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BILL NO. 381, 2021

ORDINANCE NO. 28,324, 2021

Introduced by Councilmember Fitch

AN ORDINANCE

CALLING AND PROVIDING FOR THE HOLDING OF AN ELECTION IN ST. LOUIS COUNTY ON THE APRIL 5, 2022 GENERAL MUNICIPAL ELECTION, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF ST. LOUIS COUNTY A PROPOSITION TO AUTHORIZE A LEASE WITH RAINTREE FOUNDATION FOR A BUILDING AND SURROUNDING GROUNDS LOCATED IN QUEENY PARK FOR THE OPERATION OF A PRE-PRIMARY AND PRIMARY GRADE SCHOOL.

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. An election shall be and the same is hereby called and ordered to be held in St. Louis County on the April 5, 2022 General Municipal Election for the purpose of submitting to the qualified voters of St. Louis County for adoption or rejection a proposition to authorize a lease with Raintree Foundation ("Raintree") for a building and surrounding grounds located in Queeny Park for the operation of a pre-primary and primary grade school.

SECTION 2. The following question is hereby submitted to the qualified voters of St. Louis County and shall be voted upon at an election to be held as hereinbefore provided. The question shall be in substantially the following form:

PROPOSITION D

Shall St. Louis County be authorized to enter into a lease agreement with Raintree Foundation for a building and surrounding ground located in Queeny

Park for the operation of a pre-primary and primary grade school pursuant to the terms as set forth in Exhibit A of Ordinance No. 28,324, on file with the St. Louis County Administrative Director and the St. Louis County Board of Election Commissioners?

11

YES

22

NO

SECTION 3. Upon enactment of this ordinance, the Administrative Director is authorized to insert into Section 2 of this ordinance the ordinance number assigned and shall certify the enactment of this ordinance to the Board of Election Commissioners of St. Louis County.

ADOPTED: December 21, 2021 RITA HEARD DAYS
CHAIR, COUNTY COUNCIL

APPROVED: December 22, 2021 SAM PAGE
COUNTY EXECUTIVE

ATTEST: DIANN L. VALENTI
ADMINISTRATIVE DIRECTOR

APPROVED AS TO LEGAL FORM:

BETH ORWICK
COUNTY COUNSELOR

EXHIBIT A**A PROPOSAL**

AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A LEASE AGREEMENT WITH RAINTREE FOUNDATION FOR A BUILDING AND SURROUNDING GROUNDS LOCATED IN QUEENY PARK FOR THE OPERATION OF A PRE-PRIMARY AND PRIMARY GRADE SCHOOL.

BE IT ORDAINED BY THE COUNTY OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The County Executive on behalf of St. Louis County, Missouri, is authorized to enter into a lease agreement with Raintree Foundation ("Raintree") for a building and surrounding grounds located in Queeny Park ("the premises") for the operation of a pre-primary and primary grade school; for a lease term of forty (40) years commencing upon contract execution, with an option to renew for an additional ten (10) year term upon mutual agreement; for Raintree to invest a minimum of \$1,000,000.00 in capital improvements and renovations to the premises during years one (1) through ten (10) of the lease, and a minimum of \$4,000,000.00 during years eleven (11) through twenty (20) of the lease; for Raintree to make annual rental payments to St. Louis County, beginning one year from the lease commencement; for rental compensation by Raintree to St. Louis County in the amount of \$35,000.00, for the first annual rental payment and for rental payments to increase by 3.5% each year thereafter for the duration of the lease and the additional term; for St. Louis County to retain the ability to use and rent out to the public certain areas of the premises, including the gymnasium, dining hall, kitchen, and patio and for St. Louis County to retain all revenue received from such rentals.

SECTION 2. The lease agreement authorized in Section 1 of this ordinance shall provide for such other terms and conditions as are approved by the County Counselor.

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