant Science Center, St. Louis Economic Development Partnership, the City of Olivette, and the City of Creve Coeur. Similar to the Centennial Greenway, construction of the 39 North Connector will be highly dependent on obtaining future grant funding.

Angelica Gutierrez of GRG and Eric Karch of Reitz and Jenz Consulting Engineers will provide an overview of the project and respond to questions.



AGENDA

Project: (599) Centennial Greenway – 39 North Connector
Date/Time: December 11, 2023, 6:00 pm – 7:00 pm
Location: 300 N New Ballas Rd, Creve Coeur, Missouri 63141 (room TBD)
Subject: Creve Coeur Council Work Session

- 1) Project Overview - Centennial Greenway and 39 North Connector
 - a) Project limits
 - b) Goals and objectives
 - c) Regional connectivity and master plans (brief summary)
 - i) Centennial Greenway Master Plan (2006)
 - ii) 39 North Greenway Master Plan (2019)
 - iii) St Louis County Action Plan for Walking and Biking (2021)
 - iv) MoDOT - U.S. Route 67 sidewalk/ADA improvements (construction 2024)
 - v) St. Louis County – Schuetz Road multi-use trail (design 2024)
- 2) Schedule
 - a) Complete design stage (30% drawings) by February 2024
 - b) Grant Applications – still being finalized, but likely to be:
 - i) Centennial Greenway - February 8 CMAQ
 - ii) 39 North Connector - Summer TAP
 - iii) Letters of support
 - iv) Enter into cooperation agreement between Creve Coeur and GRG
 - c) Future design phases continue through 2026
 - d) Site Control through 2027
 - e) Building and Construction 2028 to 2029
- 3) Status
 - a) Traffic Impact Studies and technical advisory coordination with road agencies
 - b) Summary of property owner meetings/support and ongoing engagement
 - c) Route review
 - i) 50-scale maps
 - ii) Greenway section - 10-foot-wide concrete
 - iii) Property – greenway will be in road right of way where feasible, but temporary and permanent easements on some private property will be required
 - iv) Utility impacts
- 4) Maintenance
 - a) Greenway maintenance
 - b) Bridge maintenance

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CITY OF CREVE COEUR

February 22, 2023

To: Mayor and City Council

From: Mark Perkins, City Administrator

Re: Intergovernmental Agreement – 39 North Greenway Master Plan Preliminary Design

City staff has been working with Great Rivers Greenway (GRG) and other partners to develop a cooperation agreement for preliminary design of the 39 North Greenway. [The 39 North Greenway Plan](#) was adopted by the City in 2020, and provides a vision for connectivity and access to the Centennial Trail for Creve Coeur businesses, institutions and residents.

GRG has committed to funding 50% of the projected \$300,000 preliminary design cost, with the partners covering the remaining \$150,000. Partners include Bayer, Danforth Plant Science Center, St. Louis Economic Development Partnership, the City of Olivette and the City of Creve Coeur. The cost share for Creve Coeur is \$33,750.

GRG will be managing the project concurrent with their design of the contiguous Centennial Trail segment. The preliminary design is a critical first step and will be used to seek funding for construction, which is projected for 2025 to 2027.

Approval of an ordinance entering into an intergovernmental cooperation agreement is requested, with a contribution from the City of Creve Coeur of \$33,750.

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL COOPERATION AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CREVE COEUR AND THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT, THE ST. LOUIS ECONOMIC DEVELOPMENT PARTNERSHIP, THE DONALD DANFORTH PLANT SCIENCE CENTER, AND THE CITY OF OLIVETTE REGARDING THE DEVELOPMENT OF A GREENWAY MASTER PLAN FOR 39 NORTH DISTRICT.

WHEREAS, the Metropolitan Park and Recreation District dba the Great Rivers Greenway District (GRG) is engaged in developing and constructing a series of parks, trails and greenways in the City of St. Louis, St. Louis County and St. Charles County, Missouri; and

WHEREAS, the City Council has determined that it is in the public interest for the City to enter into an agreement with GRG and the St. Louis Economic Development Partnership, the Donald Danforth Plant Science Center, and the City of Olivette under which GRG would coordinate, oversee, and contract with third parties for the purpose of the development of a Greenway Master Plan for trails within the 39 North District (the "Project") with financial support from the City and the other parties; and

WHEREAS, under the agreement the City would collaborate and cooperate in furtherance of the Greenway Master Plan for 39 North District and contribute \$33,750.00 to the costs associated with the Project;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

Section 1.

The Agreement between the Metropolitan Park and Recreation District d/b/a Great Rivers Greenway, the St. Louis Economic Development Partnership, the Donald Danforth Plant Science Center, the City of Olivette and the City of Creve Coeur, attached hereto as "Exhibit A," is hereby approved including payment by the City in an amount not to exceed \$33,750, and the City Administrator is hereby authorized and directed to enter into and execute that Agreement. The agreement as executed shall be consistent with the provisions and intent of this Ordinance with such changes as are determined by the executing officer to be necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the agreement.

Section 2.

This Ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. 6058

ORDINANCE NO. 5831

ADOPTED THIS 27th DAY OF March, 2023.

Joseph Martinich
JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF March, 2023.

Robert Hoffman
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

Kellie Henke

KELLIE HENKE
CITY CLERK



**INTERGOVERNMENTAL COOPERATION
AND REIMBURSEMENT AGREEMENT
(39 North Greenway)**

THIS INTERGOVERNMENTAL COOPERATION AND REIMBURSEMENT AGREEMENT ("COOPERATION AGREEMENT") is made and entered into this ____ day of _____, 2023 by and among the **METROPOLITAN PARK AND RECREATION DISTRICT d/b/a THE GREAT RIVERS GREENWAY DISTRICT ("DISTRICT")** and the following parties (collectively, "**PARTNERS**" and individually, "**PARTNER**"): **ST. LOUIS ECONOMIC DEVELOPMENT PARTNERSHIP ("PARTNERSHIP")**, **THE DONALD DANFORTH PLANT SCIENCE CENTER ("SCIENCE CENTER")**, **CITY OF CREVE COEUR, MISSOURI ("CREVE COEUR")**, and **CITY OF OLIVETTE ("OLIVETTE")**.

WHEREAS, the **DISTRICT** is engaged in developing and constructing a series of parks, trails and greenways in the City of St. Louis, St. Louis County and St. Charles County, Missouri;

WHEREAS, Sections 70.210 and 70.220 RSMo., as amended, authorize municipalities and political subdivisions to contract and cooperate with other municipalities and political subdivisions for the planning, development, construction, acquisition or operation of any public improvement or facility;

WHEREAS, Section 67.1742(2) RSMo. provides that a metropolitan park and recreation district shall have the power to "Contract with public and private entities or individuals both within and without the state ... in furtherance of any of the purposes of the district;"

WHEREAS, the **DISTRICT** and the **PARTNERS** wish to enter into an agreement by which (i) the **DISTRICT** agrees to coordinate, oversee, and contract with third parties for the purpose of the development of a greenway master plan for 39 North District (the "**PROJECT**"); and (ii) the **PARTNERS** and the **DISTRICT** agree to collaborate and cooperate in furtherance

of the **PROJECT** and the **PARTNERS** further agree to reimburse the **DISTRICT** for a portion of the costs associated with the **PROJECT**;

WHEREAS, **DISTRICT** and **BAYER CROP SCIENCE LP** ("**BAYER**") are entering into a separate letter agreement whereby **BAYER** will be reimbursing **DISTRICT** for a portion of the costs associated with the **PROJECT**; and

WHEREAS, the initial reimbursement commitment from **BAYER** and the **PARTNERS** is for the preliminary (30%) design phase of the **PROJECT** ("**PRELIMINARY DESIGN PHASE**") and consists of costs which are estimated to be \$300,000.

NOW, THEREFORE, in consideration of the foregoing and the following mutual covenants, terms and conditions, the **DISTRICT** and the **PARTNERS** agree as follows:

1. **District Responsibilities**. The **DISTRICT** shall be responsible for collaborating and cooperating with **PARTNERS** regarding the **PROJECT**, and for coordinating and overseeing the development and completion of the **PROJECT** in compliance with applicable law and in a prompt and diligent manner, including contracting directly with third party contractors and consultants in furtherance thereof. The **DISTRICT** shall contribute **DISTRICT** funds toward the **PRELIMINARY DESIGN PHASE** in the amount of the difference between the total cost of the **PRELIMINARY DESIGN PHASE** and the total funds contributed by **PARTNERS**; provided, however, that in no event shall the **DISTRICT** be obligated to contribute greater than \$150,000 for the **PRELIMINARY DESIGN PHASE**. The **DISTRICT** shall also be responsible for keeping accurate records of the costs incurred on the **PROJECT** and, upon request of any **PARTNER**, providing such supporting records as will allow for a reasonable audit of the costs incurred.

2. **Partner Responsibilities**. The **PARTNERS** shall collaborate and cooperate in good faith with the **DISTRICT** in furtherance of the **PROJECT**. Additionally, the **PARTNERS** shall reimburse the **DISTRICT** for costs incurred in furtherance of the **PRELIMINARY DESIGN**

PHASE in the total collective amount of \$150,000 (including **BAYER**'s contribution), with the reimbursement contribution amounts for each individual **PARTNER** and **BAYER** set forth on Exhibit A attached hereto. Each **PARTNER** shall reimburse the **DISTRICT** in accordance with one of the following methods: (i) **PARTNER** shall reimburse the **DISTRICT** with a onetime upfront payment made any time prior to the **DISTRICT** submitting an invoice for the **PRELIMINARY DESIGN PHASE** of the **PROJECT** expenses (ii) **PARTNER** shall reimburse the **DISTRICT** on a quarterly basis after receipt of a corresponding quarterly invoice from the **DISTRICT** for the **PRELIMINARY DESIGN PHASE** of the **PROJECT** expenses or (iii) **PARTNER** shall reimburse the **DISTRICT** with a onetime lump sum payment within thirty (30) days after receipt of an invoice from the **DISTRICT** for the **PRELIMINARY DESIGN PHASE** of the **PROJECT**. Within thirty (30) days after the execution of this **COOPERATION AGREEMENT** by all parties, each **PARTNER**, shall provide the **DISTRICT** written notice electing the reimbursement method the **PARTNER** will follow. If the actual total cost of the **PRELIMINARY DESIGN PHASE** of the **PROJECT** is less than \$300,000, however, then the contributions toward such cost of the **DISTRICT** and each **PARTNER** shall be reduced proportionately, and any excess in the contributions made shall be refunded to each **PARTNER**.

3. **Amendments, Changes and Modifications.** This **COOPERATION AGREEMENT** may be amended, changed, modified or altered only by written agreement of the **DISTRICT** and the **PARTNERS**. The parties will amend this **COOPERATION AGREEMENT** in the future in order to increase the contribution amount to be paid by any **PARTNER** or **PARTNERS** for additional phases of the **PROJECT**.

4. **Notices.** All notices or other communications required or desired to be given hereunder shall be in writing and shall be deemed duly given when mailed by first class, registered or certified mail, postage prepaid, addressed as follows:

District: Metropolitan Park and Recreation District,
d/b/a The Great Rivers Greenway District
3745 Foundry Way, Suite 253
St. Louis, MO 63112
Attention: Susan Trautman, Chief Executive Officer

With a Copy to: Husch Blackwell LLP
190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
Attention: David Richardson

Partnership: St. Louis Economic Development Partnership
7733 Forsyth Blvd., Suite 2200
St. Louis, MO 63105
Attn: Rodney Crim, CEO & President

Plant Science Center: The Donald Danforth Plant Science Center
975 North Warson Rd.
St. Louis, MO 63132
Attn: Hal Davies, Chief Operating Officer and VP for Finance

Creve Coeur: City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
Attn: Mark Perkins, City Administrator

Olivette: City of Olivette
1140 Dielman Road
Olivette, MO 63132
Attn: Barbara Sondag, City Manager

5. **Breach and Termination.**

- a. **Partner Default.** In the event of breach of any term or condition of this **COOPERATION AGREEMENT** by a **PARTNER**, and such **PARTNER** does not cure such breach within thirty (30) days after written notice from the **DISTRICT** specifying the breach (or if the breach cannot be cured within such thirty (30) day period, if such **PARTNER** shall not within such thirty (30) day period commence such cure and thereafter diligently pursue the same to its

completion), the **DISTRICT** shall have the right to terminate this **COOPERATION AGREEMENT** with respect to such breaching **PARTNER** only. In the event of such a termination, this **COOPERATION AGREEMENT** shall remain in full force and effect as between the **DISTRICT** and all other **PARTNERS** who are then parties thereto. Such termination shall be effective thirty (30) days after delivery of written notice of such termination to such **PARTNER**. Additionally, the **DISTRICT** shall be afforded all rights and remedies at law or in equity against such breaching **PARTNER**, including the reimbursement to the **DISTRICT** for any portion of **PROJECT** costs that were to be paid by such breaching **PARTNER** under the terms of this **COOPERATION AGREEMENT**.

- b. District Default. In the event of breach of any term or condition of this **COOPERATION AGREEMENT** by the **DISTRICT**, and the **DISTRICT** does not cure such breach within thirty (30) days after written notice from a **PARTNER** specifying the breach (or if the breach cannot be cured within such thirty (30) day period, if the **DISTRICT** shall not within such thirty (30) day period commence such cure and thereafter diligently pursue the same to its completion), such **PARTNER** shall have the right to terminate this **COOPERATION AGREEMENT** with respect to such **PARTNER** only. In the event of such a termination, this **COOPERATION AGREEMENT** shall remain in full force and effect as between the **DISTRICT** and all other **PARTNERS** who are then parties thereto. Such termination shall be effective thirty (30) days after delivery of written notice of such termination to the **DISTRICT**.

6. Assignment. No party may assign its right under this **COOPERATION AGREEMENT** without the written consent of the others.

7. **Waiver.** The failure of a party to require performance of any provision of this **COOPERATION AGREEMENT** shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this **COOPERATION AGREEMENT** constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

8. **Capacity and Authorization.** The **DISTRICT** and the **PARTNERS** by their respective signatures hereto each represent that they have the full right, power and authority to enter into this **COOPERATION AGREEMENT** and to fully perform their obligations hereunder. Each person executing this **COOPERATION AGREEMENT** warrants and represents that each has the authority to execute this **COOPERATION AGREEMENT** in the capacity stated and to bind the respective party, except as otherwise specifically set forth herein.

9. **Controlling Law/Venue.** This **COOPERATION AGREEMENT** shall be interpreted in accordance with the laws of the State of Missouri. Any action brought hereunder shall be brought in the Circuit Court of St. Louis County, Missouri or in the event of Federal jurisdiction, in the United States District Court, Eastern District of Missouri.

10. **Integration.** This **COOPERATION AGREEMENT** represents the entire integrated agreement between the **DISTRICT** and the **PARTNERS**, and supersedes all prior negotiations, representations or agreements, either written or oral, as to the Project referenced herein.

[Signatures appear on following pages; one page for each party.]

WHEREFORE, the parties have set their hands on the dates indicated below.

**METROPOLITAN PARK AND RECREATION DISTRICT
d/b/a THE GREAT RIVERS GREENWAY DISTRICT**

By: _____
Susan Trautman, CEO

Date: _____

Approved as to form:

Husch Blackwell LLP

ST. LOUIS ECONOMIC DEVELOPMENT PARTNERSHIP

By: _____
Rodney Crim, CEO & President

Date: _____

THE DONALD DANFORTH PLANT SCIENCE CENTER

By: _____
Hal Davies, Chief Operating Officer and VP for Finance

Date: _____

CITY OF CREVE COEUR, MISSOURI

By: Mark Perkins

Date: 3/28/23

Name: Mark Perkins

Title: City Administrator

ATTEST:

Kelli Henke

CITY OF OLIVETTE, MISSOURI

By: _____

Date: _____

Name: Barbara Sondag

Title: City Manager

ATTEST:

EXHIBIT A

<u>Partner</u>	<u>Contribution Amount</u>
St. Louis Economic Development Partnership	\$33,750
Donald Danforth Plant Science Center	\$33,750
Bayer Crop Science LP	\$33,750
City of Creve Coeur	\$33,750
City of Olivette	\$15,000
	\$150,000