



Tuesday, July 9, 2024

2024 July 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. Recognition of outgoing Board Members

## B. CALL TO ORDER/ ROLL CALL

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 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.

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](mailto:amilford@grgstl.org).

News media wishing to learn more about Great Rivers Greenway or any items on the agenda can contact Anne Milford at 314-932-4917 or [amilford@grgstl.org](mailto:amilford@grgstl.org)

## C. OPEN TIME

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 [bbernthl@grgstl.org](mailto:bbernthl@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.

#### **D. APPROVAL OF AGENDA**

#### **E. APPROVAL OF THE MINUTES JUNE BUDGET AND FINANCE COMMITTEE**

[View Minutes](#) for Jun 11, 2024 - Budget and Finance Committee Agenda

<https://go.boarddocs.com/mo/grg/Board.nsf/Private?open&login#>

#### **F. APPROVAL OF THE MINUTES JUNE BOARD OF DIRECTORS MEETING**

[View Minutes](#) for Jun 11, 2024 - 2024 JUNE Board Meeting

<https://go.boarddocs.com/mo/grg/Board.nsf/Private?open&login#>

#### **G. APPROVAL OF THE MINUTES JUNE SUSTAIN COMMITTEE**

[View Minutes](#) for Jun 11, 2024 - Sustain Committee Agenda

<https://go.boarddocs.com/mo/grg/Board.nsf/Private?open&login#>

#### **H. APPROVAL OF THE MINUTES JUNE PROMOTE COMMITTEE**

[View Minutes](#) for Jun 20, 2024 - Promote Committee Worksession

<https://go.boarddocs.com/mo/grg/Board.nsf/Private?open&login#>

## **2. PRESENTATION (S)**

#### **A. Q1 2024 Financial Statement Presentation - Mike Carson**

[1st Qtr 2024 GRG Financial Statement Summary.pdf \(356 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TLBR55CB95/\\$file/1st%20Qtr%202024%20GRG%20Financial%20Statement%20Summary.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TLBR55CB95/$file/1st%20Qtr%202024%20GRG%20Financial%20Statement%20Summary.pdf)

[Q1 2024 GRG Financials Draft 07.02.2024.pdf \(1,573 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TLEC562CB1/\\$file/Q1%202024%20GRG%20Financials%20Draft%2007.02.2024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TLEC562CB1/$file/Q1%202024%20GRG%20Financials%20Draft%2007.02.2024.pdf)

## **B. North County Engagement - Shaughnessy Daniels**

### **3. PETITIONS AND COMMUNICATIONS**

#### **A. Welcome new board members**

[2024 Bernstein letter of appointment.doc\[1\].pdf \(285 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJPB4E1D0E/\\$file/2024%20Bernstein\\_letter\\_of\\_appointment.doc%5B1%5D.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJPB4E1D0E/$file/2024%20Bernstein_letter_of_appointment.doc%5B1%5D.pdf)

[2024 Phillips letter of appointment.doc1.pdf \(285 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJPD4E1D1E/\\$file/2024%20Phillips\\_letter\\_of\\_appointment.doc1.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJPD4E1D1E/$file/2024%20Phillips_letter_of_appointment.doc1.pdf)

[2024 Suggs letter of appointment.doc\[1\].pdf \(285 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJPF4E1D28/\\$file/2024%20Suggs\\_letter\\_of\\_appointment.doc%5B1%5D.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJPF4E1D28/$file/2024%20Suggs_letter_of_appointment.doc%5B1%5D.pdf)

### **4. NEW BUSINESS**

#### **A. Election of Treasurer**

Nomination and Election of Treasurer

### **5. REPORTS OF OFFICERS**

**A. TREASURER REPORT:** That the Board adopt 2024 1st Quarter Financials pending audit and authorizing other actions as necessary to effectuate the same.  
Mike Carson

### **6. REPORT(s) OF THE CHIEF EXECUTIVE OFFICER: SUSAN TRAUTMAN**

#### **A. CHIEF EXECUTIVE OFFICER**

[BOARD Calendar JULY 2024.pdf \(133 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6ML2H546F67/\\$file/BOARD%20Calendar%20JULY%202024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6ML2H546F67/$file/BOARD%20Calendar%20JULY%202024.pdf)

[2024 JULY CEO report Great Rivers Greenway.pdf \(1,799 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJRA4E6798/\\$file/2024%20JULY%20CEO%20report%20Great%20Rivers%20Greenway.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6TJRA4E6798/$file/2024%20JULY%20CEO%20report%20Great%20Rivers%20Greenway.pdf)

#### **B. NOTICE OF CONTRACTS EXECUTED**

[GRG Executed Contracts Notice June 2024.pdf \(46 KB\)](#)

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D6SQJG6983D6/\\$file/GRG%20Executed%20Contracts%20Notice%20June%202024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D6SQJG6983D6/$file/GRG%20Executed%20Contracts%20Notice%20June%202024.pdf)

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

A. That the Board adopt Resolution 2024.61 approving a Budget Amendment and Contract Amendment not to exceed \$50,000 with Development Resource Partners, LLC in connection with Real Estate Acquisition and Relocation Services and authorizing other actions as necessary to effectuate the same. -Todd Antoine

### WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
000	All Greenways	N/A	District wide

### WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Todd Antoine	Development Resource Partners, LLC	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	25% MBE/5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
	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:
RFQ	September 2022	1 year passed, 1.5 years left including this contract amendment	2

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

RFQ for Real Estate Acquisition and Relocation Services for 2023 through December 2025

#### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract Amendment	\$50,000	\$0	\$50,000 from Revenue Fund 000

#### OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

#### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	N/A	Approval of 2025 Contract Amendment

#### WHY AND/OR HOW:

This action is to authorize a budget amendment of \$50,000 in the 2024 Capital Budget for #000 (Land Acquisition) and authorize the CEO to negotiate and execute a contract amendment of \$50,000 with Development Resource Partners, LLC ("Development Resource Partners") for Real Estate Acquisitions and Relocation Services.

Land acquisition through permanent and temporary construction easements are a critical component of achieving site control for GRG's projects before final design and construction. So far this year, easement negotiations have occurred on five (5) segments, each one having numerous appraisals for easements and requiring more of Doug Marshall's time with individual property owners. One (1) additional greenway segment will begin the site control process in 2024. Also occurring this year, Doug has been working on sales of GRG property (Laclede Power Building, and property along Centennial Greenway in St. Charles) and working with GRG staff on scouting for a potential Operations facility which were not anticipated services. Lastly, opportunistic land acquisition along the Meramec Greenway and other areas of the District will continue to come up. Staff would like to propose an \$50,000 contact amendment with Development Resource Partners to cover all of these various projects and activities with no interruption of services.

The five (5) projects include the following:

Brickline Greenway: Cortex MetroLink Station to Grand MetroLink Station (308B)

Brickline Greenway: Grand Blvd Fairground Park to Page (308I)

Brickline Greenway: Grand Blvd East Side Fairground Park to Page (308IE)

Brickline Greenway: Mill Creek Valley Compton Avenue to 22nd Street (308C)

Centennial Greenway: Dielman Road to Olive (599B)

The one (1) new project includes the following:

Deer Creek Greenway: Big Bend to Oxford to River des Peres (196)

Typically, Development Resource Partners annual \$75,000 contact is sufficient to cover Doug's time including getting the necessary appraisals and title work completed and paid each year. After paying Development Resource Partners May 2024 invoice, approximately \$20,000 remains and is expected to be 100% consumed by August. This figure does not include the recent approval of Resolution 2024.35 which authorized the \$48,000 contract amendment with Development Resource Partners to cover the acquisitions managed and conducted by Lochmeuller as part of the St. Vincent Greenway in Pagedale working in conjunction with St. Louis County along Ferguson Avenue (187B).

This Board Action would authorize a budget amendment of an additional \$50,000 of general revenue into GRG's 2024 1/10th Capital Budget and authorizes a second contract amendment with Development Resource Partners, for \$50,000 for the remainder of this year. For the 2025 contract, staff will work with Development Resource Partners to budget costs more in line with anticipated hours and expenditures with all the various projects and activities underway.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.35	Approval of Budget Amendment of \$48,000 and approving a Contract Amendment not to exceed \$48,000 with Development Resource Partners, LLC in connection with Real Estate Acquisition and relocation services and authorizing other actions as necessary to effectuate the same.
2023.90	Approval of a contract amendment not to exceed \$75,000 with Development Resource Partners, LLC in connection with Real Estate Acquisition and Relocation Services
2022.82	Approval of a contract not to exceed \$75,000 with Development Resource Partners, LLC, in connection with Real Estate Acquisition and Relocation Services

**A RESOLUTION APPROVING A BUDGET AMENDMENT OF \$50,000 AND APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$50,000 WITH DEVELOPMENT RESOURCE PARTNERS, LLC IN CONNECTION WITH REAL ESTATE ACQUISITION AND RELOCATION SERVICES 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 all Greenways are shown as a regional greenway in the River Ring Regional Plan (the “Greenways”);

**WHEREAS**, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by contracting for real estate acquisition and relocation services throughout the Greenways (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 #000 for the Project;

**WHEREAS**, a budget amendment of \$50,000 is required for the 2024 GRG 1/10 Capital Budget for line item #000 for the Project;

**WHEREAS**, pursuant to Resolution 2024.02 and 2024.35, the District authorized the Chief Executive Officer to negotiate and enter into contracts with Development Resource Partners, LLC for land acquisition and relocation services in furtherance of the Project, and the District subsequently entered into contracts with Development Resource Partners, LLC;

**WHEREAS**, the District desires to enter into a contract amendment with Development Resource Partners, LLC in order to amend the compensation under the existing contract;

**WHEREAS**, the District desires to (i) amend the 2024 1/10 Capital Budget by \$50,000 for line item #000; (ii) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Development Resource Partners, LLC; 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 July 9, 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 a budget amendment of \$50,000 into the 2024 1/10th Capital Budget for line item #000 for the Project;



2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Development Resource Partners, LLC in an amount not to exceed \$50,000.
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 9th day of July, 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:

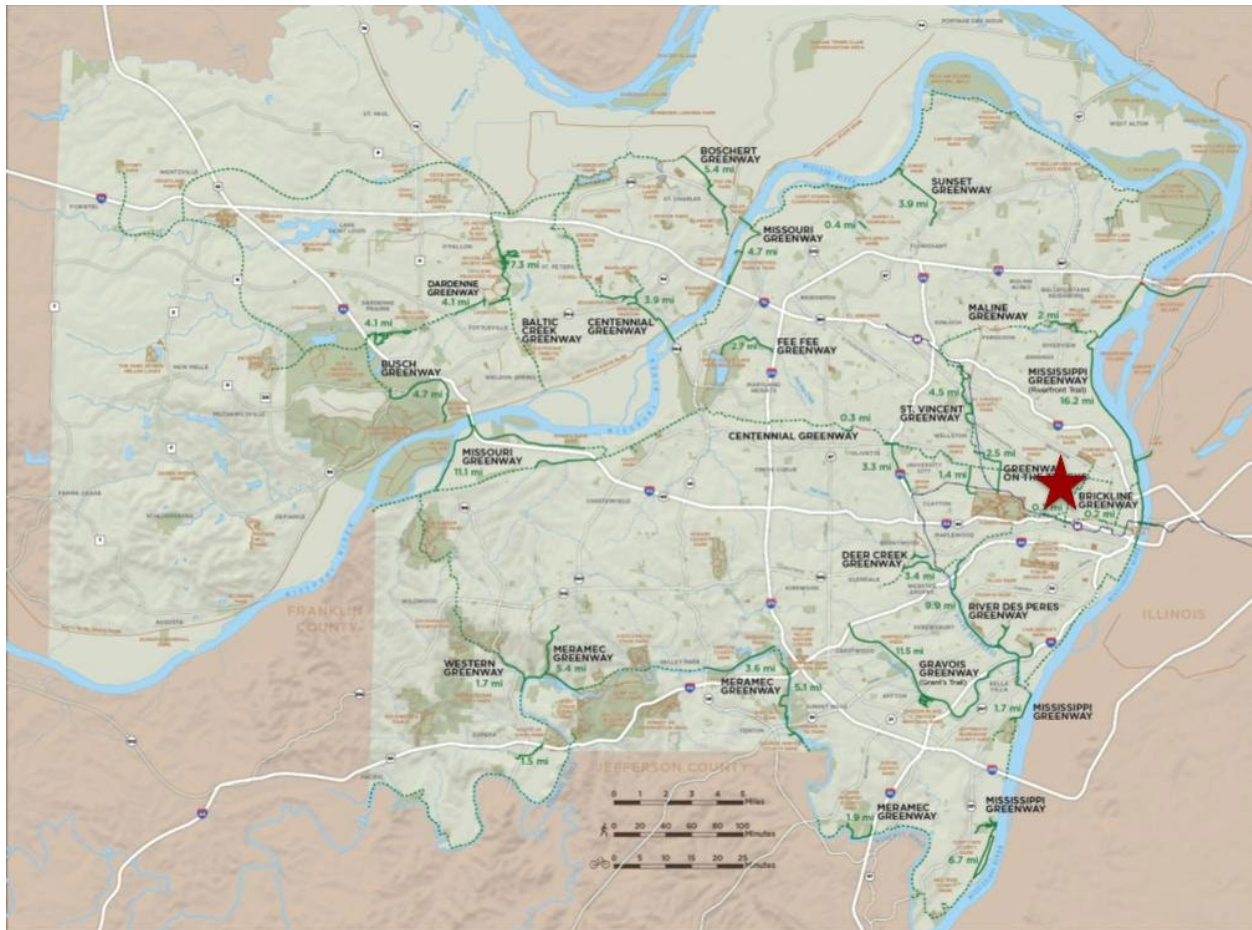
Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2024.62 approving a contract not to exceed \$1,474,000, subject to future appropriation, with Navigate Building Solutions, LLC in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. -Lonny Boring



### WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308IE	Brickline	Grand Blvd. Eastside - Fairground Park to Cass Ave.	City of St. Louis

### WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Lonny Boring	Navigate Building Solutions, LLC	Construction Management

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 and 5% WBE	N/A	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
MBE - EDSI, Inc. :       \$100,000 (6.8%)  M/WBE - TSi, Inc:       \$121,700 (8.3%)	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	April 2024	N/A	5

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
In March 2024, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services

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

across multiple greenway projects including four (4) separate projects in the Brickline Greenway: Cortex MetroLink Station to Grand MetroLink Station (308B), North Connector Greenway: Grand Blvd - Fairground Park to Page Blvd (308I), North Connector Streetscape: Grand Blvd - Fairground Park to Cass Ave (308IE) and North Connector: Spring Ave - Page Blvd to Lindell Blvd (308S).

The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and the MoDOT website, and was announced via an email to GRG's jobs and bids electronic database. Five (5) responses were received that expressed interest in the services for the advertised Brickline Greenway North Connector projects (308I and 308IE). A selection committee composed of GRG staff evaluated the proposals. All five (5) firms which applied for the Brickline Greenway North Connector projects (308I and 308IE) were interviewed in March and April. The selection committee unanimously recommended Navigate Building Solutions, LLC as the best qualified and capable firm to perform the services outlined in the RFQ for two (2) of the Brickline Greenway North Connector projects (308I and 308IE).

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
New Contract	\$1,474,000	\$180,000 is currently available under the 2024 GRG 3/16th Capital Budget and the remaining contract amount is subject to 2025 - 2027 GRG 3/16th Capital Budget future board approval.	2024 - 2027 GRG 3/16th Capital Budget pending future board approval.

## OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

CMAQ, STPS

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	95% Design, Approaching Final 100% Design & Bidding	Bidding & Construction

**WHY AND/OR HOW:**

This action is to approve a contract with Navigate Building Solutions, LLC for construction management services of the Brickline Greenway North Connector segment from Fairground Park to Cass Ave. This action is for the east side (non-greenway) of North Grand Blvd. Funding for the services includes budgeted funds in the current 2024 GRG 3/16 Capital Budget and future Capital Budgets subject to Board approval.

In November 2021, and pursuant to Resolution 2021.53, GRG received notice of a partial Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant award totaling \$15 million. The RAISE Grant project begins at the southeast corner of Fairground Park at the intersection of Grand Blvd. and Natural Bridge Ave. and travels south to the intersection of Spring Ave. at Page Blvd. The project includes a greenway within existing rights of way that removes vehicular traffic lanes to create a greenway with multi-use trails and pedestrian facilities. Final project design and permitting must be completed and approved on or before September 30, 2024. All grant funds must be expended on or before September 30, 2029.

In August 2023 and pursuant to Resolution 2023.03, the City of St. Louis and GRG received notice of additional Surface Transportation Program - Suballocated (STP-S) and the Congestion Mitigation and Air Quality (CMAQ) grant funding totaling over \$10.6 million for sidewalk and streetscape improvements opposite the greenway on the east side of Grand Blvd. enabling a complete street reconstruction. The STP-S and CMAQ programs are integral to the effort, but funding requires the greenway (RAISE) and non-greenway (STP-S/CMAQ) projects to be separate and independent. The projects would have separate design and permitting requirements and be bid and built under separate contracts. Standalone plans, specifications and estimates are needed. Design and permitting for the STP-S and CMAQ funds must be completed and approved on or before September 30, 2025.

The Navigate Building Solutions, LLC team was procured following an open request for qualifications detailed above. In May, the GRG Board approved Resolution

2024.54, for the Navigate Building Solutions, LLC team to perform pre-construction and construction management services for the greenway (RAISE Grant) project. The Navigate Building Solutions, LLC team includes the St. Louis firms of EDSI, Inc. (MBE) and TSi, Inc. (M/WBE) with 15.1% of the contract awarded to M/WBE firms.

This Board Action is for a separate contract with Navigate Building Solutions, LLC which includes 24 months of construction management services for the non-greenway (STP-S/CMAQ) projects. The STP-S/CMAQ award includes federal reimbursement of \$1,179,000 and the GRG match will be \$295,000 for the provided services. The not to exceed fee is established at \$1,474,000 for the contract as was estimated within the STP-S/CMAQ applications. The Navigate Building Solutions, LLC team services include:

- Full-time on-site construction supervision for 24-months
- Material testing services (TSi, Inc.)
- Establishment of survey benchmarks and survey control (EDSI, Inc.)
- Administration of the STP-S/CMAQ Grants per MoDOT policy

The 2024 budget for the (308IE) project included \$180,000. Because construction will not commence until late 2024 at the earliest, contract expenditures within 2024 are projected to remain within the available budget. Future GRG 3/16 Capital Budgets will include the funds for the remaining efforts subject to Board approval.





FAIRGROUND PARK  
NATURAL BRIDGE

**PROJECT LIMITS**

**N GRAND (EAST SIDE)  
FROM NATURAL BRIDGE TO  
CASS**

**CASS (NORTH SIDE)  
FROM GRAND TO SPRING**

GRAND BLVD

CASS AVE

SPRING AVE

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.54	Approval of a contract with Navigate Building Solutions, LLC for construction management services for the Brickline Greenway RAISE Grant
2023.03	Approval of a STP-S and CMAQ Grant Applications with East-West Gateway Council of Governments
2021.53	Approval of Grant Application for RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,474,000, SUBJECT TO FUTURE APPROPRIATION, WITH NAVIGATE BUILDING SOLUTIONS, LLC 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**, 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 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 on Grand Blvd. between Fairground Park and Cass Ave. (the “Project”);

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

**WHEREAS**, the 2024 GRG 3/16 Capital Budget included line item 308IE for the Project;

**WHEREAS**, the 2025, 2026 and 2027 GRG 3/16 Capital Budget will include line item 308IE for the Project;

**WHEREAS**, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Qualifications for or in furtherance of the Project and received five (5) responses for the Project;

**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 Officer to approve and accept the Proposal; (ii) negotiate and enter into a contract with Navigate Building Solutions, LLC; 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 July 9th, 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 Navigate Building Solutions, LLC in an amount not to exceed \$1,474,000, subject to future appropriation 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 9th day of July, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A**  
**THE GREAT RIVERS GREENWAY DISTRICT**

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Monica M. Huddleston, President

ATTEST:

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Glenn Powers, Secretary

**Vote:**

Aye:

Nay:

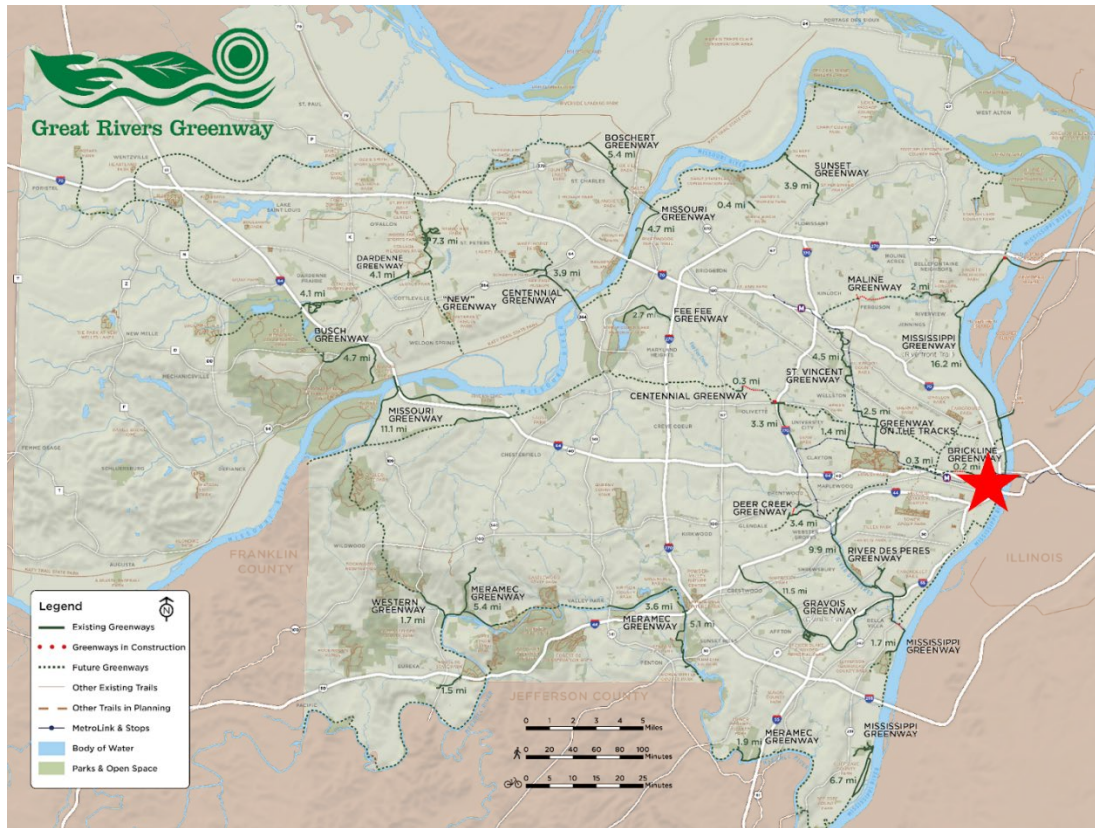
Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2024.63 approving a contract not to exceed \$160,000 with Introba, Inc. in connection with Gateway Arch National Park Radio Tower Design and authorizing other actions as necessary to effectuate the same. - Ben Grossman



### WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
897C	Mississippi	Gateway Arch National Park	City of St. Louis

### WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Introba, Inc.	Engineering and Design 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)
Yes	25/5% DBE/WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
No subcontractor	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:
RFQ	March 2024	n/a	2

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Two firms submitted for this project, one was a contractor that misunderstood the District procurement process and was looking for a design-build project.

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$160,000	\$160,000	Reallocation of funds from 897B to new project specific subproject code of 897C

## OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Design	Completion of construction documents for public bidding in late 2024 or early 2025.

### WHY AND/OR HOW

Great Rivers Greenway (GRG) staff worked with SWT Design, Inc. and their subcontractors as well as National Park Service (NPS) staff to design a radio tower in Gateway Arch National Park after the renovations and reconfigurations made radio communication ineffective. The design was completed and advertised for bid in September 2022. Only one (1) bid was received which was substantially over the engineer's estimate for the project. All parties felt it was best to pass on that bid and reevaluate the needs for the park.

In 2023, NPS staff reevaluated the original design and took a different approach with their radio needs. NPS approached GRG with a request to include the tower project in their 2024 request for supplemental funding and projects to be managed by GRG. Staff and NPS advertised an RFQ for professional engineering services for design and development of construction documents for a radio tower at the same location in the park as the previous design, but with a simplified design. Two (2) firms submitted a proposal, but one (1) firm did not fully understand GRG's procurement process and submitted as a design-build project. The other firm, Introba Inc. (Introba), submitted qualifications and were interviewed by GRG and NPS staff. Introba was formerly Ross & Baruzzini, Inc., and they were the subcontractors on the original design. Introba is experienced in this type of work and is familiar with the project and needs of the park.

GRG and NPS staff are recommending to the CEO and board of directors to move forward with contract negotiations and enter into a contract not to exceed \$160,000 with Introba for the design of a radio tower at the Gateway Arch National Park.

### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2021.58	Contract amendment with SWT to include radio tower design services at Gateway Arch National Park

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$160,000 WITH INTROBA, INC. IN CONNECTION WITH GATEWAY ARCH NATIONAL PARK RADIO TOWER DESIGN 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 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 designing a radio tower in Gateway Arch National Park (the “Project”);

**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 (897B) for the Project;

**WHEREAS**, pursuant to the District's Procurement Policy, the District issued and advertised Request for Qualifications for or in furtherance of the Project and received two (2) responses;

**WHEREAS**, Introba, 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 Introba, 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 July 9, 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 Introba, Inc. in an amount not to exceed \$160,000 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 9th day of July, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A**

THE GREAT RIVERS GREENWAY DISTRICT

---

Monica M. Huddleston, President

ATTEST:

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Glenn Powers, Secretary

**Vote:**

Aye:

Nay:

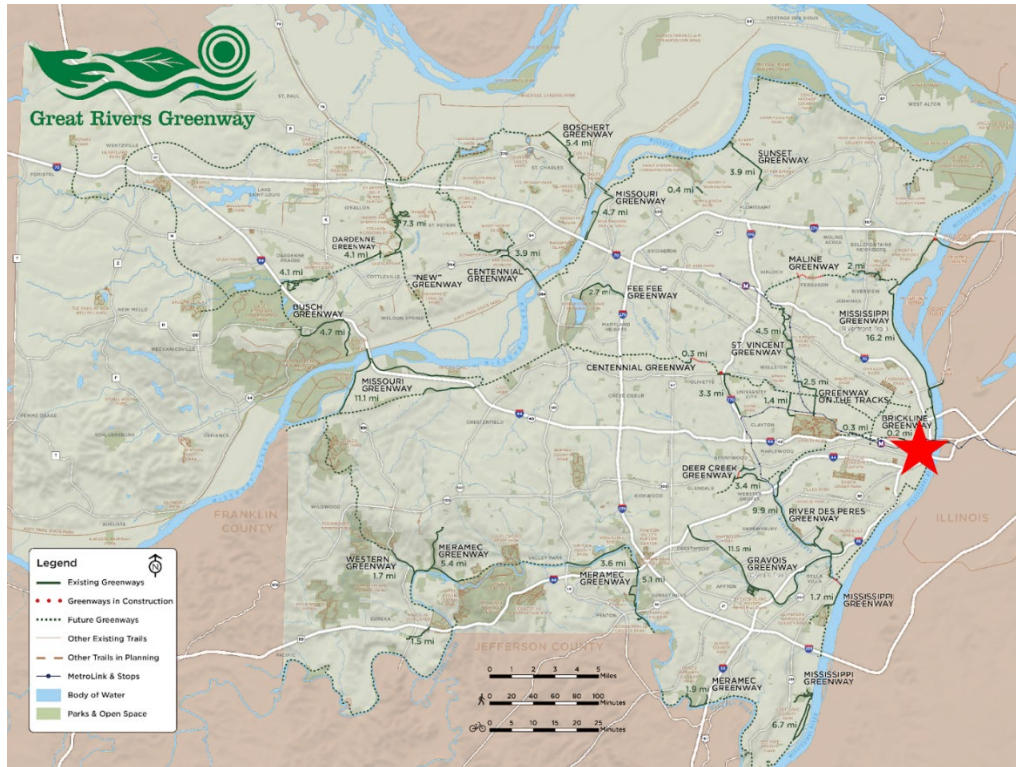
Abstain:

Absent:

Not Present:



B. That the Board adopt Resolution 2024.64 approving a construction contract not to exceed \$276,300 with Kozeny-Wagner, Inc. in connection with water harvesting system repairs and authorizing other actions as necessary to effectuate the same. -Ben Grossman



**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
897D	Mississippi	Gateway Arch National Park	St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Kozeny-Wagner, Inc.	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% DBE/WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
BRK Electrical Contractors, LLC (MBE) \$16,700 - 6%  Corrigan Co. (n/a) \$25,531 - 9.3%  Watertronics (n/a) \$125,983 - 45.6%  Tramar Contracting, Inc. (WBE) \$4000 - 1.4%	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:
Public Bid	June 2024	n/a	1

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
One bid from Kozeny-Wagner, Inc. was received for \$276,300

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$276,300	\$276,300	Reallocation of funds from 897B to new project specific subproject code of 897D

#### OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

#### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Capital Repair	n/a

#### WHY AND/OR HOW:

When the Gateway Arch National Park was redesigned and improvements were made to Luther Ely Smith Square (LES), a rainwater harvesting system was designed and installed under LES. This system captures runoff in a large vault and is made available for irrigation on the arch grounds. The original controller for the system has experienced problems which started not long after original construction. Furthermore, the entire pump and control for the system was damaged when the pumps failed and the control room vault flooded.

The National Park Service included the repair of this system in their annual capital repair request and Great Rivers Greenway staff undertook the project. A new controller and pump system was designed, along with a backup pump designed to avoid the risk of future flooding of the control room. The construction documents were developed and advertised for bid in late May. Bid opening was scheduled for June 7th and one bid was received from Kozeny-Wagner, Inc.

This bid was slightly higher than the estimate but still within a reasonable range for this project. Great Rivers Greenway staff are recommending to move forward with project and are requesting that the Board of Directors authorize the CEO to negotiate and enter into a contract with Kozeny-Wagner, Inc. for the repair of the water harvesting system in Luther Ely Smith Square.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$276,300 WITH KOZENY-WAGNER, INC. IN CONNECTION WITH WATER HARVESTING SYTEM 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, 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 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 making repairs to the water harvesting system at the Gateway Arch National Park (the “Project”);

**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 (897D) for the Project;

**WHEREAS**, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised a Request for Bids for or in furtherance of the Project and received one (1) response;

**WHEREAS**, Kozeny-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 Kozeny-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 July 9, 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 Kozeny-Wagner, Inc. in an amount not to exceed \$276,300 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 9th day of July, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A**  
**THE GREAT RIVERS GREENWAY DISTRICT**

---

Monica M. Huddleston, President

ATTEST:

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Glenn Powers, Secretary

**Vote:**

Aye:  
Nay:  
Abstain:  
Absent:  
Not Present:

## 10. CLOSED SESSION

### A. ENTER INTO CLOSED SESSION

The Board of the Metropolitan Park and Recreation District, d/b/a Great Rivers Greenway, may go into closed session at this meeting if such action is approved by a majority vote of the Board members who constitute a quorum, to discuss legal, confidential or privileged matters under RSMo. §610.021(1); leasing, purchase or sale of real estate under §610.021(2); personnel actions under §610.021(3); specifications for competitive bidding under §610.021(11); sealed bids under §610.021(12); personnel records under §610.021(13); or records under §610.021(14) which are otherwise protected from disclosure by law; or confidential or privileged communications with the District's auditor, including auditor work products under §610.021(17).

TO LEARN MORE ABOUT RSMo. 610, [click here](#).

## 11. ADJOURNMENT

### A. RECONVENE INTO OPEN SESSION

### B. ADJOURN