CLEAN ENERGY DEVELOPMENT BOARD
Staffed by SLDC

Clean Energy Development Board of the City of St. Louis

QUARTERLY BOARD MEETING VIA ZOOM

November 13, 2026 at 3:00 p.m.

AGENDA

In order to ensure that the Board and the public are able to connect successfully, we recommend that you call in or join via Zoom starting at 1:45 p.m. to allow time to correct any connection issues. The host will open up the phone line and initiate the meeting at that time. Should you have a problem accessing the meeting, please contact Mysia Sykes by email: *Sykesm@stlouis-mo.gov* for assistance. Access to the meeting can be done in two ways:

Via Zoom at:
https://us02web.zoom.us/j/81336085199
Via Phone at: (929) 205-6099 with Webinar ID: 813 3608 5199

Zoom may be accessed at www.zoom.us and instructions on its use are available at: https://support.zoom.us/hc/en-us

Accessibility: Persons who need accommodations relating to accessibility should contact Myisa Sykes at Sykesm@stlouis-mo.gov or by phone at (314) 657-3749, or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

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1. **CALL TO ORDER AND ROLL CALL**

2. **APPROVAL OF MINUTES** – July 10, 2026 Quarterly Board Meeting

3. **RESOLUTION NO. 26-CEDB-05** – Resolution Electing Officers of the Clean Energy Development Board of The City of St. Louis [Peter Phillips]

4. **OPEN AGENDA**

5. **PROGRAM UPDATES**

    - Financials
    - Collections/ Delinquency Report
    - Project Pipeline
    - Outreach and Education

The official Agenda was posted on the bulletin board in the first-floor lobby of 1520 Market Street prior to 3:00 p.m., November 12, 2026, and items may be withdrawn or modified during the public meeting at the discretion of the Board.

6. **TENTATIVE EXECUTIVE SESSION** – Roll Call Vote in open session to hold a possible closed session, pursuant to the following: (A) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys or auditors, as provided by Section 610.021(1) RSMo. and/or Section 610.021(17) RSMo.; (B) Proceedings involving records which are protected from disclosure by law, as provided by Section 610.021(14) RSMo.; and/or (C) Proceedings involving sealed bids and proposals and related documents, or documents related to a negotiated contract until a contract is executed or all bids are rejected, as provided by Section 610.021(12) RSMo. / End Closed Session and return to Open Session.

7. **NEXT REGULAR BOARD MEETING SCHEDULED – February 10, 2027**

8. **ADJOURNMENT**

MINUTES

CLEAN ENERGY DEVELOPMENT BOARD
OF THE CITY OF ST. LOUIS, MISSOURI

QUARTERLY REGULAR BOARD MEETING VIA ZOOM

FRIDAY, JULY 10, 2026 2:00 P.M.

DIRECTORS PRESENT:	Emily Andrews, President Jim Malle, Member Ian VanDam, Member Stephen Westbrooks, Member
DIRECTORS ABSENT:	[Vacancy], Secretary [Vacancy], Vice President [Vacancy], Treasurer
STAFF PRESENT:	Deion Broxton, Josh Campbell, Salise Cobb, Angela Gordon, Rojeana Helms, Peter Phillips
COUNSEL PRESENT:	Jacqueline Harris
GUESTS PRESENT:	Luke Hagedorn, Aaron Pohlmann
PUBLIC PRESENT:	P. Michael Campbell, Gerry Connolly, March Hirshman, Vince Keady
MEDIA PRESENT:	None

CALL TO ORDER

Chair Andrews called the meeting to order at 2:01pm. Roll was called with four (4) Directors present [Director Andrews, Director Malle, Director VanDam, Director Westbrooks and President Andrews].

APPROVAL OF MINUTES

Chair Andrews asked for a motion to approve the Minutes of the March 6, 2026 CEDB Quarterly Board Meeting. Director VanDam made the motion; Chair Andrews seconded the motion. Roll was called; and the motion to approve the minutes of March 6, 2026 passed unanimously with all four (4) Directors present voting aye [Director Malle, Director VanDam, Director Westbrooks and Chair Andrews].

RESOLUTION NO. 26-CEDB-02 –APPOINTING STEPHEN WESTBROOKS AS EXECUTIVE DIRECTOR AND SIGNATORY FOR CLEAN ENERGY DEVELOPMENT BOARD OF THE CITY OF ST. LOUIS [PETER PHILLIPS]

Mr. Phillips presented the Resolution. With no further discussion, Chair Andrews made a motion to approve Resolution 25-CEDB-02, and Director VanDam seconded. Roll was called, and the motion to approve Resolution 25-CEDB-02 passed with three (3) Directors voting Aye [Director VanDam, Director Malle, and Chair Andrews]. Director Westbrooks abstained.

Resolution No. 26-CEDB-03 – Resolution Authorizing and Approving Administration Agreement with the St. Louis Development Corporation [Jacqueline Harris]

Counselor Harris presented the Resolution. With there being no questions, Chair Andrews called for a motion to approve Resolution 25-CEDB-03. Director VanDam made a motion, and Director Malle seconded. Roll was called, and the motion to approve Resolution 25-CEDB-03 passed with all four (4) Directors voting Aye [Director VanDam, Director Malle, Director Westbrooks and Chair Andrews].

Resolution No. 26-CEDB-04 – Resolution Authorizing Foreclosure Proceedings and the Assignment of Litigation Rights for Property Located at 1221 Locust for Failure to Pay Three Consecutive PACE Installments. [Peter Phillips]

Mr. Phillips introduced the resolution, and Mr. Campbell provided background information. Director Malle inquired about the notices given to the property owners. Mr. Campbell and Ms. Gordon described the notices sent regarding the missed payments.

With no further questions, Chair Andrews moved to approve Resolution 25-CEDB-04. Director Malle made the motion, and Director VanDam seconded. Roll was called, and the motion to approve Resolution 25-CEDB-04 passed with all four (4) Directors voting Aye [Director VanDam, Director Malle, Director Westbrooks and Chair Andrews].

Open Agenda

Angela Gordon and Josh Campbell provided Program Updates. Ms. Gordon explained that they have collected assessments on twelve properties totaling $6,295,977. Seven properties still need to pay their 2025 assessments totaling $3,447,290.95, and six of these properties have not paid their 2024 assessments. Upgrades to the Sheraton Hotel in the Edison Building have been approved, as have upgrades to four floors of the Deloitte Office Building. We have eight/four opportunities for Lender and Market Driven Projects totaling $54,100,000. Ms. Gordon explained to Director Westbrooks that any new Lender would need to be approved by the CEDB. Ms. Gordon reported on upcoming opportunities tied to the 2026 Regional Climate Action Summit. Mr. Campbell concluded with an update regarding the National Association of PACE Administrators, developing best practices and relationships with Bond Rating Agencies while creating a seamless and consistent process from State to State.

Next Meeting Date

Chair Andrews said the next Regular Quarterly Board Meeting is scheduled for Wednesday, August 12, 2026.

Adjournment

With no further business, Chair Andrews called for a motion to adjourn the meeting. Chair Andrews made the motion; Director VanDam seconded, and the Board Meeting was adjourned at 3:12 pm.

Respectfully submitted,

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Emily Andrews, President

RESOLUTION No. 26-CEDB-05
PRESENTED TO THE BOARD – November 13, 2026

TO: **CLEAN ENERGY DEVELOPMENT BOARD OF THE CITY OF ST. LOUIS AND STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR**

FROM: **PETER PHILLIPS**

RE: **RESOLUTION ELECTING OFFICERS OF THE CLEAN ENERGY DEVELOPMENT BOARD OF THE CITY OF ST. LOUIS**

EXECUTIVE SUMMARY:

This Resolution seeks approval of the following slate of officers for the Clean Energy Development Board of the City of St. Louis for the term beginning immediately upon election and continuing until the next election of officers in November 2027.

Emily Andrews, President
Ian VanDam, Vice President
Jim Malle, Treasurer
[Vacant], Assistant Treasurer
Stephen Westbrooks, Secretary

REQUESTED ACTION:

Approval of this Resolution 26-CEDB-05.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CLEAN ENERGY DEVELOPMENT BOARD OF THE CITY OF ST. LOUIS, THAT:

1. The Board of Directors of the Clean Energy Development Board of the City of St. Louis hereby approves the slate of officers listed above.

2. The President, or her designee, and the appropriate officers, agents and employees of CEDB, are hereby authorized to take all action necessary to effectuate the intent of this Resolution.

3. The Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Board.

ADOPTED this 13th day of November, 2026.

CLEAN ENERGY DEVELOPMENT BOARD OF THE CITY OF ST. LOUIS

By:_____

Title: Executive Director

ATTEST:

_____

Assistant Secretary