



## Good Neighbor Agreement

This Good Neighbor Agreement (GNA) is founded on the belief that a successful and sustainable business relies, in part, on the strength, cooperation, and support of the neighborhood around it, and that the strength of the neighborhood relies, in part, on the responsibility, vitality, and strength of the businesses operating within it.

The following GNA was developed between

\_\_\_\_\_ (Owners)

doing business as

\_\_\_\_\_

(Establishment) at the following address

\_\_\_\_\_ and the

St. Louis Downtown Neighborhood Association (DNA).

### Agreement

DNA will do the following for your business for agreeing to participate in this GNA.

1. Give your business preference to host one of DNA's monthly happy hours.
  - a. These events draw approximately 70 people each month.
  - b. They are also promoted on the DNA website, social media sites, and with flyers in the neighborhood.
2. Give your business preference to host committee meetings and other smaller community meetings.
  - a. There are 4-8 committee and other small meetings hosted by DNA each month.
3. Promote your business on our social media sites.
4. List your business on our website as a business member.
5. Inform your business of incentives from the City of St. Louis and other funders to improve your business and offer technical assistance to receive those incentives.
6. Provide connections with other business owners in the neighborhood for networking and mentorship purposes.
7. Promote to the community that your business has agreed to be a good neighbor by signing this GNA.



Owners of the Establishment will do the following for the neighborhood for agreeing to participate in this GNA.

1. Abide by all City of St. Louis ordinances pertaining to noise, alcohol sales, and management and ownership of the Establishment.
2. Receive TiPS, SMART, or a similar training program certifications for every employee serving alcohol at the Establishment. *Note: insurance companies usually give a discount to businesses that participate in one of these programs.*
  - a. From the TiPS website: **TiPS® (Training for Intervention ProcedureS)** is the global leader in education and training for the responsible service, sale, and consumption of alcohol. Proven effective by third-party studies, TiPS is a skills-based training program that is designed to prevent intoxication, underage drinking, and drunk driving.
    - i. More info: [www.gettips.com](http://www.gettips.com)
  - b. From SMART website: The SMART (State of Missouri Alcohol Responsibility Training) program educates sellers and servers of alcoholic beverages about their legal obligations concerning the service of this highly regulated product.
    - i. More info: <https://wellness.missouri.edu/SMART/>
3. Prohibit people under the age of 21 in the Establishment after 11:59PM unless accompanied by a parent or legal guardian.
  - a. Please contact DNA for a waiver to this requirement for unique circumstances such as a special event.
4. Prohibit any illicit drug use inside the Establishment and in the immediate vicinity (10 feet) of the Establishment.
  - a. Contact the St. Louis Metropolitan Police Department (SLMPD) as soon as possible if illicit drug use is occurring inside of the Establishment or in the immediate vicinity (10 feet) of the Establishment.
  - b. DNA will assist with addressing this issue if requested by the Establishment and/or if any complaints are directed at the Establishment from community members.
5. Manage the area in the immediate vicinity (10 feet) of the Establishment.
  - a. Take steps to keep patrons waiting in lines on the sidewalk to enter the Establishment, in the patio area of the Establishment, or near the entrances/exits of the Establishment (10 feet) orderly and respectful of the neighborhood.
  - b. Remove any refuse found on the sidewalk in the immediate vicinity (10 feet) of the Establishment after the business closes for the day.
  - c. Remove or lock up any patio furniture owned by the Establishment at the end of each day.
  - d. Ensure there is 3 feet of clearance as dictated by the Americans with Disabilities Act for people to walk or operate a wheelchair while moving down the sidewalk through the Establishment's patio area and/or through any crowds gathered in the immediate vicinity (10 feet) of the Establishment.



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- e. DNA will assist with addressing any of these issues if requested by the Establishment and/or if any complaints are directed at the Establishment from community members.
6. Keep the noise level of the Establishment at a level that measures below 60 decibels outside of the Establishment from 75 feet away from any of the exterior walls of the Establishment and in any spaces above or below the Establishment occupied by a different tenant than the Establishment.
  - a. Decibel levels were taken from Purdue University's chart "Noise Sources and Their Effects" found here: [goo.gl/OjLhj3](http://goo.gl/OjLhj3).
  - b. Current City of St. Louis Noise Ordinance is found here: [goo.gl/sdVha6](http://goo.gl/sdVha6).
  - c. DNA will work alongside the Establishment to address any noise complaints directed at the Establishment from nearby businesses or residents including verifying the decibel levels reported in any complaints if requested.
7. If the Establishment is seeking a license to sell alcohol until 3 AM, then the Establishment will:
  - a. Add security camera(s) on the outside of the Establishment near the entrances and exits of the Establishment directed towards the immediate vicinity (10 feet) of the Establishment that is connected to the SLMPD Real Time Crime Center.
    - i. DNA will assist with connecting the Establishment with people at SLMPD for more information and assistance with installation and arranging an agreement with SLMPD if requested.
  - b. Develop a security plan in conjunction with SLMPD and DNA that includes how the Establishment's staff will handle nuisances mentioned above as well as other safety issues that may arise.
8. Join DNA as a small or large business member depending on which one is applicable to the Establishment's business.
  - a. This will display your commitment to working with your neighboring businesses on issues such as safety, infrastructure, and small business development.
  - b. More info can be found here: [saintlouisdna.org/small-business/](http://saintlouisdna.org/small-business/).

It is agreed by both parties this document will be provided to the City of St. Louis Excise Commissioner to ensure he/she is informed of the agreement and the Establishment's willingness to be a good neighbor. Note: the Excise Commissioner has the discretion to enforce anything outlined in this agreement. DNA has no formal authority to enforce this agreement.



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DNA and the Establishment have agreed to everything outlined in this Good Neighbor Agreement by signing below.

Printed Name: Jared Opsal

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Jared Opsal', written over a horizontal line.

Title: Executive Director

Organization: St. Louis Downtown Neighborhood Association

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Establishment: \_\_\_\_\_

