



ST. LOUIS
YOUNG DEMOCRATS
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CANDIDATE ENDORSEMENT GUIDE

ENDORSEMENT MEETING

Tuesday, January 9, 2018

7:00 p.m., International Institute of St. Louis
3401 Arsenal St., St. Louis, MO 63118

*Open to the public, but only members in good standing before 1/8/18 can vote

8th WARD ALDERMANIC SPECIAL ELECTION

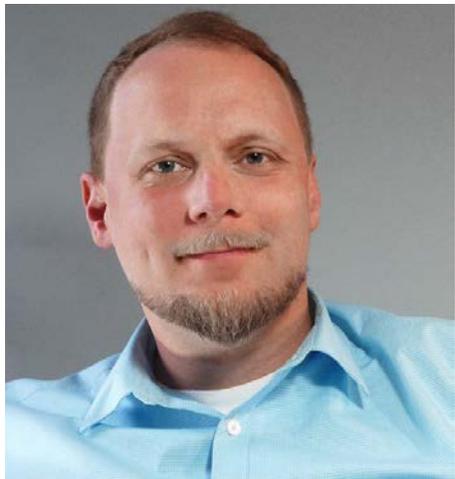
The 8th Ward Aldermanic Special Election is taking place on February 13, 2018 and the St. Louis Young Democrats are holding an endorsement vote. Eligible members of the Young Democrats will be able to vote online between January 9th and January 13th, or in person at the January 9th Young Democrats' meeting. Candidates who completed the Young Democrats' Endorsement Questionnaire will have an opportunity to seek the organization's endorsement and speak to membership at the meeting.

The St. Louis City Democratic Central Committee nominated Paul Fehler to be the Democratic candidate. Since there is no primary in this election, we invited Annie Rice, an independent candidate who identifies as a Democrat, to seek the endorsement.

Members who are in good standing by January 7, 2018 will have the opportunity to vote using an electronic ballot that will be emailed Tuesday, January 9th and will close at 11:59 pm on Saturday, January 13, 2018.

8TH WARD ALDERMANIC CANDIDATES

PAUL FEHLER, DEMOCRAT
facebook.com/Fehler4stl



Paul Fehler is the Democratic candidate for 8th Ward Alderman and is currently the Ward’s Democratic Committeeman. He resides in the Shaw neighborhood with his wife Nadia and son Henry. He has worked as a filmmaker, producing the acclaimed documentary, *The Pruitt-Igoe Myth*, for which he earned Focus St. Louis’s “What’s Right with the Region!” award for Improving Racial Equality and Social Justice. He works professionally as a data analyst. Most recently, completing the fair housing, inclusionary zoning, and health data analysis for Washington University Brown School’s “For the Sake of All” initiative, which seeks to eliminate racial inequalities and improve health in

St. Louis. Paul holds a degree in Geography from the University of Missouri.

Why are you seeking the endorsement of the St. Louis Young Democrats?

I am a life-long Democrat, and I am the Democratic candidate for 8th Ward Alderman.

How has the Delmar Divide impacted your life? What do you intend to do to heal the stark racial divides of the St. Louis region?

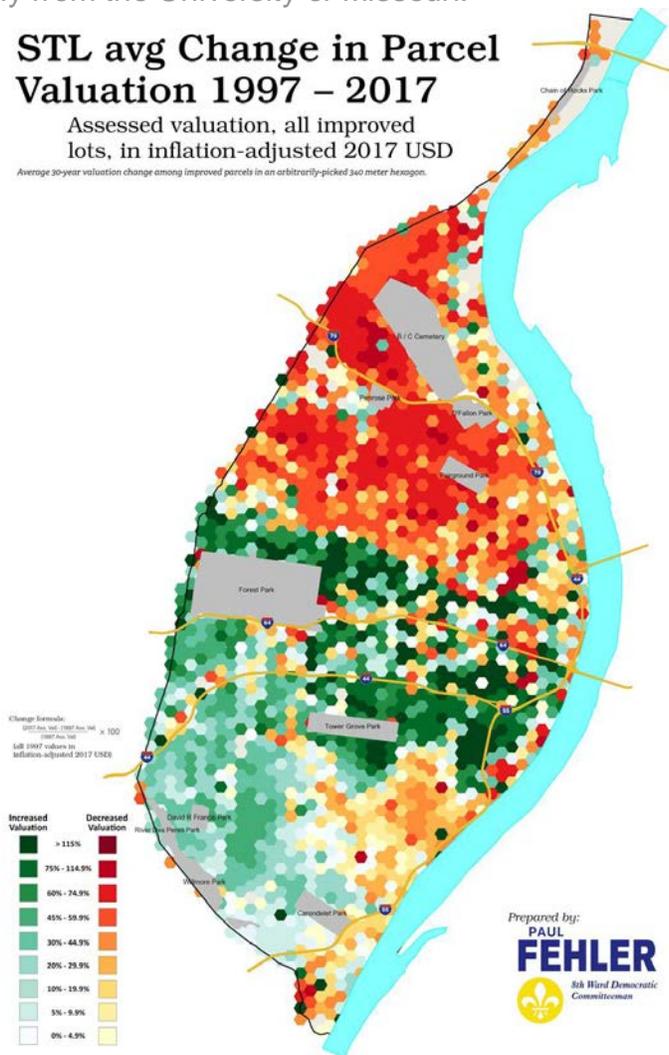
The Delmar Divide affects all St. Louisans, North and South, and addressing these disparities has been a focal point of my personal and professional life over the past 10-plus years.

Before, during, and after the filing of my documentary, *The Pruitt-Igoe Myth*, I had the opportunity to spend time with thousands of families on both sides of this divide. And for the better part of the last two years, I had the opportunity to

STL avg Change in Parcel Valuation 1997 – 2017

Assessed valuation, all improved lots, in inflation-adjusted 2017 USD

Average 30-year valuation change among improved parcels in an arbitrarily-picked 350 meter hexagon.



spend time with thousands of families on both sides of this divide. And for the better part of the last two years, I have professionally researched and analyzed fair housing, inclusionary zoning, and health data for Washington University's "For the Sake of All" initiative, which seeks to eliminate racial inequalities and improve the health in St. Louis. These experiences have greatly influenced my decision to run for office.

For several decades, a great many Northside neighborhoods have been systemically underfunded, undersupported, underdeveloped, undermaintained, and generally ignored in a pattern of municipal disinvestment that has hurt generations of people of color. This is not something that I will allow to continue. I have spent years fighting against this inequality, and I will gladly spend a lifetime doing so.

The Delmar Divide is very real, and our first priority as a City needs to be to bridge it. It is even more serious than many people seem prepared to acknowledge. It is not only a racial divide, but also an amenity divide, development divide, investment divide, transportation divide, public safety divide, employment divide, healthcare divide, education divide, city-services divide, and many others. It is our moral and political duty to do all we can to fix this structured inequality.

How would you use your position as 8th Ward alderperson to contribute to criminal justice reform in the City?

Last year, St. Louis City Circuit Judge Bryan Hettenbach said observantly, "We are not going to be able to arrest our way out of the crime problem in the city."

Our City is suffering through a measurable increase in crime -- directed at both people and property. The solutions we should be seeking all come from addressing the root causes.

As Alderman, I will support measures that ensure:

- Mental and behavioral health professionals are given the tools they need to stem crime before it occurs, and law enforcement officers are given the training and resources they need to recognize these issues.
- That trust is built and repaired between law enforcement officers and the community.
- That substance abuse is treated as a public health issue and addressed accordingly.
- That our youth are given the educational investment and opportunities, job training, nutrition, and health care that allows them to live up to their genius and potential.

What should the priorities be in the selection of the new police chief?

[Deadline for responses occurred after Chief Hayden's appointment was announced, so candidate opted not to respond.]

What changes would you like to see the Board of Aldermen make to the way it approaches development, especially in light of controversies over community benefits agreements (CBAs), tax increment financing (TIFs), and tax abatements, as well as the recent elimination of state-level low-income housing tax credits?

There's an immediate and urgent need for us as a City to reevaluate our use of TIF and Tax Abatement.

The financial situation of the City of St. Louis has been made precarious by patterns of overzealous, over-long, and almost entirely unchecked implementation of tax abatement - straining our City's budget by putting on the rolls 10-year abatements for properties that do not satisfy any legal "but for..." requirement.

We're paying the price for that now, in the form of two recent downgrades of the city's credit rating. This isn't good for our city, it's not good for our businesses, and it's not good for our residents.

All city-wide tax incentives should, at the very minimum, be required to pass the "but for..." test - meaning that incentive cannot be used to pad a corporation's or an individual's bottom line - and that "but for" the incentive, the project would not occur.

Further: the proponents of any project should be called to task to clearly prove both economic and community benefit. Individual Ward incentives/tax abatements will be judged on the same criteria and would require neighborhood support.

The long-used "Chapter 99" tax abatement (the generic 10-year tax abatement on improvements) is overdue for a revision. We should revise this from 10 to 5 years and have the owner agree to PILOT (payments in lieu of taxes) payments. These are paid to the normal taxing entities and calculated in the same way as real estate taxes.

TIF (Tax Incremental Financing) takes the new taxes (incremental) generated on-site and to provide a stream of revenue to finance bonds for part of the financing of the project. These can only be a max of 23 years. Instead of pledging all of the new stream of income to the projects - again, you can use PILOT (0 to 100%) to make sure funds go to schools, community college district, etc.

I absolutely will not "rubber stamp" any project that does not bring measurable benefit to our community. I will, in conjunction with neighborhood and ward input, do all due diligence to ensure that there is a bright-line, legitimate need for any development incentive.

In short: City government must scrutinize and vet each implementation of any of these incentives. Far too many projects have benefited from public dollars with providing public benefit. The costs add up to a net drain of income on our essential public services. If developers cannot prove a project will pay off, and we will not see benefit, then I have a duty to our taxpayers to say no.

8TH WARD ALDERMANIC CANDIDATES

ANNIE RICE, INDEPENDENT annierice8thward.com



Hello St. Louis! I'm Annie Rice. You can find me at Tower Grove East, Shaw, and Southwest Garden events, 8th Ward Independent Democratic Association meetings, or fighting alongside my friends and neighbors for justice in our City. From protests in the streets to working towards more inclusive and equitable public policy. When I have down time, I like to take my dog Abbie to Tower Grove Park or explore St. Louis' food & drink scene, especially the restaurants on South Grand.

I'm an immigration and civil rights attorney with Khazaeli Wyrsh LLC who proudly serves as board member for the Migrant and Immigrant Community Action (MICA) Project and as the Democratic Committeewoman for the 8th Ward of St. Louis and the 5th Senate District of Missouri. I earned a law

degree while focusing on immigration, civil rights, and international human rights law, along with a Bachelor's degree in Urban and Cross Cultural Ministry and a TESOL Certificate. I love our city of St. Louis and I am deeply committed to the strong, diverse community I'm part of in the 8th Ward.

I want to be present and accountable to all of my neighbors in the 8th Ward and St. Louis City. Feel free to shoot me a message anytime at info@anniericeforstl.com or stop by my upcoming community hours to find out more about my campaign or where to get the best Eritrean food in the city!

Why are you seeking the endorsement of the Young Dems?

The St. Louis Young Democrats are the folks who will bring the Democratic Party into the 21st century by re-connecting it with the people, through progressive policy agendas, and with innovative, fresh ideas. I am a proud member of this organization and have enjoyed frequently participating in our meetings and forums. While I am running as an independent in this election, my commitment to the party is evident through my work with the Democratic Party. I've worked on the state and local levels on everything from voter registration drives with the 8th Ward Independent Democrats to being asked by our state party chair to sit on our 2018 Platform Committee. It is the young people in the Democratic Party who will bring about the change we all want, and I am seeking your endorsement because I'm ready to be part of that change as 8th Ward Alderwoman. I'm ready to lift up the voices of the people in our party, in my ward, and in our city.

How has the Delmar divide impacted your life? What do you intend to do to heal the stark racial divides of the Saint Louis region?

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As a resident of south St. Louis, I fully recognize that I do not feel the direct negative effects of Delmar Divide in the same way St. Louisans living in North St. Louis do. The lack of equitable development and resource allocation, as well as continued lack of addressing these struggles, continues to hurt people of color North of Delmar in so many devastating ways. From our struggling schools, to not being able to put enough food on the table (and lack of access to quality, affordable food), poor quality housing, or any number of other challenges, we must work together as a city to bridge the Divide.

One concrete step towards this is collaborative work. I've been fortunate to have the opportunity to regularly attend Mighty 5th Ward Meetings with my close friend Rasheen Aldridge, participate in trash clean-ups in the 22nd Ward, and knock doors with the #ExpectUs folks to register underserved voters in the 2nd. The 8th Ward is a vibrant community filled with people who care deeply about and advocate for racial justice. I want to take that wonderful spirit and push us to be better neighbors to our fellow St. Louisans up North. Organizations like SLACO have already started this work through initiatives like "Neighborhoods United for Change" where residents from two different St. Louis neighborhoods on different sides of the Divide meet and exchange ideas on how they can work together.

We must promote this type of knowledge sharing of best practices and effective resource solutions across the North-South Delmar Divide. We must support existing community partners on the Northside, and help Southside community partners in expanding their incredible work into new neighborhoods. As Alderwoman, I want to create more spaces and forums for collaborative community projects between community service providers. Along with this, we must improve public transit between North and South St. Louis to ensure access for low-income folks to affordable food and increase job opportunities. We must recognize that injustice to one is injustice to all. Thus, we must take the recommendations of the Ferguson Commission seriously, and implement them to the fullest extent.

This work will lay the foundation for healing the Delmar Divide. None of this is easy work, but it is necessary. I'm ready for and committed to it. I know the folks of the 8th Ward are ready for it. We must build a more inclusive, equitable St. Louis, and we will. It's past time to make this our top priority at the BOA and in our communities across the city.

How would you use your position as 8th Ward Alderperson to contribute to criminal justice reform in the City?

As aldermen, we are tasked with making the laws in the City of St. Louis and that includes criminal law.

Aldermen have the ability to be bold in shifting our municipal priorities by setting public safety policy and budgeting for those policies in a way that actually moves us towards equity and justice. We know now that the way things have always been done isn't working, and is the most harmful to people of color and our disenfranchised communities, resulting in overcriminalization and a huge expense of resources with the

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largest number of homicides still reported this year.

It is within our ability to implement the recommendations of the Ferguson Commission Report and the time has passed to keep putting these off. As our city's response to the Stockley verdict showed us, we have not yet learned the lessons of the Ferguson Commission, and continuing to ignore them is to our own detriment.

Boldly, we must work to close the workhouse. End cash bail. Eliminate incarceration for minor offenses. Establish alternatives to sentencing. Eliminate debtors' prison practices. Work to create community justice centers. Put youth at the center of our reform - to take care of their physical and emotional needs and work to keep them out of the criminal justice system entirely. If we cannot put at least as much effort into addressing the root causes of crime as we do attempting to stop criminal behavior once it has already begun, then we will forever be fighting a losing battle.

What should the priorities be in the selection of the new police chief?

I am cautiously optimistic about the appointment of Maj. John Hayden as SLMPD Chief. He was endorsed by the Ethical Society of Police and has the support of folks like Bruce Franks, who has endorsed me. I trust their judgment, and will be looking for the chief to take steps to reform the culture of policing in St. Louis. Along with Public Safety Director Jimmie Edwards, Chief Hayden is in a position to make this happen, and I look forward to working with them both. I hope change can happen in spite of keeping O'Toole as Deputy Chief.

Priorities for changes in our criminal justice system that both Director Edwards and Chief Hayden can work towards include:

- The end of cash bail by working with Circuit Attorney Kim Gardner.
- Implementing the necessary training and accountability to ensure the SLMPD respects the First Amendment rights of citizens protesting for justice.
- Begin a shift towards a Community policing model of ensuring Public Safety including requirements for police officers to live in the communities they serve and shifting police officers from a soldier military mindset to a public service mindset.
- Prioritize addressing the root causes of crime such as poverty, lack of quality education, and lack of access to resources including safe and affordable housing.
- Work towards closing the Workhouse.
- Protect immigrants in our region by making us functionally a Sanctuary City.

What changes would you like to see the Board of Alderman make to the way it approaches development, especially in light of controversies over community benefits agreements (CBAs), tax increment financing (TIFs), and tax

abatements, as well as the recent elimination of state-level low-income housing tax credits?

As we continue to learn more about the true outcomes of development incentives, we have to be open to changing the way we use them. If we continue to only incentivize building in the central corridor, we risk displacement of longtime residents in areas that are quickly improving, and further decline in areas that are being neglected. A racial-equity lens must be applied to development deals and we must ensure that our development partners are committed to our communities.

Community benefits agreements are one way to fight against displacement and empower communities as development grows. Negotiated, enforceable agreements with invested community organizations are one way to help ensure that those who are the most at risk have their voices heard and represented in large development deals in their communities.

Tax-Increment Financing only works if the city benefits from this financing, the whole community benefits from the development in their neighborhood, and we are able to track outcomes to make better policy going forward. As a country we are starting to do just this, but it takes open government and development records, as well as honesty in the presentation of these types of development projects to truly make informed decisions.

Good development for St. Louis also means we must support the use of unionized labor in all taxpayer funded development projects, support the rights of all workers to unionize, and oppose all pushes for anti-labor legislation. This also includes working with community partners to ensure equity in project development, labor use, and neighborhood impact. Development projects should go beyond lining the pockets of developers and truly better the communities those developments are happening in and the workers making those projects a reality.

Low-Income and Historic Tax Credits are vital for cities like Saint Louis with old housing stock that needs significant work, and low-income families that need stable housing. Without these state tax credits, there is a high likelihood that more of our historic homes stay vacant or continue to decay, and the type of housing needed for lower-income families doesn't get built. There is abuse and fraud in these systems, and that needs to be looked at, but our Representatives in Jefferson City know and must fight for funding for these city-specific programs.

OUR ENDORSEMENT PROCESS

An endorsement from the St. Louis Young Democrats indicates that a candidate's record, performance in office, or promise of future relations meets the standards set forth by the St. Louis Young Democrats. An endorsement makes resources available to a candidate or campaign, including but not limited to a press release announcing the endorsement, an email to the St. Louis Young Democrats' 1000+ person email list encouraging them to vote for the endorsed candidate, and publicizing campaign volunteer opportunities and events with St. Louis Young Democrats members. Additionally, an endorsement allows a candidate or campaign to inform voters of the support of the St. Louis Young Democrats.

Endorsements are determined by a majority vote of dues-paying members who are in good standing before January 8, 2018. Our organization recognizes the importance of assessing the ability of a candidate to run a winning campaign, in order to avoid spending valuable time, money and volunteers on non-contenders. Members review all pertinent information regarding a candidate's capability, including evaluation of questionnaire responses, research of news media and social media, past political performance, voting record, and campaign promise.

It is incumbent upon each member of the Executive Board to maintain impartiality. Executive Board members shall disqualify themselves from the participation in the screening/endorsement process where such endorsement poses a conflict of interest with the board member's elective or appointed political office.



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