St. Louis County Port Authority Community Investment Fund

Public Information Sessions

June 29 and June 30, 2026

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CED-SOLUTIONS
community and economic development

Background

- Created by the St. Louis County Port Authority in 2010
- Funded by rental payments to the Port Authority through a ground lease with River City Casino
- Administered and overseen by seven-member Port Authority Board of Commissioners

Areas of Focus

- Grants for projects and programs that promote economic and community development in St. Louis County
  - ***Economic development*** means promoting the development, growth and retention of long-term diversified business and employment opportunities that equitably generate increased wealth and enhanced quality life for a community’s residents, businesses and institutions.
  - ***Community development*** is an integral part of economic development. It sustains and supports economic development by ensuring that local communities have the resources and conditions necessary to benefit from large scale initiatives.
    - Encompasses a broad range of activities and programs that build community and human capacity and are often undertaken by non-profits, including local community development corporations.

Eligibility

- Non-profits with 501(c)(3) status
- Located in or for projects primarily serving St. Louis County
- Funding available for programming and capital projects (e.g., construction, equipment etc.)

Additional FAQs

- Grant awards capped at $300,000 in 2026
  - Applicants whose requests exceed this cap will not be considered for funding
- Port Procurement Policy is applicable to all grantees and purchases paid for with grant funds
  - Policy specifies procedures to be used for the purchase of goods and services
  - Intended to ensure open competition
  - If your organization has already procured goods/services or anticipates needing to procure goods and services prior to grant award timeline, please contact Beth Noonan prior to applying (bnoonan@ced-solutions.com)
- Grantees are reimbursed for expenditures. No lump sum awards.
- No retroactive payments for costs incurred prior to grant agreement
- Terms 12-24 months

Funding Priorities

Business Retention & Expansion

- Loan products or funds that fill gaps in available capital
- Workforce development programs for in demand jobs
- Supporting international market expansion for local businesses

Neighborhood Economic and Community Development

- Repositioning vacant and under-utilized properties (often retail sites)
- Neighborhood infrastructures improvements
- Planning/feasibility studies
- Community planning/organization
- Neighborhood stabilization

Funding Priorities, cont.

Entrepreneurship Programs

- Supporting small business development, especially expanding opportunities for underserved and neighborhood-based businesses
- Fostering innovation ecosystem development, such as financing, business technical assistance or facilities/infrastructure

Real Estate Development/Redevelopment

- Brownfield Redevelopment
- Site acquisition and assemblage
- Site preparation (pre-development - A/E, demo, infrastructure)

Targeted Industry Sector Support (based on County or Regional strategic priorities)

- Ag Sciences and Technology
- Life Sciences
- Tech (includes cyber-security)
- Advanced Manufacturing

Funding Priorities, cont.

The Port ***prioritizes*** programs or projects that ***increase economic opportunity for historically underserved individuals and/or benefit underserved or economically distressed communities***.

Schedule

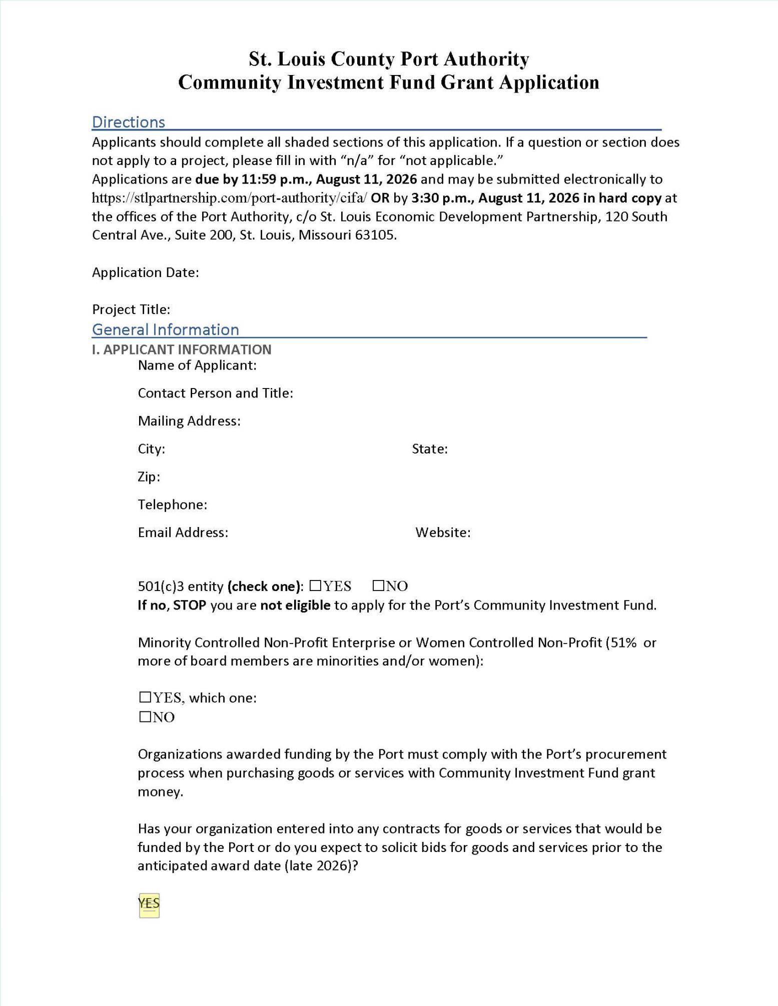
- Released: June 22, 2026
- **Due date *online*: no later than 11:59 p.m., August 11, 2026**
- **Due date *hard copy drop-off*: no later than 3:30 p.m., August 11, 2026**
- Review, follow up and evaluation late summer and fall
- Funding decisions expected late 2026

Application

- General application
  - All applicants must complete
  - Required attachments
- Appendix I
  - Additional information for construction/capital projects only
- Appendix II
  - Additional Information for programmatic projects only

General Application - Background

- Applicant Basics
- Non-profit
  - Expectation that applicant will have 501(c)(3)
- Minority or women-controlled over 50% of board members minorities or women
- Procurement Status



St. Louis County Port Authority
Community Investment Fund Grant Application

Directions

Applicants should complete all shaded sections of this application. If a question or section does not apply to a project, please fill in with "n/a" for "not applicable."
Applications are **due by 11:59 p.m., August 11, 2026** and may be submitted electronically to https://stlpartnership.com/port-authority/cifa/ **OR** by **3:30 p.m., August 11, 2026 in hard copy** at the offices of the Port Authority, c/o St. Louis Economic Development Partnership, 120 South Central Ave., Suite 200, St. Louis, Missouri 63105.

Application Date:

Project Title:

General Information

I. APPLICANT INFORMATION

Name of Applicant:

Contact Person and Title:

Mailing Address:

City: State:

Zip:

Telephone:

Email Address: Website:

501(c)3 entity **(check one)**: ☐YES ☐NO
If no, STOP you are **not eligible** to apply for the Port's Community Investment Fund.

Minority Controlled Non-Profit Enterprise or Women Controlled Non-Profit (51% or more of board members are minorities and/or women):

☐YES, which one:
☐NO

Organizations awarded funding by the Port must comply with the Port's procurement process when purchasing goods or services with Community Investment Fund grant money.

Has your organization entered into any contracts for goods or services that would be funded by the Port or do you expect to solicit bids for goods and services prior to the anticipated award date (late 2026)?

YES

General Application – Key Data Points

- Timing
- Budget
- Funding Request
- Location
- CIF Funding Priorities

If yes, STOP. Please contact Beth Noonan (bnoonan@ced-solutions.com) to discuss your project's eligibility for Port funding.

NO

II. PROJECT REQUEST

Project Timetable:

Type of Funding Requested: ☐Redevelopment* ☐Programmatic**

** If applying for redevelopment funding, please provide additional information requested in Appendix I*

*** If applying for programmatic funding, please provide additional information requested in Appendix II*

Total Project Budget:

Amount of Funding Requested from the St. Louis County Port Authority:

Identify the amount of funds from other sources:

Project Location:

Please specify the County Council district(s) in which the project is located or which i will serve (may be more than one).

County Council District:

Please identify which of the Community Investment Fund Priorities that the project supports or serves. See Attachment A for additional information.

☐1) Business Retention & Expansion

☐2) Neighborhood Economic and Community Development

☐3) Entrepreneurship

☐4) Real Estate Development/Redevelopment

☐5) Targeted Industry Sector Support (based on County or Regional strategic priorities)

III. EXECUTIVE SUMMARY: *(please limit Executive Summary to one paragraph. The Executive Summary should be a brief description of the proposed project.)*

IV. PROJECT DETAIL *(please limit each answer to two paragraphs maximum)*

Section A: Introduction and Background

1. Organization's Mission Statement:

CIF Funding Priorities

- Found in Attachment A
  - Business Retention & Expansion
  - Neighborhood Economic and Community Development
  - Entrepreneurship
  - Real Estate Development/Redevelopment
  - Targeted Industry Sector Support

Attachment A

Port Community Investment Fund Priorities

1) Business Retention & Expansion, which may include, programs or projects that offer

- Loan products or funds that fill gaps in available capital
- Workforce development programs for in demand jobs
- Supporting international market expansion for local businesses

2) Neighborhood Economic and Community Development, which may include programs or projects to address

- Repositioning vacant and under-utilized properties (often retail sites)
- Neighborhood infrastructures improvements
- Planning/feasibility studies
- Community planning/organization
- Neighborhood stabilization

3) Entrepreneurship programs or projects, which may include

- Supporting small business development, especially expanding opportunities for minority and neighborhood-based businesses
- Fostering innovation ecosystem development, such as financing, business technical assistance or facilities/infrastructure

4) Real Estate Development/Redevelopment, including

- Brownfield Redevelopment
- Site acquisition and assemblage
- Site preparation (pre-development - A/E, demo, infrastructure)

5) Targeted Industry Sector Support (based on County or Regional strategic priorities)

General Application – Project Summary

- Executive Summary
  - Brief description
  - This is your “elevator pitch”

Please identify which of the Community Investment Fund Priorities that the project supports or serves. See Attachment A for additional information.

☐1) Business Retention & Expansion

☐2) Neighborhood Economic and Community Development

☐3) Entrepreneurship

☐4) Real Estate Development/Redevelopment

☐5) Targeted Industry Sector Support (based on County or Regional strategic priorities)

III. EXECUTIVE SUMMARY: *(please limit Executive Summary to one paragraph. The Executive Summary should be a brief description of the proposed project.)*

General Application – Mission & Project Details

- Organizational Information
  - Mission
  - What do you do? Who do you serve?
  - Organizational capacity
- Detailed Project Description
  - What's the need and who will be served?
  - How does it fit with your organization's strategy?
  - Partners
  - Is it consistent with or advance a community plan?

IV. PROJECT DETAIL *(please limit each answer to two paragraphs maximum)*

Section A: Introduction and Background

1. Organization's Mission Statement:

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2. Give a brief organizational history with an emphasis on recent activities, including any that have received Port Authority Community Investment Fund support:

3. Provide names and qualifications of the applicant's management or management team:

Section B: Description of Project

1. Describe the need the project will address, and the population served by the project:

2. Describe the proposed project in detail, including clearly defined goals and objectives. Is this a new project, or the continuation of an existing program or project?

General Application – Outcomes and Sustainability

- What will you achieve?
  - Nature of outcomes
  - Specific numeric outcomes
  - Additional investment
  - How will you track your progress?
- Project Funding
  - Appendix – project budget
  - Sustainability
  - In-kind

Section C: Expected Outcomes

1. Describe the expected quantitative impacts of the project (e.g., number of businesses served, number of persons trained, jobs created and/or retained etc.) along with any qualitative outcomes (e.g., neighborhood stabilization):

2. If applicable, describe how this project will encourage additional investment and development:

Section D: Financial Pro Forma *(please provide as much detail as available)*

1. **Your project budget should be included as part of Appendix I or II.** See Appendices for additional detail on budget information requirements.

2. Explain the organization's funding plan for sustaining the proposed initiative. What are potential replacement sources of funding?

3. Describe any "in-kind" services or goods that will be provided, including volunteer services and hours donated to the project.

General Application – Legal Stuff

- Assurances & Certifications

Section E: Utilization of Minority and Women Owned Businesses

The Port Authority Board of Commissioners encourages the utilization of Minority (MBE), Women-owned (WBE), and Immigrant-owned businesses in all of its programs. Successful grantees will be required to submit documentation of utilization of MBE, WBE and/or Immigrant companies.

Section F: Litigation

Is the Applicant currently involved in any litigation which could have a material effect on its financial solvency? ***(Check one)***

☐YES ☐NO

If yes, please provide details:

Section G: E-Verify Participation

1. As an authorized representative of the Applicant, by signing this application, I certify that the applicant participates in the E-Verify program, confirming the employment eligibility of applicant's employees.

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General Application – Supporting Documents

- Check List
  - Board member information
  - IRS 501(c)(3) determination letter
  - Letters of support
  - Financial statements (audited preferred)
  - Appendix I **OR** II

VI. APPLICATION CHECKLIST

All applicants are required to submit items 1-6 below AND either document number 7 OR 8 depending on the project type.

☐ 1. Completed application

☐ 2. List of applicant organization's governing board, including affiliations and contact information

☐ 3. Letter indicating 501(c)(3) not-for-profit status

☐ 4. E-Verify Participation (Section G of the Application)

☐ 5. Two letters of support from organizations or individuals familiar with the project

☐ 6. Most recent financial statements (audited financials preferred)

AND

☐ 7. Appendix I (for redevelopment projects only)

OR

☐ 8. Appendix II (for programmatic projects only)

Appendix I – Additional Information for Construction Project Requests

- Redevelopment Projects
  - New construction
  - Renovation
- Port Funds – amount & use
- Project Schedule
  - From property acquisition to completing construction

St. Louis County Port Authority
Community Investment Fund Grant Application

APPENDIX I: Application for Redevelopment Funding

Directions

Applicants should complete all shaded sections of this application. If a question or section does not apply to a project, please fill in with “n/a” for “not applicable.”

Name of Applicant:

Name of Project:

Amount of Funds Requested from St. Louis County Port Authority:

Anticipated Use of Port Funds (e.g., property acquisition, design, construction etc.):

Section A: Timeline of Construction or Renovation

Please provide a construction schedule that identifies project milestones including but not limited to: *(You may type in timeline below or attach a separate sheet)*

1. land acquisition
2. government approvals/permits
3. site preparation/remediation
4. infrastructure/streets/utilities
5. commencement of construction
6. completion of construction

Timeline:

Appendix I, cont.

- Detailed Project Costs, including
  - Land costs
  - Infrastructure
  - Building
  - Soft costs

Section B: Estimated Project Costs

Please provide the following information:

1. Project Costs

a. Acquisition

i.	Land	Click or tap here to enter text.
ii.	Building	Click or tap here to enter text.
iii.	Equipment	Click or tap here to enter text.
	Total	**Click or tap here to enter text.**

b. Rehabilitation

i.	Building	Click or tap here to enter text.

c. New Construction

i.	Building	Click or tap here to enter text.
ii.	Equipment	Click or tap here to enter text.
	Total	**Click or tap here to enter text.**

d. Infrastructure

i.	Streets	Click or tap here to enter text.
ii.	Utilities	Click or tap here to enter text.
iii.	Other (Specify)	Click or tap here to enter text.
	Total	**Click or tap here to enter text.**

e. "Soft" Costs

i.	Architect & Engineer	Click or tap here to enter text.
ii.	Financing Fee	Click or tap here to enter text.
iii.	Legal	Click or tap here to enter text.
iv.	Construction Interest	Click or tap here to enter text.
v.	Other (Specify)	Click or tap here to enter text.
	Total	**Click or tap here to enter text.**

f. **Total Estimated Project Cost (Items a – e)** **Click or tap here to enter text.**

Appendix I, cont.

- Sources of Funding
  - Equity
  - Loans
  - Grants
  - Other, e.g. tax credits
- Commitments
- Additional information that clarifies Appendix answers

Section C: Sources of Funding

Sources of Funding	Amount	Approved/Committed
a. Applicant's Equity:	Click or tap here to enter text.	☐
b. Loans (identify by source)	Click or tap here to enter text.	☐
c. Syndication Proceeds	Click or tap here to enter text.	☐
d. Grants (identify by source)	Click or tap here to enter text.	☐
e. Other (specify)	Click or tap here to enter text.	☐
Total Sources of Funding	**Click or tap here to enter text.**	

With respect to any outside sources of financing (e.g., loans or grants) which have been approved, attach a copy of the commitment letter and/or other documents(s) evidencing such approval.

Section D: Additional Information

Please include any additional information
Click or tap here to enter text.

Appendix II – Additional Information for Programmatic Requests

- Budget with sources and uses of funds
- Description of Services
- Costs of New Services
- Staffing/Outside Consultants

St. Louis County Port Authority
Community Investment Fund Grant Application

APPENDIX II: Application for Programmatic Funding

Directions

Applicants should complete all shaded sections of this application. If a question or section does not apply to a project, please fill in with "n/a" for "not applicable."

Name of Applicant:

Name of Project:

Amount of Funds Requested from St. Louis County Port Authority:

Total Project Budget:

Please attach a budget that shows funding sources and the uses of those funds for the project. The budget should note the anticipated use of Port funds.

Please answer the following questions:

1. Detail the new or expanded services that will be provided
2. If applicable, provide a cost breakdown of the services by service area
3. If the services will require hiring additional staff, please provide the following:
   a. List new positions and describe what duties the new staff will be performing
   b. How many part-time staff will be hired?
   c. How many full-time staff will be hired?

Urban League of Metropolitan St. Louis

URBAN LEAGUE
of Metropolitan Saint Louis, Inc.
EMPOWERING COMMUNITIES. CHANGING LIVES.

- Construction of Urban League Plaza in Dellwood, Missouri bringing new commercial services and a small business incubator in a key commercial corridor in North St. Louis County
- Business Retention and Expansion & Entrepreneurship/Innovation

NORTH COUNTY INC.
REGIONAL DEVELOPMENT ASSOC.

North County Inc.

- Small Business Navigator Pilot Program helping small businesses to “navigate” business support resources in the region and connecting them with services tailored to their needs
- Entrepreneurship/Innovation


REAL STORIES. REAL IMPACT.

“The Navigator Program helped me grow my marketing business and gave me more confidence as a business owner.”
TEPRA MARKETING CO

“The Navigator Program gave me access to valuable networking opportunities and the credit-related support I needed to move my business forward.”
A LA U EVENTS

“Nancy has helped me make connections that are helping me purchase the building I've been renting.”
PRESERVATION SALON & SPA

“This year was my most successful year in real estate yet, with over $200K annual revenue!”
SUNSHINE REAL ESTATE AGENCY

“It helped having someone to talk through things with instead of just being told who to call.”
HAPPY FEET S.T.E.A.M. ACADEMY

“Sometimes people need more than a referral—they need someone to walk with them.”
SOURCES EMPOWERING ELDERLY DEVELOPMENT (SEED)

These testimonials highlight the high-touch, individualized support at the core of the Small Business Navigator Program.

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Spanish Lake CDC

- Community engagement and feasibility planning for development of a community hub/town center in Bellefontaine Corridor in North County
- Neighborhood Economic and Community Development

Final Thoughts

Frequently Asked Questions – available on webpage

Other Questions? bnoonan@ced-solutions.com

DEADLINE

Online: 11:59 pm, August 11, 2026

In Person Drop Off: 3:30 pm, August 11, 2026

Thank you!