

**MINUTES**  
**Land Reutilization Authority**  
**Board of Commissioners**  
**Regular Meeting**  
**St. Louis Development Corporation**  
**Via Zoom Meeting and via Telephone**  
**May 26, 2021**  
**8:30 A. M.**

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**COMMISSIONERS**

**PRESENT:**

Mark H. Levison, Chairman  
Roger L. CayCe, Vice Chairman, via Zoom  
Clarence E. Dula, Secretary, via Zoom

**STAFF PRESENT:**

Otis Williams, Executive Director, via Zoom  
Laura Costello, Director of Real Estate  
David Meyer, Associate City Counselor  
Chris Maguire, Accounting Manager  
Amanda Bloomfield, Human Resources & Operations Director  
Dee Nickson-Harris, Asst. Secretary  
Clare Schallert, Asst. Secretary, via Zoom  
Shavette Wayne-Jones, Real Estate Staff  
Zach Wilson, Project Manager, Development Incentives  
Sara Wessels, Real Estate Staff

**GUESTS PRESENT**

**via ZOOM:**

Alderman Dan Guenther, Ward 9  
Alderwoman Anne Schweitzer, Ward 13  
Elaine Bruene, Metro Trans Umbrella Group, Agenda Item 26  
Erin Goodwin, Benton Park Neighborhood Association, Agenda Item 26

**1. CALL TO ORDER**

Mr. Levison called the meeting to order at 8:33 a.m.

**2. MINUTES OF THE APRIL 28, 2021 COMMISSION MEETING**

On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the minutes of the April 28, 2021 Commission Meeting.

**3. REPORT OF COMMISSIONERS**

Commissioner Levison congratulated Otis Williams on his retirement, and acknowledged all of his support for the LRA Commission during his years as Executive Director.

**4. ACTION OF OFFERS TO PURCHASE**

**A. OFFERS TO PURCHASE**

All accepted offers are subject to the buyer acknowledging a disclaimer declining to purchase an Owner's Title Insurance Policy, or obtaining an Owner's Title Insurance Policy by the time of closing.

1. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Dana Pritchard and Michael Pritchard, in the amount of \$325.00, to purchase 4832 Calvin Ave. because the parcel is not adjacent to their property.
2. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Josie B. Wrecking & Demo, LLC c/o Calvin Wallace, in the amount of \$1,000.00, to purchase 5032 St. Louis Ave. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-196
3. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5066 Geraldine Ave. and 5068 Geraldine Ave. to Latia Steward with a \$1,200.00/6 month option with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-197
4. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Solomon Muhammad, in the amount of \$1,000.00, to purchase 8655 N. Broadway with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-198
5. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Joshua House Ministries Christian Church c/o Paul Hutson, in the amount of \$1,000.00, to purchase 3922 North 20<sup>th</sup> St. and 3924 North 20<sup>th</sup> St.  
Resolution No. 21-LRA-199
6. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Salimah Thompson, in the amount of \$250.00, to purchase 4251 DeSoto Ave.  
Resolution No. 21-LRA-200
7. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Ujima c/o Nicolas Speed, in the amount of \$10,000.00, to purchase 3715 Lee Ave., 3719 Lee Ave., and 3723 Lee Ave. until the June 30, 2021 Commission meeting.
8. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Saleh Melik, in the amount of \$20,000.00, to purchase 2707 N. Grand Blvd. because their proposed use for the construction of a mini-market is not suitable at this location.
9. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Scott A. Cope, in the amount of \$3,000.00, to purchase 3254 North 20<sup>th</sup> St. and 3256 North 20<sup>th</sup> St. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-201
10. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$4,288.00/12 month option on 1413 Dodier St. and 1415 Dodier St. to Jamilah Nasheed with closing being contingent on approval of the offerors plans, budget, and financing.  
Resolution No. 21-LRA-202
11. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Gregory Luc, in the amount of \$2,000.00, to purchase 2630 Palm St. because he did not complete the purchase when previously approved.

12. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2913 North 13<sup>th</sup> St., 2903 North 13<sup>th</sup> St., and 1309 Sullivan Ave. to Old North Park East, LP c/o Terrell Carter with a \$11,933.00/12 month option with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-203

13. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$900.00/12 month option on 2020 Salisbury St. and 2022 Salisbury St. to Bobby Eskridge and Melody Eskridge with closing being contingent on their having an occupancy permit for 2018 Salisbury St.

Resolution No. 21-LRA-204

14. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Ashlee Cooksey, in the amount of \$2,000.00, to purchase 1410 Newhouse Ave. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-205

15. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4242 Randall Place to Mark Lyles with a \$2,000.00/6 month option with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-206

16. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Alexander Hamilton, in the amount of \$863.00, to purchase 4428 Greer Ave. because the offerors adjacent residence has been demolished.

17. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4458 Labadie Ave. to Deborah Winn in the amount of \$750.00

Resolution No. 21-LRA-207

18. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3721 Garfield Ave. to Jacinta Vanderford in the amount of \$315.00.

Resolution No. 21-LRA-208

19. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of The Empowerment Co. c/o Robert H. Woods III, in the amount of \$1,500.00, to purchase 4719 Cote Brilliante Ave. because they have not completed a previously approved project.

20. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 1529 Cora Ave. to Willard Donlow Jr. with a \$2,000.00/6 month option with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-209

21. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the request of The Nash Group, LLC c/o Dr. Troy Nash for a \$110,000.00/24 month option on the parcels listed on exhibit "A" (197,148 sq. ft.—45 parcels in C. B. 4468-S) because they do not have the support of the neighborhood for their project.

22. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Tasha Lester, in the amount of \$2,500.00, to purchase 2215 North 13<sup>th</sup> St. because the building is in very poor condition being evaluated for demolition.

23. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of John R. Seline and Denise L. Seline, in the amount of \$1,500.00, to purchase 2614 Caroline St.  
Resolution No. 21-LRA-210
24. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Denise R. Shookman, in the amount of \$1,900.00, to purchase 3225 Texas Ave. due to the condition of her adjacent property.
25. Double Offer
- A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Carmen Soto, in the amount of \$6,500.00, to purchase 3164 Iowa Ave. in favor of another offeror.
- B. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3164 Iowa Ave. to Natividad V. Brejot in the amount of \$3,500.00.  
Resolution No. 21-LRA-211
26. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2800 Wyoming St. to Metro Trans Umbrella Group c/o Elaine Bruene in the amount of \$1,992.00.  
Resolution No. 21-LRA-212
27. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Meagan Olson, in the amount of \$2,026.00, to purchase 226 Courtois St.  
Resolution No. 21-LRA-213
28. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Janet Carter, in the amount of \$500.00, to purchase 4055 Concordia Ave. until the June 2021 Commission meeting.
29. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5042 Enright Ave. to TS Realty Investments, LLC c/o Torre Sanders with a \$586.00/6 month option with closing being contingent on their having an occupancy permit for 5044 Enright Ave.  
Resolution No. 21-LRA-214
30. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Lawrence Hughes, in the amount of \$600.00, to purchase 4762 Cote Brilliante Ave. because he does not own property in the area. The Commission directed staff to offer Mr. Hughes a garden lease.
31. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Cool and Fly Design and Advertising, LLC c/o Travis J. Cotton, in the amount of \$11,175.00, to purchase 4066 Cook Ave., 4062 Cook Ave., and 1116 N. Sarah St. until the June 2021 Commission meeting.
32. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of LaConcorde, LLC c/o Stephane Seck-Birhame, in the amount of \$1,000.00, to purchase 5076 Cates Ave. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-215

33. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Alesha S. Kinard, in the amount of \$600.00, to purchase 4726 Cote Brilliante Ave. due to insufficient financial resources to support the project.
34. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$15,396.00/12 month option on 5079 Enright Ave. and 5091 Enright Ave. to Soulful Properties, LLC c/o Jordan Monette with closing being contingent on approval of the offerors plans, budget, and financing.  
Resolution No. 21-LRA-216
35. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 1221 N. Euclid Ave. to Deidre Lewis with a \$1,000.00/6 month option with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-217
36. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2822 Delmar Blvd, 2827 Delmar Blvd, and 3035 Dr. Samuel T. Shepard Drive to Metropolitan Village, Inc. c/o Charles Bussey in the amount of \$3,500.00 with the offeror closing in 60 days or less.  
Resolution No. 21-LRA-218
37. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Courtney Mosby, in the amount of \$1,000.00, to purchase 3111 Dr. Samuel T. Shepard Drive and 3117 Dr. Samuel T. Shepard Drive because the parcels are being held for development with the adjacent LRA owned parcels.
38. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of the parcels listed on exhibit "A" (87,578 sq. ft.—27 parcels in C. B. 1887) to NDC Housing and Economic Development, Corp. c/o Stephanie Dugan with a \$65,606.00/12 month option with closing being contingent on approval of the offerors plans, budget, and financing.  
Resolution No. 21-LRA-219
39. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Gilshom Gashabuka, in the amount of \$1,099.00, to purchase 2615 Chippewa St. because his proposed use is not suitable at this location.
40. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Renard Henson and Monica Henson, in the amount of \$1,150.00, to purchase 4050 Penrose St. and 4052 Penrose St.  
Resolution No. 21-LRA-220
41. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4420 Anderson Ave. to Allison R. Miller in the amount of \$550.00  
Resolution No. 21-LRA-221
42. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Marwin Adair, in the amount of \$760.00, to purchase 4169 N. Newstead Ave.  
Resolution No. 21-LRA-222
43. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Kimberly N. Bell, in the amount of \$200.00, to purchase 4260 Athlone Ave. because the parcel is not adjacent to the offerors property.

44. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Mostafa El Zoghbi, in the amount of \$2,000.00, to purchase 4507 Alice Ave. until the June 2021 Commission meeting.
45. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Willie Mae James, in the amount of \$1,000.00, to purchase 4278 Kossuth Ave. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-223
46. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Donna Hughes, in the amount of \$1,000.00, to purchase 4035 Lee Ave. because the building is in very poor condition and should be demolished.
47. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of CFA Properties Management, LLC c/o Frederick Goodgaim Jr., in the amount of \$750.00, to purchase 4414 Marcus Ave. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-224
48. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Habakuk's Journey c/o Antoinette Travis, in the amount of \$11,437.00, to purchase the parcels listed on exhibit "A" (36,006 sq. ft.—6 parcels in C.B. 3393) until the June 2021 Commission meeting.
49. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5936 Julian Ave. to Delbret Taylor in the amount of \$1,025.00.  
Resolution No. 21-LRA-225
50. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Revisions, LLC c/o Keyana Robinson, in the amount of \$900.00, to purchase 5456 Wabada Ave.  
Resolution No. 21-LRA-226
51. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of David L. Wallace, in the amount of \$2,000.00, to purchase 1388 Hodiament Ave. and 5978 Ridge Ave.  
Resolution No. 21-LRA-227
52. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Dominique Graham, in the amount of \$2,500.00, to purchase 5869 Theodosia Ave. because the parcel is being held for development with adjacent LRA owned parcels.
53. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Marc H. Taylor and Neva A. Taylor, in the amount of \$1,000.00, to purchase 5342 Lotus Ave. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-228
54. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Emmanuel Prospere, in the amount of \$800.00, to purchase 1374 Goodfellow Blvd. with closing being contingent on approval of the offerors budget and financing.  
Resolution No. 21-LRA-229

55. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Stephanie McCloud, in the amount of \$4,000.00, to purchase 401 Bates St. because her proposed use is not suitable at this location.

56. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Kobinea M. Wells, in the amount of \$1,800.00, to purchase 5876 Bartmer Ave.

Resolution No. 21-LRA-230

57. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5226 Wells Ave. to Jerry R. Lewis in the amount of \$586.00.

Resolution No. 21-LRA-231

58. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Micah Hainline and Sarah Hainline, in the amount of \$5,088.00, to purchase 5195 Vernon Ave.

Resolution No. 21-LRA-232

59. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Wayne Testamark Jr., in the amount of \$1,000.00, to purchase 1377 Union Blvd. because the offer has not provided sufficient plans for project oversite.

60. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 1424 Arlington Ave., 1428 Arlington Ave., 1432 Arlington Ave., and 1436 Arlington Ave. to Gerald McNair in the amount of \$2,417.00 as a straight sale.

Resolution No. 21-LRA-233

61. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Todd C. Chavers Sr., in the amount of \$300.00, to purchase 5307 Claxton Ave. because the parcel is being held for development with the adjacent LRA owned parcels.

62. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5775 Theodore Ave. to David Allen in the amount of \$401.00.

Resolution No. 21-LRA-234

63. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission countered with the sale of 5032 Wren Ave. to Dyentra Smith in the amount of \$938.00.

Resolution No. 21-LRA-235

64. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Sharon Titsworth, in the amount of \$1,000.00, to purchase 5043 Claxton Ave. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-236

65. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Douglas Williams, in the amount of \$1.00, to purchase 5076 Emerson Ave. until the June 2021 Commission meeting.

66. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Donnie Whitfield, in the amount of \$1,000.00, to purchase 5219 Beacon Ave. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-237

67. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5132 Robin Ave., 5136 Robin Ave., and 5138 Robin Ave. to Leslie T. McClelland in the amount of \$1,300.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-238

68. Double Offer

A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Mahogany Moore, in the amount of \$1,000.00, to purchase 5217 Wren Ave. until the June 2021 Commission meeting.

B. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Clinton Davis, in the amount of \$1,000.00, to purchase 5217 Wren Ave. until the June 2021 Commission meeting.

69. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Shanell Bolden, in the amount of \$1,000.00, to purchase 6037 Garesche Ave. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-239

70. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 6003 Harney Ave. to Vivian Houston in the amount of \$750.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-240

71. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3500 N. Grand Blvd., 5052 Enright Ave., and 3837 Folsom Ave. to Tierra Silerio with a \$26,401.00/12 month option with closing being contingent on approval of the offerors plans, budget, and financing.

Resolution No. 21-LRA-241

72. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2746 Utah St., 2744 Utah St., 2740 Utah St., 3737 Oregon Ave., and 3737H Oregon Ave. to Transform STL Rehabs, LLC c/o Jeff Steinmann with a \$15,524.00/6 month option with closing being contingent on approval of the offerors plans, budget, and financing.

Resolution No. 21-LRA-242

73. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Wiliford Equities, LLC c/o Pamela Williford, in the amount of \$3,500.00, to purchase 4215 Eichelberger St. and 532 Eiler St. until the June 2021 Commission meeting.

74. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3935 W. Florissant Ave., 3941 W. Florissant Ave., 3945 W. Florissant Ave. to Makava Realty, LLC c/o Michael Mayberry in the amount of \$7,034.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-243

75. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4635 Carrie Ave. to Norma Jean Ross in the amount of \$2,800.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 21-LRA-244



**B. MOW TO OWN**

On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the Mow to Own application for the following properties:

- 76. 5420 Geraldine Ave.—5080-00-00600—Cecelia Jones
- 77. 4655 Evans Ave.—3775-04-02100—Rasheedah Furqan
- 78. 4526 Garfield Ave.—3720-00-02400—Deborah Winn
- 79. 4464 Labadie Ave.—4469-06-00400—Deborah Winn
- 80. 3975 Randall St.—5070-00-04610—Minini Numbere and Homayemem Weli
- 81. 5052 Minerva Ave.—3791-00-01900—Porto Di Mora, LLC c/o Delbert Taylor
- 82. 5228 Wells Ave.—3794-00-00300—Jerry R. Lewis
- 83. 5347 Arlington Ave.—5330-00-04200—Penny Ray-Johnson

Resolution No. 21-LRA-195

On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the Mow to Own application for the following property:

- 84. 4432 Greer Ave.—4469-05-01300—Alexander Hamilton and Tamika Hamilton

**C. PROP NS BUILDINGS**

- 85. 1910 Destrehan St.

A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the bid of STL Revitalization Partners, LLC c/o Sal Martinez in the amount of \$5,000.00, to purchase 1910 Destrehan St. with closing being contingent on approval of the bidders budget and financing.  
Resolution No. 21-LRA-245

B. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the bid of Nelux Development, LLC c/o Mick Frasier, in the amount of \$2,500.00, to purchase 1910 Destrehan St. in favor of another bidder.

- 86. 3021 N. Taylor Ave.

A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the bid of Bruce Arthur Peterson, in the amount of \$2,000.00, to purchase 3021 N. Taylor Ave. with closing being contingent on approval of the bidders budget and financing.  
Resolution No. 21-LRA-246

- 87. 1129 Walton Ave.

A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the bid of Danielle Nichole Morrison, in the amount of \$5,500.00, to purchase 1129 Walton Ave. with closing being contingent on approval of the bidders budget and financing.  
Resolution No. 21-LRA-247

B. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected bid of Nelux Development, LLC c/o Mick Frasier, in the amount of \$3,500.00, to purchase 1129 Walton Ave. in favor of another bidder.

88. 5347 Wabada Ave.

A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the bid of Nelux Development, LLC c/o Mick Frasier, in the amount of \$6,000.00, to purchase 5347 Wabada Ave. with closing being contingent on approval of the bidders budget and financing. Resolution No. 21-LRA-248

B. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission rejected the bid of Bruce Arthur Peterson, in the amount of \$4,000.00, to purchase 5347 Wabada Ave. in favor of another bidder.

89. 5448 Gilmore Ave.

A. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission accepted the bid of Nelux Development, LLC c/o Mick Frasier, in the amount of \$2,000.00, to purchase 5448 Gilmore Ave. with closing being contingent on approval of the bidders budget and financing. Resolution No. 21-LRA-249

#### **D. DONATIONS**

All accepted Donations are contingent on the Donor paying delinquent taxes or the Collector of Revenue releasing the taxes. They are also contingent upon the Donor paying in full, all MSD and Water Department bills and on lots being free of all trash, debris, and excess vegetation.

On the motion of Mr. Levison, seconded by Mr. Dula and with the concurrence of Mr. CayCe, the Commission accepted the donation of the following properties:

90. 3821 Lee Ave.—3578-00-01600—Aleiah Vaughn

92. 2001 Arsenal St.—1977-00-01500—Michael Butler and Jessica Butler

93. 3548 Minnesota Ave.—1578-00-00100—G & A Missouri, LLC c/o Monica N. Decker  
Closing is contingent on the donor paying \$5,000.00, to help cover the cost of maintenance.

Resolution No. 21-LRA-250

91. On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission deferred action on the donation of 3010 Dakota St. by Trident Realty Investments until the June 2021 Commission meeting.

#### **E. GARDEN LEASES**

94. WalkNFaith, Inc. c/o Sabrina Davis has requested a garden lease on 4209 West Belle Place and 4211 West Belle Place

95. Kim Miller has requested a garden lease on 3739 S. Broadway.

96. Guy E. Bonner has requested a garden lease on 5863 Greer Ave.

**F. RESOLUTION AUTHORIZING USE OF PROP NS FUNDS TO STABILIZE SPECIFIC ELIGIBLE LRA BUILDINGS, AS RECOMMENDED BY PROP NS STAFF AND THE STABILIZATION ADVISORY COMMITTEE**

On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission approved the attached Resolution No. 21-LRA-193

**G. RESOLUTION AUTHORIZING AND APPROVING AN ADMINISTRATIVE AGREEMENT WITH ST. LOUIS DEVELOPMENT CORPORATION**

On the motion of Mr. Levison, seconded by Mr. Dula, and with the concurrence of Mr. CayCe, the Commission approved the attached Resolution No. 21-LRA-194

**5. EXECUTIVE SESSION**

None

**6. FINANCIAL REPORT**

None

**7. THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR JUNE 30, 2021**

**8. ADJOURNMENT**

Mr. Levison adjourned the meeting at 9:22 a.m.

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Clarence E. Dula, Secretary

ParcelID	Address	Ward	Neigh	AssN	Source	Usage	Front	Side1	LotSF	Value
44680600200	4354 Labadie Av	4	56	320	TS-2005	Vacant Lot	24.58	147.5	4,250	\$1,153.00
44680600300	4352 Labadie Av	4	56	320	TS-2001	Vacant Lot	25	147.42	3,714	\$1,173.00
44680600400	4350 Labadie Av	4	56	320	TS-2011	2 Sty Brk Res	25	147.5	3,687	\$200.00
44680600600	4340 Labadie Av	4	56	320	TS-1985	Vacant Lot	70.05	147.05	9,855	\$3,285.00
44680600700	4334 Labadie Av	4	56	320	TS-1990	Vacant Lot	50	147.02	7,287	\$2,345.00
44680600800	4332 Labadie Av	4	56	320	TS-1980	Vacant Lot	25	147.42	3,635	\$1,173.00
44680600900	4330 Labadie Av	4	56	320	TS-1980	Vacant Lot	25	147.42	3,926	\$1,173.00
44680601000	4326 Labadie Av	4	56	320	TS-1985	Vacant Lot	25	147.05	3,923	\$1,173.00
44680601100	4324 Labadie Av	4	56	320	TS-1994	Vacant Lot	25	147.5	3,653	\$1,173.00
44680601200	4322 Labadie Av	4	56	320	TS-1993	Vacant Lot	25	147.06	3,729	\$1,173.00
44680601500	4312 Labadie Av	4	56	320	TS-1980	Vacant Lot	20.08	147.42	3,162	\$942.00
44680601600	4310 Labadie Av	4	56	320	TS-2013	Vacant Lot	20.25	147.42	2,831	\$950.00
44680601700	4308 Labadie Av	4	56	320	TS-2008	Vacant Lot	25	147.42	3,378	\$1,173.00
44680601800	4306 Labadie Av	4	56	320	TS-1999	Vacant Lot	25	147.42	3,461	\$1,173.00
44680601900	4302 Labadie Av	4	56	320	TS-1980	Vacant Lot	25	147.42	4,342	\$1,173.00
44680602000	4300 Labadie Av	4	56	320	TS-1980	Vacant Lot	25	147.42	3,652	\$1,173.00
44680602100	4250 W Labadie Av	4	56	320	TS-2002	Vacant Lot	75	147.42	11,720	\$3,518.00
44680602200	4248 W Labadie Av	4	56	320	TS-1998	Vacant Lot	25	147.5	3,113	\$1,173.00
44680602300	4246 W Labadie Av	4	56	320	TS-1992	Vacant Lot	25	147	3,771	\$1,173.00
44680602400	4244 W Labadie Av	4	56	320	TS-2002	Vacant Lot	25	147.42	3,583	\$1,173.00
44680602500	4242 W Labadie Av	4	56	320	TS-2000	Vacant Lot	25	147.42	3,641	\$1,173.00
44680602600	4238 W Labadie Av	4	56	320	TS-1999	Vacant Lot	25	174.42	4,028	\$1,173.00
44680602700	4236 W Labadie Av	4	56	320	D-1983	Vacant Lot	25	147.5	3,251	\$1,173.00
44680605601	4319 St Louis Av	4	56	320	D-1994	Vacant Lot	50	150	7,942	\$2,345.00
44680605700	4325 St Louis Av	4	56	320	TS-2012	Vacant Lot	47.6	94	5,080	\$2,232.00
44680605800	4327 St Louis Av	4	56	320	TS-2011	Vacant Lot	15.5	150	4,043	\$727.00
44680605900	4329 St Louis Av	4	56	320	TS-2013	Vacant Lot	37	150	6,208	\$1,735.00
44680606000	4331 St Louis Av	4	56	320	TS-2011	Vacant Lot	25	150	3,750	\$1,173.00
44680606100	4333 St Louis Av	4	56	320	TS-1985	Vacant Lot	25	150	4,393	\$1,173.00
44680606150	4335 St Louis Av	4	56	320	TS1996	Vacant Lot	28.25	150	4,812	\$1,325.00
44680606200	4337 St Louis Av	4	56	320	TS-1996	Vacant Lot	31.75	150	4,110	\$1,489.00
44680606300	4339 St Louis Av	4	56	320	TS-1996	Vacant Lot	29.25	150	4,572	\$1,372.00
44680606400	4341 St Louis Av	4	56	320	D-2000	Vacant Lot	25	150	3,820	\$1,173.00
44680606500	4343 St Louis Av	4	56	320	TS-1989	Vacant Lot	25	150	4,125	\$1,173.00
44680606600	4345 St Louis Av	4	56	320	D-1983	Vacant Lot	25	150	3,967	\$1,173.00
44680606700	4347 St Louis Av	4	56	320	TS-2013	Vacant Lot	25	150	3,719	\$1,173.00
44680606900	4351 St Louis Av	4	56	320	TS-1980	Vacant Lot	25	150	3,641	\$1,173.00
44680607000	4353 St Louis Av	4	56	320	TS-1985	Vacant Lot	25	150	3,720	\$1,173.00
44680607100	4355 St Louis Av	4	56	320	TS-2013	Vacant Lot	25	150	4,344	\$1,173.00
44680607200	4357 St Louis Av	4	56	320	D-1980	Vacant Lot	25	150	3,680	\$1,173.00
44680607300	4359 St Louis Av	4	56	320	TS-1980	Vacant Lot	35.42	150	4,669	\$1,661.00
44680607400	4363 St Louis Av	4	56	320	TS-1980	Vacant Lot	26	150	3,906	\$1,219.00
44680608600	2924 N Newstead Av	4	56	320	TS-1980	Vacant Lot	29.5	120	3,447	\$1,384.00
44680608700	2926 N Newstead Av	4	56	320	D-1980	Vacant Lot	29.5	120.42	3,848	\$1,384.00
44680608800	2928 N Newstead Av	4	56	320	TS-2002	Vacant Lot	27.42	120	3,760	\$1,286.00
							1,322		197,148	\$61,050.00

ParcelID	Address	Ward	Neigh	AssN	Source	Usage	Front	Side1	LotSF	Value
18870000100	1718 Coleman St	19	59	316	TS-1980	Vacant Lot	60.83	114	3,320	\$3,863.00
18870000200	1720 Coleman St	19	59	316	TS-2002	Vacant Lot	20	120	2,374	\$1,270.00
18870000700	1806 Coleman St	19	59	316	TS-1993	Vacant Lot	20	120	2,404	\$1,270.00
18870000800	1808 Coleman St	19	59	316	TS-1996	Vacant Lot	20	120	2,573	\$1,270.00
18870000900	1810 Coleman St	19	59	316	TS-1980	Vacant Lot	20	120	2,404	\$1,270.00
18870001000	1812-8 Coleman St	19	59	316	TS-1980	Vacant Lot	77.66	120	9,395	\$4,931.00
18870001400	1820 Coleman St	19	59	316	TS-1980	Vacant Lot	20	120	2,405	\$1,270.00
18870001500	1822 Coleman St	19	59	316	TS-2000	Vacant Lot	20	120	2,406	\$1,270.00
18870002700	1916 Coleman St	19	59	316	TS-1984	Vacant Lot	17.09	82.03	1,527	\$1,085.00
18870003000	1918-22 Coleman St	19	59	316	TS-1980	Vacant Lot	53.7	82.33	4,574	\$3,410.00
18870003400	3112 North Market St	19	59	316	TS-2016	Vacant Lot	14.62	75	1,659	\$928.00
18870003500	3110 North Market St	19	59	316	TS-1980	Vacant Lot	17.33	75	1,570	\$1,100.00
18870003600	3108 North Market St	19	59	316	TS-1985	Vacant Lot	17.04	75	1,576	\$1,082.00
18870003700	3100-6 North Market St	19	59	316	TS-1980	Vacant Lot	70.65	75	4,313	\$4,486.00
18870004000	1911 Laflin St	19	59	316	TS-1980	Vacant Lot	25	120	2,922	\$1,588.00
18870004300	1905 Laflin St	19	59	316	TS-1992	Vacant Lot	25	120	2,913	\$1,588.00
18870004400	1901 Laflin St	19	59	316	TS-1993	Vacant Lot	25	120	2,736	\$1,588.00
18870004600	1827 Laflin St	19	59	316	TS-1997	Vacant Lot	50	120	6,043	\$3,175.00
18870004700	1823 Laflin St	19	59	316	TS-1980	Vacant Lot	25	120	3,021	\$1,588.00
18870004800	1817-9 Laflin St	19	59	316	TS-1980	Vacant Lot	50	120	6,043	\$3,175.00
18870005000	1815 Laflin St	19	59	316	TS-1980	Vacant Lot	25	120	3,021	\$1,588.00
18870005200	1811 Laflin St	19	59	316	TS-1980	Vacant Lot	18.5	120	2,200	\$1,175.00
18870005300	1807 Laflin St	19	59	316	TS-1980	Vacant Lot	37.5	120	4,576	\$2,381.00
18870005400	1805R Laflin St	19	59	316	TS-1980	Vacant Lot	72	60	3,654	\$4,570.00
18870005500	3105 Magazine St	19	59	316	TS-2017	Vacant Lot	50	92	3,883	\$3,175.00
18870005600	3107-9 Magazine St	19	59	316	TS-1980	Vacant Lot	25	60	2,850	\$1,588.00
18870005800	3111 Magazine St	19	59	316	TS-1998	Vacant Lot	20	60	1,216	\$1,270.00
							897		87,578	\$56,954.00

ParcelID	Address	Ward	Neigh	AssN	Usage	Source	Front	Side1	LotSF	Value
33930004000	3905 W Florissant Av	21	66	312	Vacant Lot	D-1995	60.48	90	4,756	\$2,268.00
33930003700	2183 E Linton Av	21	66	312	Vacant Lot	D-1997	57	129.5	7,084	\$2,138.00
33930003800	2189 E Linton Av	21	66	312	Vacant Lot	TS-2002	48	120.2	5,753	\$1,800.00
33930003600	2179 E Linton Av	21	66	312	Vacant Lot	D-1980	43	126	5,492	\$1,613.00
33930003400	2167 E Lint5on Av	21	66	312	Vacant Lot	D-1980	25	135.5	3,102	\$937.00
33930003500	2175 E Linton Av	21	66	312	Vacant Lot	D-1995	75	133.1	9,819	\$2,813.00
							308.5		36,006	\$11,569.00

**RESOLUTION NO. 21-LRA-193  
PRESENTED TO THE BOARD MAY 26, 2021**

**TO:** LRA BOARD OF COMMISSIONERS

**FROM:** SEAN THOMAS, PROPOSITION NS MANAGER

**RE:** RESOLUTION AUTHORIZING USE OF PROP NS FUNDS TO STABILIZE SPECIFIC ELIGIBLE LRA BUILDINGS, AS RECOMMENDED BY PROP NS STAFF AND THE STABILIZATION ADVISORY COMMITTEE

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**EXECUTIVE SUMMARY:**

This Resolution authorizes the use of Proposition NS funds to stabilize specific, itemized LRA-owned residential properties determined to be eligible for the Prop NS Program. The specific properties described in this resolution have been evaluated by Prop NS staff, with a numeric rating assigned to each property, based on a community-vetted evaluation rubric, and presented to the Stabilization Advisory Committee for their review and subsequent referral to the LRA Board.

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**BACKGROUND:**

Proposition NS, approved by city voters on April 4, 2017, directs the City of St. Louis to issue \$40,000,000 of general obligation bonds, with no more than \$6,000,000 issued annually, for the purpose of establishing a program to stabilize the structural of single-family and multi-family residential buildings owned by the City's Land Reutilization Authority (LRA), or other authorized public entities.

In addition to the voter-approved Ordinance described above, and Ordinance 70956, passed by the Board of Aldermen and signed by the Mayor with an effective date of May 2, 2019, the Board of Commissioners of the Land Reutilization Authority on April 17, 2019, approved a Cooperation Agreement with the City of St. Louis, which includes an Implementation Policy Framework for the Prop NS Program. These documents provide guiding principles and procedures for implementation of the program, as well as detailed criteria to be used in determining which buildings are eligible for stabilization through this program.

On August 20, 2020, the Comptroller of the City of St. Louis reported that the issuance of the first installment of general obligation bonds to fund the Prop NS Program had taken place and that funding for the program would be available to cover Prop NS Program expenditures.

On September 9, 2020, St. Louis Development Corporation (SLDC) staff assigned to the Prop NS Program launched the Prop NS web pages, hosted on the City of St. Louis website. With an online nomination process open to all city residents, property owners in the city, and community-based organizations, members of the public submit recommendations for LRA residential buildings to be stabilized, provided that such buildings meet eligibility requirements, including ownership by LRA, residential use with no more than 6 units, and available for purchase.

After staff review of eligibility and assessment of each building's appropriateness for the program, using a 40-point evaluation scoring rubric that had been established through a community engaged planning process, each nominated property eligible for the program is presented to a 7-member Stabilization Advisory Committee, of which 4 members have been appointed by the Aldermen representing the wards with the highest number of vacant, LRA-owned buildings, and 3 members have been appointed by the Mayor. Upon review of these nominations, the Committee then recommends as many of the properties as they determine appropriate to the LRA Board for their approval.

The program's Implementation Policy Framework states that the "LRA Commission is the final approving authority as to the utilization of Prop NS funds to stabilize LRA buildings."

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**REQUESTED ACTION:**

Approval of this Resolution.

---

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI THAT:**

1. The Land Reutilization Authority of the City of St. Louis, Missouri hereby reaffirms the responsibility of Prop NS staff employed by the St. Louis Development Corporation to receive, evaluate, and assess the eligibility of nominations of LRA-owned properties for stabilization to be paid for with funding designated for the Prop NS Program.
2. Prop NS staff are hereby authorized to seek bids and enter into contracts to be paid for with funds allocated to the Prop NS Program for stabilization of the following LRA-owned properties, determined to be eligible for the program, and recommended by the Stabilization Advisory Committee at their meeting on May 11, 2021:
  - 8233 Church; Ward: 2; Neighborhood: Baden
  - 8415 Church; Ward: 2; Neighborhood: Baden
  - 2423 Fall; Ward: 3; Neighborhood: JeffVanderLou
  - 1421 Destrehan; Ward: 3; Neighborhood: Hyde Park
  - 4555 Dr Martin Luther King Dr.; Ward: 4; Neighborhood: Greater Ville
  - 4734 Labadie; Ward: 4; Neighborhood: Kingsway East
  - 4136 Enright; Ward: 18; Neighborhood: Vandeventer
  - 4204 E. Kossuth; Ward: 21; Neighborhood: O'Fallon
  - 5920-22 Plymouth; Ward: 22; Neighborhood: West End
  - 1221 Montclair; Ward: 26; Neighborhood: West End
3. Because of deteriorated structural conditions that require more work to stabilize than can be achieved within the per building monetary limits established by the Ordinances governing the program, the Stabilization Advisory Committee recommends that the following addresses shall not receive Prop NS funding for their stabilization:
  - 1527 Newhouse; Ward: 3; Neighborhood: Hyde Park
  - 1232 Clara; Ward: 26; Neighborhood: West End
  - 4911 Emerson; Ward: 27; Neighborhood: Walnut Park East
4. The Executive Director, his/her designee and the appropriate officers, agents, and employees are hereby authorized to execute all documents and take all actions necessary and proper to effectuate the intent of this Resolution

This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority

ADOPTED this 26<sup>th</sup> day of May, 2021.

THE LAND REUTILIZATION AUTHORITY OF THE CITY OF  
ST. LOUIS, MISSOURI

(SEAL)

Clarence E. Dula  
Secretary

ATTEST:

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Assistant Secretary



**RESOLUTION NO. 21-LRA-194  
PRESENTED TO THE BOARD MAY 26, 2021**

TO: LRA BOARD OF COMMISSIONERS  
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: CHARLIE HAHN

RE: RESOLUTION AUTHORIZING AND APPROVING AN ADMINISTRATIVE  
AGREEMENT WITH ST. LOUIS DEVELOPMENT CORPORATION

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**EXECUTIVE SUMMARY:**

This Resolution authorizes and approves an Administrative Agreement between St. Louis Development Corporation (SLDC) and the Land Reutilization Authority of the City of St. Louis, Missouri (LRA).

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**BACKGROUND:**

St. Louis Development Corporation acts as the administrative arm of LRA. SLDC provides LRA and each of the other city development agencies and authorities with staff, professional services and overhead for the administration of their programs. The Agreement to be approved sets out this relationship with the LRA. The same Agreement is executed with each of the SLDC-affiliated agencies and authorities.

The Agreement will be for a period of five (5) years and will automatically renew from year to year on the expiration of each successive renewal term until June 30, 2026.

A draft agreement is attached to this resolution.

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**REQUESTED ACTION:**

Approval of this Resolution.

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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI, THAT:

1. The Land Reutilization Authority of the City of St. Louis, Missouri hereby approves this Resolution and authorizes an Administrative Agreement between St. Louis Development Corporation (SLDC) and the LRA, in substantially the form submitted to the LRA, with such changes as the Executive Director may approve that are consistent with the form as submitted to the LRA. The signature of the Chair, Vice Chair or the Executive Director or his designee on the Agreement, whether manual or facsimile, shall be conclusive evidence of approval by the LRA.
2. The Executive Director, his/her designee, and the appropriate officers, agents and employees of SLDC are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the LRA Board.

ADOPTED this 26<sup>th</sup> day of May 2021.

LAND REUTILIZATION AUTHORITY OF THE CITY  
OF ST. LOUIS, MISSOURI

Clarence E. Dula  
Secretary

(SEAL)

ATTEST:

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Assistant Secretary

## EXHIBIT A

### ADMINISTRATION AGREEMENT

THIS AGREEMENT, made and entered into this 1st day of July, 2021, by and between ST. LOUIS DEVELOPMENT CORPORATION, a Missouri not for profit corporation (“SLDC”) and the LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI, a public body corporate and politic organized under the laws of the State of Missouri (the “LRA”);

#### RECITALS

WHEREAS, the LRA is organized pursuant to Chapter 92.900 of the Revised Statutes of Missouri, *et seq.* (the “Statute”) for the purpose of returning land to effective utilization to provide housing, industry and jobs for the citizens of the City of St. Louis, Missouri; and

WHEREAS, the LRA is empowered to make and execute contracts necessary or appropriate for the exercise of its powers and purposes; and

WHEREAS, SLDC is organized pursuant to Chapter 355, Missouri Revised Statutes, for the purposes of advancing the social welfare, health and economic interests of the City of St. Louis, Missouri and its residents; and

WHEREAS, SLDC is empowered to contract and cooperate with public corporations, political subdivisions or any agency or department thereof in furtherance of its corporate purposes, and in pursuance thereof, shall provide office facilities, staff operating support and professional services to the LRA in accordance with the terms and conditions of this Agreement; and

WHEREAS, the LRA is desirous of securing such staff, operating support, facilities and professional services from SLDC for the operation of activities including the servicing of the LRA’s obligations under existing debentures and contracts, the operation of the LRA’s facilities and in fostering economic development in the City of St. Louis;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto covenant and agree and follows:

#### ARTICLE I

##### AGREEMENT TERM

1.1 Initial Term. This Agreement shall commence upon execution by the parties hereto for twelve (12) months, until June 30, 2022 (the “Initial Term”).

1.2 Renewal Terms. This Agreement shall be automatically renewed from year to year for four (4) additional one (1) year terms subject to annual appropriations and funding by LRA, commencing on the date of expiration of the Initial Term, and each successive renewal term, and ending not later than June 30, 2026, unless terminated by either party in accordance with Section 1.3 below.

1.3 Termination. This Agreement may be terminated during the Initial Term and any renewal term, without cause, by either party by the provision of ninety (90) days prior written notice to the other party. Said notice may be waived by the mutual written consent of the parties hereto. Further, said notice is inapplicable if the termination is for a failure of appropriation and funding as set forth in Section 1.2 above.

## ARTICLE II

### SCOPE OF SERVICES

2.1 Staff. SLDC shall provide staff for the administration, operation and implementation of the programs and functions of the LRA. SLDC shall, upon request by the LRA, perform duties on behalf of LRA that it is responsible for under Chapter 92.900 R.S.Mo., *et seq.*; provided, however, SLDC shall not have any authority, without the prior written consent of the LRA, to sell or encumber any assets of the LRA or to borrow any funds in the name of the LRA. All staff shall be employed by SLDC and SLDC shall provide appropriate fringe benefits to the staff.

2.2 Administrative Services. SLDC shall provide managerial, administrative, secretarial, word processing and bookkeeping services to the LRA as required for the regular conduct of the business of the LRA.

2.3 Professional Services. SLDC shall furnish financial management, accounting, legal services and other professional services to the LRA.

2.4 Fund Management Services. Except as otherwise provided by Chapter 92.905 R.S.Mo., *et seq.*, and as provided in Section 2.6 below, SLDC shall provide financial and accounting services to the LRA and shall disburse and manage, on a segregated basis in the name of the LRA, all funds of the LRA, including existing funds and future receipts. Subject to said Sections, the LRA hereby appoints SLDC as the sole agent with respect to the existing funds and future receipts of the LRA. Such agency is coupled with an interest and shall be irrevocable except upon termination of this Agreement pursuant to Section 1.3 above. The following provisions regarding management of the said existing funds and future receipts of the LRA shall govern:

(a) all the LRA funds shall be physically segregated, to account for the revenues and expenditures of the LRA;

(b) SLDC shall maintain special funds, debt service reserves and other special funds as required by the LRA;

(c) monthly financial statements for the LRA shall be provided, together with an annual audit thereof;

(d) disbursements shall be made upon dual signatures based upon proper documentation and approval by the Executive Director of SLDC or his/her designee and the Controller of SLDC or his/her designee (unless otherwise provided in existing bond indentures or other contracts of the LRA), and in accordance with an annual budget presented for approval to the LRA Board thirty (30) days prior to the start of each fiscal year;

(e) cash balances and reserve funds shall be invested daily in obligations of the State of Missouri or of the United States or any agency thereof, or in bank certificates of deposit collateralized by the United States or United States agency obligations;

(f) all unexpended revenues in the said account of the LRA or of the LRA's contractors, less any outstanding obligations, shall be returned to the LRA upon termination of the Agreement between SLDC and the LRA; provided, however, that any revenues constituting "Program Income" as defined in 24 CFR Section 570.504 shall be handled in accordance with the Agreement between St. Louis Community Development Administration ("CDA") and the LRA, or

CDA and SLDC as applicable, and provided further that any revenues subject to restriction under outstanding bonds or contracts of the LRA and any other Restricted Funds shall be disposed of in accordance with such restrictions.

(g) SLDC shall not expend or commit funds of the LRA (other than for those purposes provided in the budget.

With respect to Section 2.4 hereof, it is expressly agreed by the parties hereto that LRA is bound by the provisions of Chapter 92.905 R.S.Mo., *et seq.*, and where required, SLDC shall comply with same. In the event the provisions of Section 2.4 are inconsistent therewith, the Statute shall prevail.

2.5 Reports. SLDC shall present financial reports to the LRA on a monthly basis. Other reports needed for the LRA's decision making processing or as required by law shall be presented by SLDC to the LRA in a timely manner. In addition, SLDC shall report monthly to the LRA on marketing and other activities of SLDC. SLDC shall prepare an annual report to the LRA.

2.6 Community Development Funds. If and to the extent the LRA is, or in connection with prospective programs during the term of this Agreement, shall be an applicant for funding administered by CDA, SLDC shall prepare and process such applications and accept financial responsibility for such programs in SLDC's name, and shall report to the LRA regarding said funds in accordance with Sections 2.4 and 2.5 above.

2.7 Office Facilities. SLDC shall provide offices and record storage to the LRA. The LRA shall make available to SLDC all of the LRA files and records, present furnishings, file cabinets and equipment. SLDC shall return all such LRA files, records, furnishings, file cabinets and equipment upon termination of this Agreement, provided SLDC, acting in its sole discretion shall have the right to dispose of any furnishings, file cabinets and equipment it deems obsolete, worn or unneeded at any time during the term of this Agreement and provided that SLDC may retain copies of any LRA file or record. SLDC may, upon notice to the LRA, dispose of any files and records of the LRA delivered to SLDC under this Agreement; provided, however, any such disposition shall be consistent with any record retention requirements applicable to the LRA imposed by federal, state or local laws, regulation, ordinance or order or any contract of the LRA.

### ARTICLE III

#### COMPENSATION

3.1 Consideration. The consideration supporting this Agreement shall be the mutual obligations contained herein and shall not include monetary consideration, except as otherwise provided herein.

3.2 Fees. In consideration for the services provided in accordance with Article II hereof during the Initial Term, the LRA shall pay in good funds to SLDC a fee as mutually determined by the parties. Said fee shall, at a minimum, be sufficient to cover the costs incurred by SLDC during the Initial Term under this Agreement for the provision of services to the LRA in accordance with Article II hereof. The fee due SLDC shall be determined annually by the mutual written consent of the parties hereto, ninety (90) days prior to the expiration of each renewal term. Such sum shall be paid in equal monthly installments due on the first day of each month, or at such other times and dates as the parties may agree.

3.3 Consent. The LRA agrees not to expend or commit any of its funds during the term of this Agreement other than for those purposes provided in the budget in order to ensure that SLDC can provide appropriate staff to implement the expenditure or commitment of funds and that the costs of such staff is

covered. SLDC also agrees not to expend or commit funds of the LRA other than for those purposes provided in the budget.

## ARTICLE IV

### INDEMNIFICATION

4.1 Indemnification. SLDC agrees to indemnify and hold the LRA and its officers and directors harmless from any and all loss, damage, liability, claim, demand, cause of action and expense (including reasonable attorneys' fees) relating to any actual or alleged injury to or death of any person, any actual or alleged loss or damage to property, or any other actual or alleged loss or damage suffered by any third party arising from any wrongful, willful or intentional acts of SLDC or its employees to the extent such loss, damage, liability or expense exceeds the limits of any liability insurance; provided, however, nothing contained herein shall require SLDC to indemnify the LRA, its officers and directors for any claim or liability resulting from the wrongful, willful or intentional acts of the LRA, its officers and directors.

4.2 Insurance. SLDC shall maintain hazard and general liability insurance, or adequate self insurance with the City of St. Louis Public Facilities Protection Corporation, for the LRA's operations and each of its officers and directors, in such form and amount agreed upon by SLDC and the LRA.

## ARTICLE V

### MISCELLANEOUS PROVISIONS

5.1 Default. If either party fails to perform any of its obligations hereunder (the "defaulting party"), the other party may, after ten (10) days' written notice and demand, perform or cause to be performed, the defaulting party's obligations hereunder and charge the reasonable cost to the same.

5.2 Modifications. All modifications to this Agreement shall be in writing and signed by the parties hereto.

5.3 Assignment. Neither party's rights or obligations hereunder shall be assigned without the prior written consent of the other party.

5.4 Non-Discrimination. In accordance with applicable federal, state and local laws, regulations, ordinances and orders, SLDC shall not discriminate against employees or applicants for employment on the basis of race, creed, color, sex, sexual orientation, national origin, or physical disability.

5.5 Waivers. The waiver, by either party, of any breach under this Agreement shall in no way constitute a waiver of any subsequent breach of any term or condition hereof.

5.6 Notices. All notices and communications hereunder shall be in writing and shall be deemed given, made or communicated if either delivered in person or sent by first class United States certified mail and addressed to:

If to SLDC: St. Louis Development Corporation  
1520 Market Street, Suite 2000  
St. Louis, Missouri 63103  
Attention: Executive Director

If to LRA: Land Reutilization Authority of the City of St. Louis, Missouri  
1520 Market Street, Suite 2000  
St. Louis, Missouri 63103

With a copy to Chairman (at his/her personal address).

5.7 Non-Exclusive Agreement. The parties hereto agree and understand that this Agreement shall be non-exclusive, and that SLDC intends to contract on a similar basis with other entities, including, but not limited to: the Land Clearance for Redevelopment Authority of the City of St. Louis, the Planned Industrial Expansion Industrial Authority of the City of St. Louis, the Port Authority of the City of St. Louis, and the Industrial Development Authority of the City of St. Louis.

5.8 Access to Books and Records. The fiscal and programmatic records of SLDC shall be available upon request of CDA and the LRA. Books and records shall be retained for a minimum of five (5) years and in accordance with the Housing and Urban Development Community Block Grant regulations, applicable Small Business Administration regulations, and Missouri Revised Statutes.

5.9 Independent Contractors; No Alter Ego. Except as specifically provided in Section 2.4 above, nothing contained in this Agreement is intended to nor shall be construed to create any partnership, joint venture, alter ego, or other relation of or between the parties, except that of independent contracting entities. SLDC and LRA mutually agree that each shall be considered for all intents and purposes to be the independent contractor of the other, and neither shall be considered, nor shall the officers, employees or agents of each be considered to be the employees or agents of the other, except as (i) agents and independent contractors for the limited purpose of performing acts as authorized or required under this Agreement, and (ii) certain officers and employees of SLDC may be duly elected as officers of the LRA.

5.10 Statutory Powers. All the powers of the LRA shall be and remain vested in its board of commissioners pursuant to Chapter 92.900 RSMo., *et seq.*, and the LRA shall retain and may exercise all powers necessary or appropriate to carry out and effectuate its purposes under the Statute.

5.11 Invalid Provisions. In the event any covenant, condition or provision herein contained is held to be invalid by a court of competent jurisdiction, the invalidity of any such covenant, condition or provision shall in no way affect any other covenant, condition or provision herein contained, provided the invalidity of any such covenant, condition or provision does not materially prejudice either SLDC or LRA in its respective rights and obligations contained in the valid covenants, conditions and provisions of this Agreement.

5.12 Entire Agreement. This Agreement contains the entire agreement of the parties hereto and supersedes all prior agreements, representations and understandings, whether written or otherwise, between the parties relating to the subject matter hereof.

5.13 Additional Documents. The LRA agrees to deliver to SLDC such other and further agreements, consents, documents or instruments of conveyance, assignment or transfer and to do such other things and to take such other actions, supplemental or confirmatory, as may be required by SLDC for the purpose of or in connection with the consummation or evidencing of the contractual relationship contemplated hereunder.

5.14 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri and the City of St. Louis.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

**ST. LOUIS DEVELOPMENT CORPORATION**

(SEAL)

By: \_\_\_\_\_  
Executive Director

ATTEST:

\_\_\_\_\_

**LAND REUTILIZATION AUTHORITY  
OF THE CITY OF ST. LOUIS, MISSOURI**

(SEAL)

By: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_