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KURT U. SCHAEFER
DIRECTOR,
NATURAL RESOURCES

MISSOURI DEVELOPMENT FINANCE BOARD

REQUEST FOR PROPOSAL FOR MANAGEMENT AND OPERATION OF PUBLIC PARKING GARAGES

RFP INFORMATION

Solicitation: Management and Operation of Public Parking Garages

The Missouri Development Finance Board (MDFB) is requesting proposals from qualified respondents to perform the Management and Operation of three existing Public Parking Garages in Downtown St. Louis, Missouri.

Submission of
Interest Due: June 18, 2025

Optional Open House: June 24, 2025 at 2:00 p.m., and June 25, 2025 at 9:00 a.m.

Additional Questions Due: June 30, 2025

Proposal Due Date: July 23, 2025, 5:00 p.m. local time

MDFB Contacts: Katie Long,
Finance Programs Manager
(573) 522-6101
Katie.long.mdfb@ded.mo.gov

Mark Stombaugh,
Executive Director
(573) 751-8479
Mark.stombaugh.mdfb@ded.mo.gov

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MISSOURI DEVELOPMENT FINANCE BOARD

June 11, 2025

Prospective Respondents:

Attached is the Request For Proposals with Qualifications (RFP) for the Management and Operation of three existing Public Parking Garages in Downtown St. Louis.

Your full and complete **proposal must be submitted by 5:00 p.m. local time, July 23, 2025**, to the Missouri Development Finance Board, P.O. Box 567, 221 Bolivar Street, Suite 300, Jefferson City, MO 65102. Proposals, which may be submitted via Email or regular mail service, should be submitted in strict accordance with the instructions given in the RFP document (Section 8).

An open house including tours of the parking garages will be conducted by Missouri Development Finance Board (MDFB) staff on June 24, 2025 at 2:00 p.m., and June 25, 2025 at 9:00 a.m. Interested respondents are invited to participate. Details of the open house can be found in the RFP document (Section 12).

MDFB reserves the right to take one, all, or any combination of the following actions: reject any proposals, advertise for new proposals, cancel this RFP, or proceed to have the covered services performed otherwise. The submission of a proposal by the respondent will not in any way commit MDFB to enter into an Agreement with the respondent or any other respondent.

All responses and inquiries regarding this RFP are to be made to the undersigned on or before June 30, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Stombaugh", is positioned above the printed name.

Mark Stombaugh,
Executive Director

Enclosure

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THE MISSOURI DEVELOPMENT FINANCE BOARD
REQUEST FOR PROPOSALS WITH QUALIFICATIONS FOR
MANAGEMENT AND OPERATION OF PUBLIC PARKING GARAGES
IN DOWNTOWN ST. LOUIS, MISSOURI

1. INTRODUCTION

The Missouri Development Finance Board (the “**Board**”), a body corporate and politic of the State of Missouri, owns three Public Parking Garages (“**Garages**”) in Downtown St. Louis, Missouri. The Board is seeking proposals from qualified firms to provide Management and Operation (“**Operator**”) of these Garages. These Garages are well-maintained, first-class parking garages that will require the services of a parking operations management company experienced in managing and operating a commercial parking business in an urban environment similar to Downtown St. Louis, Missouri. This Request For Proposal with Qualifications (“**RFP**”) is expected to result in the selection of a qualified respondent or respondents to assist the Board in this undertaking.

2. OBJECTIVE

- A. The Board is soliciting Proposals through this RFP from qualified parking management and operations companies experienced in the management and operation of parking garages in an urban environment similar to the Board’s Garages. Proposals shall demonstrate the level of service and high standards the respondent can offer the Board and include the value-added features and services that set the respondent’s firm apart. The successful respondent will have substantial experience in, and a demonstrated ability to successfully operate Garages similar to the Board’s Garages described herein, including sufficient financial and organizational resources. The successful respondent will be required to perform their duties in compliance with the requirements outlined in this RFP.
- B. The goals of the Board are to secure an operator of the Garages who is qualified and responsive and submits a Proposal that is most advantageous to the Board. These goals include, but are not limited to, the following:
 - 1. Provide first-class parking management and operational services that meet the Board’s needs and add value to the Garages;
 - 2. Operate the Garages with well-trained, efficient, courteous, and pleasant staff focused on providing quality customer service in a secure and safe environment;
 - 3. Utilize extensive experience and organizational depth to provide hands-on oversight of daily operations, including providing security, maintenance and capital projects necessary for first-class Garages;
 - 4. Have organizational depth, management, and overall financial capabilities.

3. GENERAL DESCRIPTION OF GARAGES

The Board owns each garage and will enter into Operating Agreements with the respondent or respondents selected. Please refer to Exhibit 1 of this RFP entitled “Site Map,” which identifies the Garages. The respondent will be responsible for daily garage operations, maintenance, and security (For all responsibilities, see Attachment A, Sample Operating Agreement).

Board’s Public Parking Garages:

- A. **St. Louis Convention Center Hotel Garage (SLCCHG):** This 10-level double-helix, two-way traffic, 880-space garage began operations in August 2002. The SLCCHG is adjacent to the Marriot St. Louis Grand at 9th & St. Charles with a physical address of 414 N. 9th Street. This hotel, along with the Courtyard St. Louis Downtown, have long-term license agreements in place. The Board can contract up to 400 spaces with other tenants. These 400 spaces are approximately 79% occupied with other nearby office and residential tenants under long-term and month-to-month parking agreements.

The Board has selected Kone Elevators to modernize all four of the garage’s elevators and anticipates this construction to occur throughout 2026 and into early 2027.

- B. **Ninth Street Garage (NSG):** This 14-level, cast-in-place, post-tensioned concrete, double-helix, 1,062-space garage opened in October 2006. The NSG is located on the eastern half of the block bounded by Locust Street to the north, Olive Street to the south, North 9th Street to the east, and North 10th Street to the west. The property’s address is 905-913 Olive Street. A Schnucks Culinaria grocery store exists in the first-floor retail space. Rent under the Culinaria lease is paid directly to the Board and not collected by the operator.

The NSG provides parking for the redeveloped Old Post Office and surrounding properties. Long-term leases are in place with the Missouri Court of Appeals, Eastern District, various Office of Administration tenants, and nearby residential tenants.

- C. **Seventh Street Garage (SSG):** The former St. Louis Center shopping mall at 601 Locust Street was redeveloped into a 750-space parking garage and retail space in 2010. There are four levels in the single-threaded garage with parking on levels 2-4. An entity unrelated to the Board has a long-term lease for retail usage on the first floor, excluding the loading dock area, and portions of the second and third floors. This garage is leased under long-term parking agreements with immediately adjacent office tenants.

4. FEES

The Board has historically paid a management fee based on gross receipts for its services. (See Section 5 of Attachment A, Sample Operating Agreement, and Attachment B entitled “Fee Summary Sheet” of this RFP). The Agreement shall include fixed-based

compensation. Operators are encouraged to quote alternate fee schedules or arrangements to the base if desired, but only as an alternative or hybrid to a base management fee. Failure to provide any such alternatives will not be taken into account for purposes of award under this RFP.

5. RESPONDENT'S QUALIFICATIONS

All respondents must prepare a written "Statement of Qualifications" (See Section 6 of this RFP) that describes, in detail, the organization of the respondent's firm and pertinent and comparable experience of the nature described in the RFP. Respondents shall submit a listing of comparable operational experience, which must provide business names, contact person, addresses, and phone numbers of at least three responsible references for verification of services provided. All respondents, at a minimum, must meet the following qualifications:

A. Experience

Respondent must demonstrate that they are currently and have successfully managed and operated a parking business in an urban environment similar to the Board's Garages for at least the past three (3) consecutive years.

B. Organizational Capacity

Respondent must demonstrate sufficient organizational capacity – including financial strength, staffing resources, and operational capabilities – to effectively support, manage, and perform the required services throughout the term of the agreement. Respondent must show a successful track record of operating one or more parking garages comparable in scale and complexity to the Board's Garages for at least the past three consecutive years.

C. Authority

Respondent must currently be licensed to do business in the State of Missouri or obtain such registration and any required licensure to do business in the State of Missouri and City of St. Louis at least 30 days prior to the Commencement Date of the Agreement. Respondent shall furnish a copy of the respondent's license as applicable (Certificate of Corporate Good Standing and city Business License).

6. STATEMENT OF QUALIFICATIONS

All respondents must submit with their Proposal, their Statement of Qualifications, which shall specifically address the following:

A. Operator Profile

Respondent shall submit a statement of their organizational capabilities, including range of services offered for this RFP, length of time in business, corporate structure, professional registration, licenses, professional affiliations, etc.

B. Proposed Operating Plan

1. Respondent shall submit a detailed plan describing the operating procedures to be implemented, including staffing schedules, billing procedures, and customer relations and outreach practices. The plan should include relevant financial controls, audit policies and procedures, approach to maintenance and capital improvement planning, and overall security strategy, including potential management of third-party vendors or service providers for any and all of the operating procedures. Explain company's ability to be responsive to the operating requirements of the Board, including, but not limited to, a high level of service, reporting functions, establishing market rates, budget controls, and risk mitigation.
2. Provide a brief description of any innovations and improvements in the operations and marketing of parking Garages that would set the respondent's company apart from all other respondents. Any value-added services and suggestions should be relevant to the Board's Garages as established in this RFP.

C. Personnel

1. Provide a resume and job description of the manager you propose to assign to this operation and the three Public Parking Garages. If a manager has not been selected, provide the qualifications and experience level you will require when hiring a manager. The selected respondent shall have staff available to respond within a reasonable time frame to on-site operational needs and unforeseen events.
2. Provide a description of the proposed staffing structure for each garage.
3. Describe the personnel policies and practices that you would implement and follow in your management and operation of the Garages.
4. Indicate if any work will be outsourced or subcontracted. Indicate who will be performing the work, or what process and timeline will be used to identify the subcontractors, and a description of the work they will be doing.

D. References

Attach letters of reference from the prior and/or current owners of parking garages operated and managed by the respondent.

E. Financial Reports

1. Respondent shall furnish the past three (3) fiscal or calendar year-ended twelve (12) consecutive months completed financial statements prepared by an independent Certified Public Accountant (CPA), certifying the statements as reviewed or audited and expressing CPA's opinion on respondent's financial statements.

2. Respondent shall furnish a proposed First Year Annual Operating Budget for management and operations of the Board's Garages. (See Attachment C entitled "MDFB Financial Statements" and Section 4 of the Sample Operating Agreement, Attachment A)
3. Respondent shall also furnish the respondent's requested annual fee structure to operate and manage the Garages as outlined in this RFP for a minimum of three years by completing the information on Attachment B entitled Fee Summary Sheet.

F. Experience

Respondent shall furnish the following:

1. A list of at least three (3) parking facility clients for which the respondent is now managing and operating and/or have managed and operated that are comparable to the service established in or required under this RFP. Please highlight parking Garages similar to the Board's Garages. The list should include, at a minimum, the following information for each location:
 - a. Name, location and contact information for parking Garages operated;
 - b. Time frame services were provided;
 - c. Operating Budget;
 - d. Number of parking spaces by type of facility (e.g. garage, surface lot, short term, long term, public employee);
 - e. And types of customers served.
2. Have any agreements held by the respondent been cancelled or terminated early for any reason in the last five (5) years? If yes, attach detail.
3. Has the respondent ever filed for protection under federal bankruptcy laws? If yes, attach detail.

7. MANAGEMENT AND OPERATIONS AGREEMENT

The substantive terms and conditions governing this engagement are outlined in the attached "Sample Operating Agreement," which shall serve as the basis for the final agreement. Respondents must review this agreement and include a detailed description of any proposed deviations or modifications with their submission.

****Each of the Garages may require different oversight based on its unique characteristics. These variations should not be considered material to the scope of the work or proposed management fees.**

8. REQUIRED SUBMITTALS

All respondents must submit each of the following items in their Proposal. It is requested that the required submittals or information be submitted in the order provided in this section.

- A. Respondent's Qualifications as provided for in Section 5 of this RFP.
- B. Respondent's Statement of Qualifications as provided for in Section 6 of this RFP.
- C. A list of three (3) business references, including a contact person's name and complete address and phone number for each reference (See Section 6.F.1. of this RFP). The two references as part of Section 6.D. of this RFP shall also be included as part of this business reference list.
- D. The respondent's fiscal year-end Financial Statements for the last three (3) years. The required Financial Statements will be made available only to members of the Board and the Selection Committee. (See Section 6.E. of this RFP)
- E. The respondent must provide a narrative showing the firm's approach to the project and the nature of the service that the firm is proposing for the project, given the RFP's stated objective and scope of work.
- F. The respondent must review Attachment A, the Sample Operating Agreement, and include a detailed description of any proposed deviations or modifications to the agreement.
- G. Fee Structure/Management Fee (See Section 4 of this RFP and Attachment B entitled "Fee Summary Sheet")
- H. State and City of St. Louis Business License (or plans to obtain such registration) and Certificate of Good Standing. (See Section 5.C. and 6.A. of this RFP).
- I. Documentation demonstrating the respondent's ability to comply with the personnel requirements of this RFP. The documentation should include resumes for key managers or executives responsible for the respondent's performance. (See Section 6.C. of this RFP).
- J. Respondent shall furnish proof of adequate insurance or the ability to obtain said insurance for the Garages. (See Attachment A, Sample Operating Agreement)
- K. If either of the following events occurred in the last five (5) years, the respondent must submit a written synopsis as part of its Proposal that fully discloses and explains the details of the event(s). (See Section 6.F.2. and 6.F.3. of this RFP)
 - 1. Any termination for cause of a Management and Operation of Parking Garages Services contract in which the respondent or principals of the respondent were party to; and

2. Any criminal actions or investigations – pending, threatened, or concluded within the past five (5) years – involving the respondent, any principals of the respondent, or any properties under the respondent’s management. Furthermore, the respondent shall disclose any civil litigation, administrative proceedings, or regulatory actions involving the same parties or properties within the last five (5) years.

If at any time during the respondent’s years of operation, the respondent filed for bankruptcy protection under federal laws, it must be disclosed in the submission.

Confidentiality Disclaimer

All proposals submitted in response to this RFP shall be treated as confidential and not disclosed to the public except as required by applicable law.

9. SELECTION CRITERIA

- A. The selection of the Operator will be made by a Selection Committee. The Selection Committee, in its sole judgment and in the best interest of the Board, will select a respondent best qualified to perform the services described.
- B. The Selection Committee shall retain the right, at its sole discretion, to request additional information and to interview each of the respondents prior to making its selection. It is anticipated that the Selection Committee’s selection of the respondent can be made within forty-five (45) days after receiving the Proposals.
- C. If the Selection Committee decides to award a respondent with a contract for the operations and management services, the Board will negotiate and approve the terms of the Agreement, to be in substantially the form attached and provided to the respondent as part of this RFP process. If a successful respondent refuses, or neglects, to execute an Agreement with the Board timely or fails to furnish the required proof of insurance and endorsements or other required documents as requested by the Board, the Board may then award the Agreement to the next responsive respondent best qualified to perform the services, as determined by the Selection Committee.
- D. The selection criteria and factors to be considered by the Selection Committee in the selection of the respondent are as follows:
 1. Firm’s qualifications, experience, and capability to perform the scope of work.
 2. Firm’s proposed operational approach and value-added services and features that set the company apart.
 3. Firm’s proposed deviations or modifications to the sample operating agreement.
 4. Firm’s financial stability and cost-effectiveness.
 5. Firm’s proposed management fee and overall value of services relative to cost.
 6. Firm’s financial stability and cost-effectiveness.
 7. Firm’s authority to do business in the State of Missouri.

The Board requires high-quality management and operation of its Garages. Recognizing this, a low management fee will not necessarily be the deciding factor in the selection process.

10. AWARD OF CONTRACT

The Agreement, if awarded, shall be awarded by the Board to the responsive and qualified respondent who, in the Board's sole and absolute judgement, best meets the requirements and submits the best Proposal, as specified in this RFP.

The Board intends to enter into a five (5) year agreement with a successful respondent beginning on January 1, 2026. (See Attachment A, Sample Operating Agreement)

PROPOSAL SUBMISSION DETAILS

11. SUBMISSION OF INTEREST TO RESPOND

Interested parties are asked to submit a non-binding Submission of Interest to respond by June 18, 2025. The Submission of Interest to respond should include the respondent's name, primary contact information, and a brief statement of intent to submit a full proposal in response to this RFP. This Submission of Interest and contact information will inform ongoing process communication. Failure to submit a Submission of Interest will not disqualify the Operator from responding to the RFP.

The Submission of Interest to respond should be mailed or electronically sent to the following:

Katie Long, Finance Programs Manager
Missouri Development Finance Board
P.O. Box 567
221 Bolivar Street, Suite 300
Jefferson City, MO 65102

Or

mdfb@ded.mo.gov and katie.long.mdfb@ded.mo.gov

12. PRE-PROPOSAL OPTIONAL OPEN HOUSE AND GARAGES TOUR

The Board will host a pre-proposal open house and guided tour of the parking garages to allow interested respondents to familiarize themselves with the properties and ask clarifying questions. Attendance is strongly encouraged as this tour will provide critical operational context and site-specific insights relevant to proposal development.

The open house and garages tour will occur on two dates, June 24, 2025 at 2:00 p.m., and June 25, 2025 at 9:00 a.m., starting at Ninth Street Garage, 905-913 Olive St, St. Louis, MO 63101. Respondents should RSVP by emailing mdfb@ded.mo.gov and copying katie.long.mdfb@ded.mo.gov.

13. QUESTIONS

If the respondent requires any additional information or has questions related to the RFP document, the respondent must submit questions to mdfb@ded.mo.gov and copy katie.long.mdfb@ded.mo.gov on or before **June 30, 2025, at 5:00 p.m. local time**. Questions received and responses provided will be made available to all respondents via mdfb.org on or before **July 7, 2025**.

14. DUE DATE OF PROPOSAL

Written or Electronic Proposals will be received until **5:00 p.m. Local Time, July 23, 2025**. All Proposals may be submitted in one of the following ways:

A. Written Proposals (**3 copies**) must be addressed and delivered to:

Katie Long, Finance Programs Manager
Missouri Development Finance Board
P.O. Box 567
221 Bolivar Street, Suite 300
Jefferson City, MO 65102

B. Electronic Proposals may be addressed and sent via email to:

mdfb@ded.mo.gov

With copies also sent via email to:

Katie Long katie.long.mdfb@ded.mo.gov

Proposals submitted electronically must be submitted in one PDF document, titled “RFP For Management and Operation of Public Parking Garages,” followed by the name of the respondent. This information should also appear in the subject line of the email.

Proposals received after the due date and time may not be considered.

Attachment A
Sample Operating Agreement

PARKING GARAGE OPERATING AGREEMENT

THIS PARKING GARAGE OPERATING AGREEMENT (“Agreement”) dated as of _____, 2025, by and between **MISSOURI DEVELOPMENT FINANCE BOARD**, a body corporate and politic of the State of Missouri (the “Owner”), and [***OPERATOR***], a Missouri corporation (the “Operator”). Capitalized terms not defined elsewhere in this document shall have the meanings set forth in Section 1 hereof.

Recitals:

1. Owner owns the Parking Garage.
2. Owner desires to contract with Operator to operate the Parking Garage.
3. [Add additional recitals that are Parking Garage specific]

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency of which are acknowledged, Owner and Operator hereby agree as follows:

Section 1. Definitions. The following terms when used in this Agreement shall have the following meanings:

Effective Date. The Effective Date shall be January 1, 2026.

Environmental Laws. Any federal, state or local law, statute, regulation, rule or ordinance or amendments thereto, and all applicable judicial, administrative or regulatory decrees, judgments or orders relating to the protection of human health or the environment, including, without limitation, The Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 *et seq.* (“CERCLA”), as amended, the Resource, Conservation and Recovery Act, as amended, 42 U.S.C. 6901 *et seq.* (“RCRA”), the Toxic Substances Control Act, 15 U.S.C. Sections 2601-2671, the Clean Air Act, 42 U.S.C. Sections 7401 *et seq.*, and the Federal Water Pollution Control Act, 33 U.S.C. Sections 1251 to 1387, as the foregoing may be amended from time to time.

Gross Receipts. All sums collected by Operator for the services provided hereunder, whether on an hourly, daily, weekly, or monthly basis, less all permitted refunds, discounts and allowances made by Operator to its customers and less any sales tax, use tax, excise tax, occupancy tax, gross receipts tax, parking tax, or any other tax or charge collected by Operator on behalf of and payable to any taxing authority.

Initial Term. The Initial Term set forth in Section 33.

Legal Requirements. Any federal, state, or local law, code, rule, ordinance, regulation, or order of any governmental authority or agency having jurisdiction over the business or operation of the Parking Garage, including, without limitation, the following: (i) any building, zoning, or use laws, ordinances, regulations, or orders; and (ii) Environmental Laws.

Management Fee. The fee payable to Operator pursuant to Section 5.

Minor Casualty. Any fire or other casualty which results in damage to the Parking Garage, to the extent that the total cost, in Owner’s reasonable judgment, of repairing and/or replacing the damaged portion of the Parking Garage to the same condition as existed previously does not exceed \$250,000.

Net Profit. Net Profit is the balance remaining after deducting all Operating Expenses from Gross Receipts.

Operating Deficit. For any specified period of time, the amount by which the sum of Operating Expenses for such period exceeds Gross Receipts for such period.

Operating Expenses. All expenses related to the operation of the Parking Garage determined on a cash basis of accounting, including, but not limited to, fees paid to the Operator, utility charges, license and permit fees, cost of compliance with any Legal Requirements, payroll, payroll taxes, payroll processing, employee benefits (including workers' compensation), uniforms, supplies, tools, cleaning, costs of routine maintenance and repair, employee recruitment/training, banking charges, credit card system charges, postage and freight, tickets, stationery, accounting fees, insurance premiums, legal fees, and Third Party Vendor fees.

Operator. [*Operator*] and any successor operator designated or appointed by the Owner.

Parking Garage. The Parking Garage located on the real estate described in Exhibit A and known as "_____".

Reimbursable Expenses. Expenses related to the operation of the Parking Garage which are not Operating Expenses and which are approved by Owner prior to expenditure.

Term. The Term set forth in Section 33.

Third Party Vendor. Any entity that provides any services to the Operator necessary for compliance with this Agreement and with the operation of the Parking Garage, including security service provider, security consultants, structural engineers, and any other consultants.

Total Casualty. Any fire or other casualty which results in damage to the Parking Garage, to the extent that the total cost, in Owner's reasonable judgment, of repairing and/or replacing the damaged portion of the Parking Garage to the same condition as existed previously, equals or is greater than \$1,000,000.

Section 2. Retention of Operator; Role of Owner. Commencing on the Effective Date and for so long as this Agreement remains in effect, Owner hereby engages Operator, and Operator hereby accepts such engagement to operate the Parking Garage upon the terms and conditions hereinafter set forth.

Section 3. Operator's Obligations and Services. Operator hereby covenants and agrees that, subject to all Legal Requirements, it will: (i) supervise and direct the operation of the Parking Garage as a public Parking Garage and render the usual and customary services incidental thereto; (ii) routinely maintain the parking equipment provided by Operator to keep such parking equipment in good operating condition and repair, and keep the Parking Garage in a neat and orderly condition; (iii) employ sufficient experienced and qualified personnel to operate the Parking Garage, who will be courteous to the public and render the services required by this Agreement; (iv) promote, advertise and endeavor to increase the volume, efficiency and quality of the services rendered, including increasing the number of monthly parkers or attracting more event parking; (v) provide or contract for adequate safety and/or security personnel and equipment, after consultation with a security consultant; and (vi) collaborate with Owner and tenants on various improvements and updates to the Parking Garage and operating equipment, including but not limited to technological improvements for efficiency and transparency. Subject to the provisions of Section 4, all expenses reasonably incurred in connection with performing the above obligations and services shall be deemed Operating Expenses.

Operator, in the name of Owner and as Owner's agent, agrees to cause to be performed, by a structural engineer licensed in the State of Missouri and acceptable to Owner, upon the request of the Owner, such request to be made no more than one time per calendar year, an inspection of the Parking Garage and the creation of a report setting forth the findings of such inspection, including recommendations for repair and maintenance of the Parking Garage and any structural issues, which report shall be delivered to Owner within sixty days after the completion of such report.

Operator, in the name of Owner and as Owner's agent, agrees to engage a private elevator service company to maintain and inspect all elevators located in the Parking Garage in accordance with industry standards, but not less than every two years.

Operator, in the name of Owner and as Owner's agent, agrees to engage a security consultant to assess the security requirements of the Parking Garage to ensure operation of the Parking Garage in a safe and secure manner for the users of the Parking Garage at a level consistent with other parking facilities in the City of St. Louis. Operator shall review any recommendations made by the security consultant and implement any such recommendations, such costs of security to be considered Operating Expenses.

Operator shall perform, or contract in Owner's name for the performance of, the ordinary and usual nonstructural maintenance and repair of the Parking Garage, including the gate arms, revenue collection equipment, attendant booth, lighting system, fire and sprinkler system and security system. If Operator discovers that the Parking Garage requires extraordinary or unusual maintenance or repair, Operator shall advise Owner and, upon the request of Owner, shall contract in the name of and as agent for Owner for the performance of, the extraordinary or unusual maintenance or repair. If there is an emergency where Operator is unable to promptly obtain the consent of Owner, if Operator reasonably determines that the failure to promptly maintain or repair the Parking Garage will (1) endanger the life or safety of any person in the Parking Garage, or (2) create a substantial likelihood of damage to automobiles parking in the Parking Garage, then Operator, in the name of and as agent for Owner, may contract for the performance of the extraordinary or unusual maintenance or repair of the Parking Garage.

Operator agrees to promptly notify Owner of any condition of which it has actual knowledge and with respect to which it reasonably believes could adversely impact the operation of the Parking Garage, including any maintenance or structural issues or noncompliance with any laws, regulations, ordinances and codes now in effect or which become effective during the term of this Agreement.

Section 4. Gross Receipts, Operating Expenses, Reimbursable Expenses, and Net Profit. Operator shall account for all Gross Receipts collected by Operator under this Agreement and deposit such receipts in an account maintained by Operator for the account of Owner at the Owner's Depository.

From the Commencement Date through June 30, 2026, Operator and Owner shall use the current budget to govern the reimbursement of Operating Expenses for the balance of the fiscal year ending June 30, 2026. No later than April 1, 2026, and each April 1 thereafter during the term of this Agreement, Operator shall submit a budget of Operating Expenses for Owner's approval, which may not be unreasonably withheld or delayed. The annual budget shall be subject to quarterly review and revision by Owner in order to take into account cyclical and seasonal variations in usage and other relevant factors. Except for a permitted variance in any line item in the budget in an amount not to exceed 5%, emergency expenditures (*i.e.*, those unforeseen expenditures reasonably necessary to preserve the Parking Garage and any persons or property located thereon), and Reimbursable Expenses, Operator shall not be entitled to reimbursement hereunder for any expenditures made outside of the approved budget of Operating Expenses.

Operating Expenses shall be paid from Gross Receipts if sufficient. Unless specifically agreed to in writing by the parties hereto, expenses relating to on-site supervisory personnel salaries, bookkeeping and administrative expenses and computerized accounts receivable charges shall not increase by more than 3% per annum during the term of this Agreement.

Operating Expenses shall not include costs of maintenance and repair required of Owner and Owner's carrying costs for the Parking Garage, such as depreciation, building insurance, real estate taxes and assessments, taxes on Owner's personal property, debt retirement including mortgage interest, rent, or any other expenses (including compliance with the Americans With Disabilities Act of 1990), payment of such expenses and costs being the obligation of Owner.

If Owner disputes any expense item, Owner shall give Operator written notice specifying the item disputed and the reason therefor. Payment for any items of expense which are not disputed shall not be withheld. The parties shall, in good faith, diligently pursue resolution of any disputed item within thirty (30) days of said notice.

Section 5. Management Fee. As compensation for Operator's services hereunder, Operator shall be entitled to a monthly Management Fee of ___% of the Gross Receipts for the preceding month during the Initial Term. At least 180 days prior to the end of the Initial Term, Owner and Operator shall meet for the purpose of establishing the Management Fee for the period covering any extension of this Agreement. Such fees shall be evidenced by a written agreement between the Operator and the Owner. If any tax-exempt obligations are outstanding at any time in connection with the Parking Garage, Owner and Operator agree to cooperate to ensure that this Agreement will not adversely impact any such tax-exemption.

Section 6. Condition and Use of the Parking Garage. Throughout the term herein, the Parking Garage (including but not limited to the roof, structural portions, and interior and exterior of any building which is part of the Parking Garage) shall, at Owner's expense, be kept by the Operator in good condition and repair for use as a public Parking Garage and be constructed and fixtured to comply with all laws, regulations, ordinances and codes now in effect or which become effective during the term hereof, including the Americans With Disabilities Act of 1990.

Owner shall not make or construct any improvements, additions or alterations to or at the Parking Garage which unreasonably interfere with vehicle and/or patron access to the Parking Garage or Operator's operations thereon or reduce the number of parking spaces available for Operator's use, without Operator's prior written consent.

Section 7. Reimbursement of Deficit. If the Gross Receipts actually collected by Operator during any month are exceeded by the total of Operating Expenses and Reimbursable Expenses and the Management Fee, resulting in a deficit for said month, Owner agrees to reimburse Operator the amount of said deficit within ten (10) days after receipt of Operator's monthly statement. If payment is not made by Owner to Operator within said ten-day period, Operator shall have the right to (a) charge interest at the "prime rate" in effect from time to time as published in *The Wall Street Journal* (the "Prime Rate") on the unpaid balance from the date such payment became due and payable, (b) offset the amount of the deficit (plus accrued interest) by deduction thereof from any Net Profit due or to become due to Owner, and (c) at its option, terminate this Agreement upon written notice, without waiving or limiting any of its legal remedies (including the right to recover attorneys' fees and any other expenses incurred) which Operator may pursue to collect the amount owed. Notwithstanding the foregoing, if an Operating Deficit should continue for three consecutive months during the Initial Term hereof, Owner, at its sole option, shall have the right to terminate this Agreement in accordance with the provisions of Section 24 hereof.

Section 8. Operator's Insurance Coverages. Operator agrees to provide and maintain the following insurance coverages during the term of this Agreement and any extensions or renewals thereof, the expense of which shall be an Operating Expense:

(a) Garage Liability Insurance or Commercial General Liability Insurance and Automobile Liability insurance in a combined single limit of \$2,000,000 per occurrence for bodily injury and property damage;

(b) Garagekeepers Legal Liability Insurance providing Comprehensive Perils coverage in the amount of \$2,000,000 per occurrence;

(c) Personal Injury Liability insurance in the amount of \$1,000,000 per occurrence;

(d) Workers' Compensation and Employer's Liability coverage for Operator's employees at the Parking Garage, in accordance with applicable law.

The above liability insurance coverages shall be subject to a maximum deductible of \$25,000.

The Owner and the holder of any deed of trust on the Parking Garage, if any, shall be named as additional insureds with respect to the coverages under Paragraphs (a), (b) and (c) above.

Upon commencement of this Agreement, Operator shall furnish the Owner with a certificate evidencing coverages as required under Paragraphs (a), (b) and (c) above. Such insurance certificate shall contain a provision that thirty (30) days' advance written notice shall be given to the Owner and the Mortgagee in the event of any material change in, cancellation of, or expiration of coverage.

Section 9. Accounting. Within ten (10) days after the end of each calendar month, Operator shall deliver to Owner a statement showing all Gross Receipts and the payment of (i) Operating and Reimbursable Expenses, (ii) Management Fee, and (iii) Net Profit for the preceding calendar month. Within sixty (60) days following the last month of the term of this Agreement, Operator shall mail a like final statement. If the deposit of Net Profit in accordance with Section 4, as evidenced by such statement, should be more than ten (10) days late, then Owner shall have the right to charge interest at the Prime Rate on the unpaid Net Profit from the date such payment became due and payable.

Operator shall keep complete and accurate accounting reports and records of Gross Receipts, Operating Expenses and Reimbursable Expenses and Net Profit of the Parking Garage, such reports and records shall be kept in accordance with generally accepted accounting practices; provided such records may be kept on a cash basis. Operator shall send Owner the Operator's accounting reports and records by the fifteen (15) days of the end of each calendar month.

Within five (5) days after the end of each calendar month, Owner shall send Operator a report of all Gross Receipts collected by Owner for the preceding calendar month, if any.

Section 10. Equipment And Improvements. Operator agrees that it will not install any equipment or make or construct any improvements, additions or alterations to the Parking Garage without the prior written consent of the Owner.

Section 11. Owner's Obligations. Owner shall, at its expense, be responsible for performance of all obligations not specifically agreed to be performed by Operator, including, but not limited to, the following:

(a) All capital improvements and replacements with respect to the Parking Garage, systems and improvements including: heating, air conditioning, ventilating, exhaust, fire protection, alarm, utility, plumbing (including lavatory facilities), sewage, drainage, security and lighting systems; paving; painting; landscaping; windows and doors; plate glass; driveways, sidewalks and curbs (including curb cuts); elevators, manlifts and escalators; sealing and waterproofing; electrical or mechanical equipment; and all structural repairs (but excluding ordinary repair and maintenance obligations, which shall be performed by Operator);

(b) All alterations, additional capital improvements and additions Owner deems necessary and/or as may be required by the Americans With Disabilities Act of 1990, and pay architectural, engineering or consulting fees with respect thereto; and

Owner agrees that any contract between Owner and a contractor for work on behalf of Owner at the Parking Garage shall require (i) the contractor to indemnify, save and hold Owner and Operator harmless from and against and free and clear of all claims, suits, actions, and damages which may arise, occur or result from work performed by said contractor and (ii) the contractor to name Owner and Operator as additional insureds on contractor's policy of insurance and furnish Owner and Operator with a certificate of insurance evidencing such coverages.

Owner is expressly acknowledged to not be responsible for the provision of any security of the Parking Garage.

Section 12. Owner's Insurance. Owner shall, at its expense, provide and maintain fire and extended coverage, vandalism and malicious mischief, and all-risk insurance coverages for buildings, improvements and any other real or personal property of Owner located at the Parking Garage in an amount equal to the full replacement cost thereof.

Section 13. Release And Waiver of Subrogation. In the event all or any part of the Parking Garage (including any buildings, improvements or other real or personal property thereon) are damaged or destroyed by fire or other casualty, the rights or claims of either party or its employees, agents, successors or assigns against the other with respect to liability for such loss, destruction or damage resulting therefrom, including loss, destruction or damage suffered as a result of negligence of either party or their employees or agents, are hereby released and discharged, and any and all subrogation rights or claims are hereby waived to the extent of the insurance coverage carried by the parties hereto. All such insurance policies shall contain a clause or endorsement providing that the insurance shall not be prejudiced if the insured has waived its rights of recovery (including subrogation rights) against any person or company prior to the date of loss, destruction or damage.

Section 14. Licenses And Permits. Operator shall obtain and maintain all licenses and permits required by any governmental body or agency having jurisdiction over Operator's operations at the Parking Garage and will abide by the terms of such licenses and permits. Any license or permit fees incurred by Operator shall be reimbursed as Operating Expenses. Operator shall be authorized to conduct business in the State of Missouri and the City of St. Louis.

Section 15. Laws and Ordinances. Operator shall not use all or any part of the Parking Garage for any use or purpose which (a) is forbidden by or in violation of any Legal Requirements, or (b) may be dangerous to life, limb or property.

Section 16. Supervisory Personnel. Operator shall provide experienced and qualified supervisory personnel to supervise its operations.

Section 17. Loss or Damage to Parking Garage. In case of any Total Casualty, Owner shall repair or restore the Parking Garage at Owner's expense. No Management Fee shall be due for the period the Parking Garage is unsuitable for the ordinary conduct of parking business, but this Agreement shall continue in effect and the Term shall be extended for a period equal to the period needed for repair and restoration. If, as the result of a Minor Casualty, any portion of the Parking Garage remains suitable for parking and Operator, with Owner's prior written approval, continues its operations, Operator shall be entitled to receive its Management Fee(s) for the period during which such operations are continued.

Section 18. Relationship of the Parties. No partnership or joint venture between the parties is created by this Agreement, it being agreed that Operator is an independent contractor.

Section 19. Force Majeure. Neither party shall be in violation of this Agreement for failure to perform any of its obligations by reason of acts of God, acts of war, civil disturbance, governmental action (including the revocation or refusal to grant licenses or permits, where such revocation or refusal is not due to the fault of the party whose performance is to be excused for reasons thereof), strikes, lockouts, fire, unavoidable casualties or any other causes beyond the reasonable control of either party (excluding, however, (i) lack of financing, or (ii) general economic and/or market factors). No Management Fees shall be due to Operator if it suspends operations for any such cause or event.

Section 20. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

Section 21. Approvals. Whenever the approval of either party is required herein, such approval shall not be unreasonably withheld or delayed.

Section 22. Waivers. No waiver of default by either party of any term, covenant or condition hereof to be performed or observed by the other party shall be construed as, or operate as, a waiver of any subsequent default of the same or any other term, covenant or condition hereof.

Section 23. Severability. If any provision hereof is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect any other provision hereof, provided such invalidity does not materially prejudice either party in its rights and obligations contained in the valid provisions of this Agreement.

Section 24. Termination. Either party may terminate this Agreement upon the monetary or material breach by the other party of any covenant, term or condition hereof, provided the breaching party first receives written notice of such breach and fails to remedy same, within ten (10) days if a monetary breach or within thirty (30) days if a non-monetary breach, after receipt of written notice thereof, or if the breaching party fails to commence remedying such non-monetary breach within said 30-day period if such breach cannot be reasonably remedied within thirty (30) days. Either party may terminate this Agreement in the event the other party files a voluntary petition or similar pleading for bankruptcy, insolvency, or receivership, with such termination to be effective upon giving notice thereof. Additionally, Owner shall have the right to terminate this Agreement pursuant to Section 7 hereof and Owner may terminate this Agreement at any time during the Initial Term or any extension thereof pursuant to Section 33 hereof. Operator may terminate this Agreement at any time during the Initial Term or any extension thereof pursuant to Section 33 hereof.

Section 25. Sale of Parking Garage. If Owner sells the Parking Garage, in whole or in part, this Agreement and Operator's rights hereunder shall not be disturbed so long as Operator keeps and performs its agreements herein in all material respects. However, notwithstanding the foregoing or anything else contained herein to the contrary, if Owner sells the Parking Garage and the new owner of the Parking

Garage desires to terminate this Agreement, Owner will notify Operator and this Agreement will terminate upon the transfer of the Parking Garage to the new owner.

Section 26. Assignment. Operator shall not assign or transfer this Agreement or its right, title or interest herein without the prior written consent of Owner, which consent may be granted or withheld in the sole discretion of Owner.

Section 27. Notices. Any notice or communication required to be given to or served upon either party hereto shall be given or served by personal service or by express delivery or by mailing the same, postage prepaid, by United States registered or certified mail, return receipt requested, to the following addresses:

In the case of Owner:

Missouri Development Finance Board
221 Bolivar Street, Suite 300
Jefferson City, Missouri 65102
Attention: Executive Director

and to:

Gilmore & Bell, P.C.
211 North Broadway, Suite 2000
St. Louis, Missouri 63102
Attention: General Counsel

In the case of Operator, to:

[*Operator*]

Attention: _____

With a copy to:

[*Operator Legal Counsel*]

Attention: _____

Either party may designate a substitute address at any time hereafter by written notice thereof to the other party.

Section 28. Entire Agreement. This Agreement, together with all exhibits hereto, constitutes the entire agreement between the parties, and all other representations or statements heretofore made, verbal or written, are merged herein. This Agreement may be amended only by written agreement of the parties.

Section 29. Parties Bound. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their permitted heirs, successors, executors, administrators, legal representatives and permitted assigns.

Section 30. No Liens. In the event any construction or other activities authorized or undertaken by Operator should result in the filing of a mechanic's or materialmen's lien against the Parking Garage, Operator shall release or bond off such lien within thirty (30) days after receipt of notice of such lien filing.

Section 31. Other Revenue. All vending machine and advertising signage derived from the Parking Garage shall be the property of Owner and Operator shall have no responsibility for collecting such revenue nor for fulfilling any of Owner's obligations under any contracts related to such vending machines, advertising signs and pay telephones.

Section 32. Parking Rates. As of the date of commencement hereof, the parties agree that the parking rates at the Parking Garage shall be as set forth in Exhibit B attached hereto and made a part hereof. Any changes in the Parking Garage and the parking rates to be charged patrons pursuant to Exhibit B, including special event parking rates, but excluding parking rates for any parking spaces that are covered by a lease agreement between the Owner and a lessee, shall be approved by Owner, which approval shall not be unreasonably withheld or delayed. Parking rates for parking spaces that are covered by a lease agreement between the Owner and a lessee shall be changed in accordance with the terms of the lease agreement.

Section 33. Initial Term and Term. In the absence of termination pursuant to the provisions of Section 24, the term of this Agreement shall be for a period commencing on the Effective Date and expiring on December 31, 2030 ("Initial Term"). After the Initial Term, this Agreement shall automatically renew for successive one year extension terms until terminated by either party in accordance with this Agreement, subject, however, to a satisfactory review of the performance of the Operator during the Initial Term and any subsequent extension term, and subject to any applicable requirement to competitively bid or conduct a request for proposals for the services provided for in this Agreement. Notwithstanding the foregoing, Owner may terminate this Agreement for any reason at any time during the Initial Term or any extension thereof by at least ninety (90) days advance written notice to Operator. Notwithstanding the foregoing, Operator may terminate this Agreement for any reason at any time during the Initial Term or any extension thereof at least one-hundred eighty (180) days advance written notice to Owner.

Section 34. Representatives Not Personally Liable. No director, officer, agent, employee, representative or consultant of Owner and Operator shall be personally liable to the other party to this Agreement in the event of any default or breach by either Owner or Operator under this Agreement or for any amount which may become due to the other party or with respect to any obligation under this Agreement.

Section 35 Negotiation of Agreement. Owner and Operator are governmental and business entities, respectively, each having been represented and advised by competent counsel, and each has fully participated in the negotiation and drafting of this Agreement and has had ample opportunity to review and comment on all previous drafts. Accordingly, this Agreement shall be construed without regard to the rule that ambiguities in a document are to be construed against the draftsman. No inferences shall be drawn from the fact that the final, duly executed Agreement differs in any respect from any previous draft hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

OWNER:

MISSOURI DEVELOPMENT FINANCE BOARD

By: _____

Name: _____

Title: _____

[SEAL]

ATTEST:

By: _____

Name: _____

Title: _____

OPERATOR:

[*OPERATOR*]

By: _____

Name: _____

Title: _____

Exhibit A

Property Description

Exhibit B

Parking Rates

Parking Rates as of January 1, 2026:

Daily Parking	\$_____ per 1/2 hour
	\$_____ maximum per calendar day (No in-or-out privileges)
Monthly Parking	\$_____ per month
Event parking	\$_____

These rates shall not apply to any parking spaces that are covered by a lease agreement between the Owner and the lessee. The Owner shall promptly provide copies of such leases to the Operator. The Owner shall use its best effort to provide the Operator with an opportunity to comment upon any operational issues created by a proposed lease arrangement with a prospective tenant.

Attachment B
Fee Summary Sheet

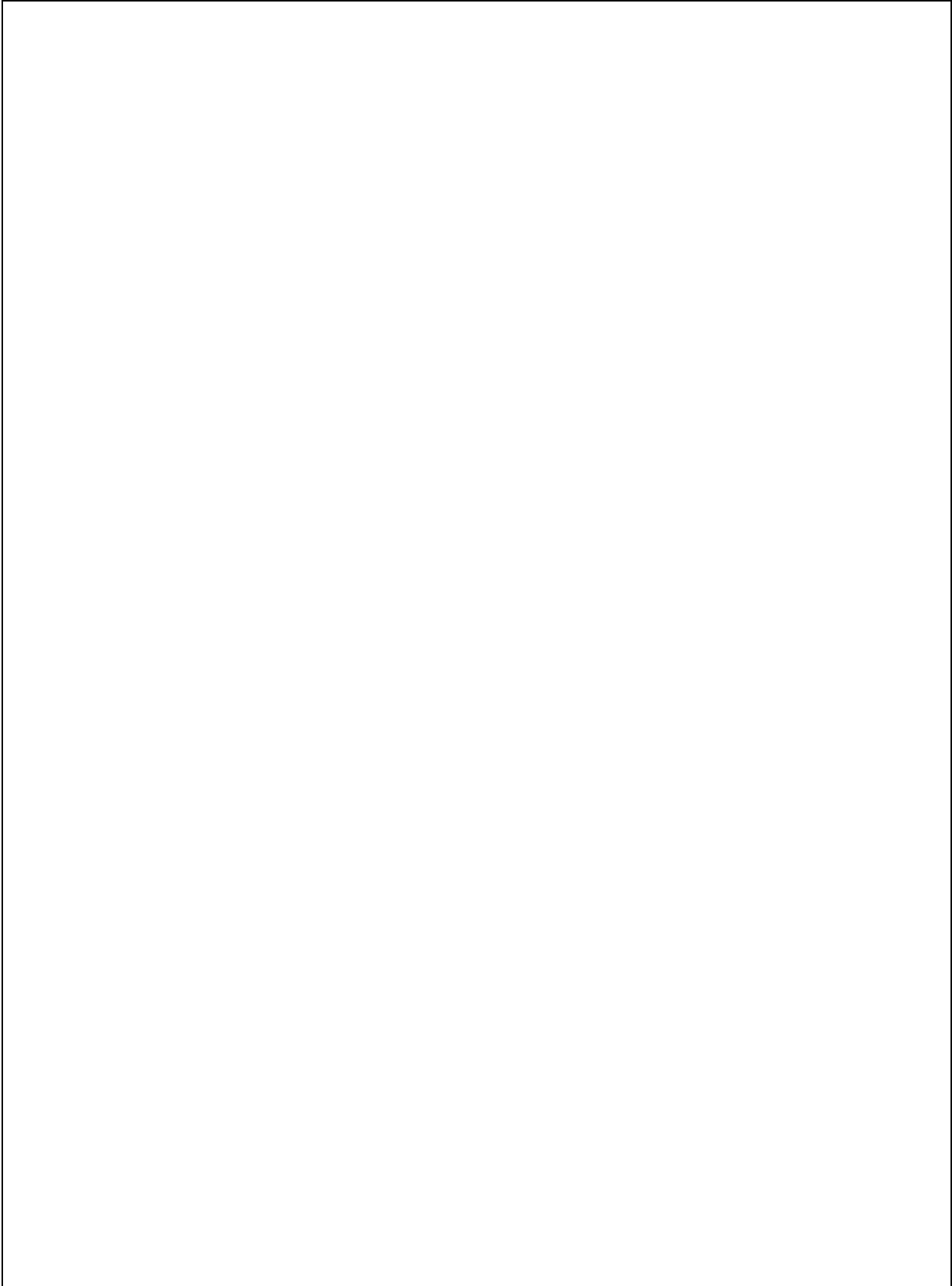
FEE SUMMARY SHEET

(See Section 5 of Appendix A and Section 4 of the RFP)

Operator Name _____

Garage	Monthly Management Fee
St. Louis Convention Center Hotel Garage	
Ninth Street Garage	
Seventh Street Garage	
Grand Total	

Justification and/or Alternative Fee Schedule (Attach additional pages if necessary.)



Attachment C
MDFB Financial Statements

ST. LOUIS CONVENTION CENTER HOTEL GARAGE BUDGET
FY 2023 - CURRENT
INCOME & EXPENSES

	2023 Actuals (July - June) 12 Months	2024 Actuals (July - June) 12 Months	2025 Actuals (July - April Actuals May - June PY) 12 Months
REVENUES			
Transient Parking	518,917.91	475,380.00	414,641.00
Hotel Parking	850,010.08	850,007.08	849,999.98
Annual Maintenance Cost Adjustment	93,985.44	115,536.00	171,519.54
Monthly Parking	445,584.50	379,745.00	390,036.50
Lost Cards	1,850.00	2,329.12	4,637.18
Coupons	9,200.00	4,100.00	1,800.00
Special Events	3,706.62	10,119.00	31,274.00
TOTAL REVENUE RECEIVED	1,923,255	1,837,216	1,863,908
EXPENSES			
Accounting Fees	-	-	-
Wages	285,985.73	297,205.13	304,756.66
Bank Charges	5,590.05	1,361.71	878.58
Computer Software/Maint	1,568.94	2,208.11	3,244.48
Credit Card Fees	10,873.83	11,114.89	11,500.17
Customer Loss & Damages	-	-	1,144.29
Equipment Expenditures	31,150.00	81,268.14	49,005.12
Equipment Rental	-	2,956.80	4,600.00
Garage Cleaning	9,983.00	1,350.00	14,300.00
Insurance - Employee Health	14,298.34	14,260.60	13,922.18
Insurance, Liability	10,693.00	19,617.38	40,109.54
Insurance, Workers' Comp	6,321.57	6,711.68	7,005.21
Payroll Processing	5,714.92	6,560.10	6,356.43
Payroll Taxes	24,333.51	25,925.19	26,649.11
Professional Fees	-	-	3.58
Repairs and Maintenance	84,825.87	78,011.78	103,530.66
Security	256,145.11	640,356.30	373,964.15
Sign Expense	9.46	197.75	-
Snow Removal	380.77	2,816.10	355.00
Supplies	12,217.50	12,357.95	7,536.51
Telephone	3,776.97	4,033.11	4,234.74
Uniforms	1,657.63	518.87	1,078.75
Utilities	34,702.14	44,055.73	45,033.92
Insurance	68,977.77	84,334.00	83,064.90
Depreciation	522,775.47	515,190.37	506,506.05
Miscellaneous	4,362.10	13,062.50	4,135.00
TOTAL EXPENSES	1,396,343.68	1,865,474.19	1,612,915.03
OPERATING INCOME	526,910.87	(28,257.99)	250,993.17

**NINTH STREET GARAGE BUDGET
FY 2023 - CURRENT
INCOME & EXPENSES**

	2023 Actuals (July - June) 12 Months	2024 Actuals (July - June) 12 Months	2025 Actuals (July - April Actuals May - June PY) 12 Months
REVENUES			
Transient Parking	200,573.00	178,227.00	108,498.00
Monthly Parking	1,260,198.00	1,163,050.06	1,192,075.51
Validations	2,628.00	1,956.00	584.00
Coupons	31,533.00	26,793.00	24,466.00
Lost Cards	2,360.00	3,970.92	7,767.76
Special Events	812.00	2,500.00	192.00
Lease Income	198,497.30	200,206.94	200,206.94
TOTAL REVENUE RECEIVED	1,696,601	1,576,704	1,533,790
EXPENSES			
Accounting Fees	-	-	-
Wages	245,231.26	242,908.36	255,486.17
Bank Charges	2,686.22	2,246.13	1,972.49
Computer Software/Maint	2,567.94	3,452.65	7,130.88
Credit Card Fees	4,948.79	5,315.21	6,936.70
Equipment Rental	1,541.19	3,020.40	5,069.54
Equipment Expenditures	52,547.59	47,222.65	-
Garage Cleaning	29,258.00	12,636.00	23,800.00
Insurance - Employee Health	8,182.17	7,647.05	8,066.59
Insurance, Liability	12,930.95	19,072.43	32,031.94
Insurance, Workers' Comp	4,804.14	4,800.97	5,219.35
Payroll Processing	5,585.15	5,247.35	5,115.06
Payroll Taxes	21,614.69	22,098.27	23,251.24
Professional Fees	-	-	3.58
Repairs and Maintenance	81,957.12	78,123.61	75,484.35
Security	149,305.72	310,123.90	373,053.45
Sign Expense	-	244.60	-
Snow Removal	380.77	666.89	733.00
Supplies	5,137.45	4,810.62	3,347.96
Telephone	6,595.87	11,039.26	18,709.53
Uniforms	371.88	302.75	234.25
Utilities	35,035.02	37,194.47	36,149.64
Insurance	59,231.26	64,465.19	57,245.77
Depreciation	919,534.08	926,257.12	874,640.19
Miscellaneous	11,246.25	442.50	3,468.75
TOTAL EXPENSES	1,660,693.51	1,809,338.38	1,817,150.43
OPERATING INCOME	35,907.79	(232,634.46)	(283,360.22)

SEVENTH STREET GARAGE BUDGET
FY 2023 - CURRENT
INCOME & EXPENSES

	2023 Actuals (July - June) 12 Months	2024 Actuals (July - June) 12 Months	2025 Actuals (July - April Actuals May - June PY) 12 Months
REVENUES			
Transient Parking	151,063.00	156,678.00	121,032.00
Monthly Parking	1,593,869.50	1,569,846.80	1,723,242.31
Validations	73,725.00	69,551.00	59,248.00
Coupons	9,675.00	6,299.50	7,650.00
Special Events	181,802.00	320,486.42	252,434.00
Rental Income	33,333.36	33,333.36	33,333.36
Lease Income	139,505.76	139,505.76	139,505.76
TOTAL REVENUE RECEIVED	2,182,973.62	2,295,700.84	2,336,445.43
EXPENSES			
Accounting Fees	-	-	-
Wages	213,906.26	210,854.10	219,777.21
Bank Charges	1,545.33	738.70	732.06
Computer Software/Maint	1,901.94	3,162.38	6,658.35
Credit Card Fees	5,865.05	14,847.78	18,206.28
Customer Loss & Damages	-	-	-
Equipment Expenditures	-	-	-
Equipment Rental	5,438.37	392.38	1,250.65
Garage Cleaning	14,310.03	15,575.00	23,070.00
Insurance - Employee Health	9,206.78	10,094.71	9,735.92
Insurance, Liability	9,212.62	20,461.58	46,806.12
Insurance, Workers' Comp	4,995.53	4,713.16	5,011.82
Payroll Processing	5,102.17	5,240.11	3,847.62
Payroll Taxes	18,159.86	18,242.67	18,880.52
Professional Fees	-	-	3.58
Repairs and Maintenance	113,510.96	190,279.04	126,706.10
Security	6,007.42	17.18	20,193.50
Sign Expense	356.68	1,114.12	713.79
Snow Removal	420.77	381.41	145.00
Supplies	11,072.59	15,237.80	16,912.27
Telephone	6,470.76	10,517.82	10,662.57
Uniforms	1,046.38	648.17	896.58
Utilities	92,858.34	92,180.56	97,141.14
Insurance	68,201.03	70,651.59	105,751.22
Depreciation	847,143.01	845,257.37	852,168.86
Miscellaneous	10,751.25	2,643.75	4,490.00
TOTAL EXPENSES	1,447,483.13	1,533,251.38	1,589,761.16
OPERATING INCOME	735,490.49	762,449.46	746,684.27

Exhibit 1
Parking Garages Site Map

MDFB Garages in St. Louis Site Map

St. Louis Convention Center Hotel Garage (419 N 9th St.)

Ninth Street Garage (911 Olive St.)

Seventh Street Garage (601 Locust St.)

