

**LAND REUTILIZATION AUTHORITY
Board of Commissioners
Regular Meeting**

**SLDC Board Room, 2nd Floor
VIA ZOOM MEETING AND VIA TELEPHONE**

May 26, 2021

8:30 a.m.

Due to the current COVID-19 pandemic and the Health Commissioner's Order No. 5, this meeting will be conducted electronically.

In order to ensure all Commissioners and the public are able to connect successfully, we recommend that you call or join via Zoom (for video) starting at 8:15 AM to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call 314-657-3708 for assistance.

The public will be able to access the meeting in two ways:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87320459047?pwd=bkRYTkdXUFhycWU2WnVUdjdkck9LUT09>

Password: 530612

Or iPhone one-tap :

US: +19292056099,,87320459047# or +13017158592,,87320459047#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 873 2045 9047

International numbers available: <https://us02web.zoom.us/j/87320459047?pwd=bkRYTkdXUFhycWU2WnVUdjdkck9LUT09>

People wishing to speak on items on the agenda who are unable to signal they wish to speak using the Q&A function or who are attending by cell phone should first call in via conference call at 888-278-0296, Access code 3721107, and tell the staff person who answers their name, the item they wish to discuss, and the phone number they will be using to call into the zoom session. They can then call into the zoom session. When the Commission takes comments from the public each person will be called on to speak one at a time by name, and the moderator will open their access to speak.

Zoom may be accessed at www.zoom.us and instructions on its use are available to

<https://support.zoom.us/hc/en-us>

People who need accommodations relating to accessibility should contact Amanda Bloomfield at bloomfielda@stlouis-mo.gov or by phone at 314-657-3708 or 314-589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market St. on May 21, 2021 by 12:00 PM and items may be withdrawn or modified during the public meeting at the discretion of the Commissioners.

AGENDA

Land Reutilization Authority Board of Commissioners Regular Meeting

SLDC Board Room, 2nd Floor

May 26, 2021

8:30 a.m.

Some Board Members May Attend By Phone

Note: If you would like to speak at the meeting, please arrive by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.

1. Call To Order
2. Minutes of the April 28, 2021 Commission Meeting.
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-75)
 - b. Mow to Own (76-84)
 - c. Prop NS Buildings (85-89)
 - d. Donations (90-92)
 - e. Garden Leases (93-95)
 - 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
 - g. Resolution Authorizing And Approving An Administrative Agreement With St. Louis Development Corporation
5. Roll Call Vote May Be Held In Open Session To Hold A Closed Meeting Pursuant To The Following:
 - a. Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021(17) RSMo.
 - b. Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021(2) RSMo.
 - c. Proceedings regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.
6. Financial Reports
7. **THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR JUNE 30, 2021**
8. Adjournment

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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A. OFFERS TO PURCHASE

WARD 1—ALDERWOMAN SHARON TYUS

1.	4832 Calvin Ave. Dana Priitchard and Michael Pritchard 69—Penrose—302	4391-11-01900 22.6' x 122.4' Vac. Lot Appointing Authority	TS – 2012	\$325.00	\$636.00
2.	5032 St. Louis Ave. Josie B Wrecking & Demo c/o Calvin Wallace 52—Kingsway West—343	4500-02-00800 30' x 137.5' 2 Sty. Brk. Res.	TS – 2017	\$1,000.00	\$1,000.00
3.	5066 Geraldine Ave. and 5068 Geraldine Ave. Latia Steward 71—Mark Twain—327	5086-00-02200 25' x 127.5'—1 Sty. Frm. Res. 5086-00-02300 25' x 127.5'—Vac. Lot 6 Month Option Appointing Authority	TS – 2013 TS – 2011	\$1,000.00	\$1,586.00

WARD 2—ALDERWOMAN LISA MIDDLEBROOK

4.	8655 N. Broadway Solomon Muhammad 74—Baden—334	5401-00-01100 25' x 120' 2 Sty. Frm. Res.	TS – 2020	\$1,000.00	\$1,000.00
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WARD 3—ALDERMAN BRANDON BOSLEY

5.	3922 North 20 th St. and 3924 North 20 th St. Joshua House Ministries Christian Church c/o Paul Hutson 65—Hyde Park—313	1238-00-00300 25' x 147.06' 1238-00-00400 33' x 147.5' Side Lots	TS – 1988 TS – 2019	\$1,000.00	\$682.00
6.	4251 DeSoto Ave. Salimah Thompson 67—Fairground—311	3355-00-02100 25' x 120' Side Lot	TS – 2014	\$250.00	\$353.00
7.	Exhibit “A” Ujima c/o Nickolas Speed 67—Fairground—311	13,067 sq. ft. Vac. Lots		\$10,000.00	\$7,840.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
24880001900	3715 Lee Av	Vacant Ground	TS-1991	50	105	5,227	\$3,136.00
24880002010	3719 Lee Av	Vacant Ground	TS-2009	50	105	5,227	\$3,136.00
24880002050	3723 Lee Av	Vacant Ground	TS-1981	25	105	2,613	\$1,568.00
				125		13,067	\$7,840.00

8. 2707 N. Grand Blvd.
Saleh Melik
59—Jeff VanderLou—309 2381-00-00700 Don – 1994 \$20,000.00 \$6,375.00
102' x 225.1'
Vac. Lot
9. 3254 North 20th St.
and
3256 North 20th St.
Scott A. Cope
65—Hyde Park—341 1157-00-00800 TS – 2012 \$3,000.00 \$1,494.00
30' x 126.3'—2 Sty. Brk. Res.
1157-00-00900 Don – 1993
30' x 126.3'—Side Lot
10. 1413 Dodier St.
and
1415 Dodier St.
Jamilah Nasheed
63—Old N. St. Louis—341 1132-03-00900 Don – 2015 \$4,288.00 \$4,288.00
49' x 113.53'
1132-03-01000 Don – 2009
49' x 113.53'
Vac. Lots
12 Month Option
11. Exhibit “A”
Old North Park East, LP
c/o Terrell Carter
63—Old N St. Louis—341 15,226 sq. ft. \$11,933.00 \$6,098.00
18 Month Option

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
11290001100	2913 North 13th St.	2 Sty Brk 4FF	TS-2013	50.00	75	3,883	\$4,000.00
11290001200	2903 North 13th St	Vacant Lot	TS-2016	102.58	75	7,604	\$1,687.00
11290001300	1309 Sullivan Ave	Vacant Lot	TS-2018	25.00	151.83	3,739	\$411.00
				178		15,226	\$6,098.00

12. 2020 Salisbury St.
and
2022 Salisbury St.
Bobby Eskridge and
Melody Eskridge
65—Hyde Park—341 1167-00-00300 TS – 2000 \$900.00 \$900.00
25' x 90'
1167-00-00200 TS – 2014
26' x 90'
Side Lots
12 Month Option

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
13.	2630 Palm St. Gregory Luc 59—Jeff VanderLou—317	2375-00-00200 35' x 140' 2 Sty. Brk. 2 FF	TS – 2015	\$2,000.00	\$2,000.00
14.	1410 Newhouse Ave. Ashlee Cooksey 65—Hyde Park—313	2410-00-00600 30' x 130' 2 Sty. Brk. 2 FF	TS – 1998	\$2,000.00	\$2,000.00
15.	4242 Randall Place Mark Lyles 65—Hyde Park—313	2440-00-00500 37' x 130.37' 2 Sty. Brk. 2 FF Appointing Authority	TS – 2017	\$1.00	\$2,000.00
<u>WARD 4—ALDERWOMAN DWINDERLIN EVANS</u>					
16.	4428 Greer Ave. Alexander Hamilton 56—The Greater Ville—307	4469-05-01400 35' x 134.8' Side Lot	TS – 2018	\$863.00	\$863.00
17.	4458 Labadie Ave. Deborah Winn 56—The Greater Ville—307	4469-06-00600 44.6' x 147.5' Side Lot Appointing Authority	TS – 2012	\$500.00	\$1,099.00
18.	3721 Garfield Ave. Jacinta Vanderford 59—Jeff VanderLou—309	1871-00-01800 25' x 120' Side Lot Appointing Authority	TS – 2018	\$200.00	\$469.00
19.	4719 Cote Brilliante Ave. The Empowerment Co. c/o Robert H. Woods III 55—Kingsway East—308	3780-00-05000 30' x 115' 2 Sty. Brk. 2FF	TS – 2018	\$1,500.00	\$2,000.00
20.	1529 Cora Ave. and 4831 St. Louis Ave. Willard Donlow Jr. 56—The Greater Ville—307	5638-00-05800 50' x 141.75'—2 Sty. Brk. 2 FF 4479-00-06207 56.5' x 108.58'—2 Sty. Brk. Comm.	TS – 2019 TS – 2017	\$7,000.00	\$6,000.00
21.	Exhibit “A” The Nash Group, LLC c/o Dr. Troy Nash 56—The Greater Ville—320	197,148 sq. ft. 24 Month Option		\$110,000.00	\$61,050.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value			
ParcelID	Address	Source	Usage	Front	Side1	LotSF	Value
44680600200	4354 Labadie Av	TS-2005	Vacant Lot	24.58	147.5	4,250	\$1,153.00
44680600300	4352 Labadie Av	TS-2001	Vacant Lot	25	147.42	3,714	\$1,173.00
44680600400	4350 Labadie Av	TS-2011	2 Sty Brk Res	25	147.5	3,687	\$200.00
44680600600	4340 Labadie Av	TS-1985	Vacant Lot	70.05	147.05	9,855	\$3,285.00
44680600700	4334 Labadie Av	TS-1990	Vacant Lot	50	147.02	7,287	\$2,345.00
44680600800	4332 Labadie Av	TS-1980	Vacant Lot	25	147.42	3,635	\$1,173.00
44680600900	4330 Labadie Av	TS-1980	Vacant Lot	25	147.42	3,926	\$1,173.00
44680601000	4326 Labadie Av	TS-1985	Vacant Lot	25	147.05	3,923	\$1,173.00
44680601100	4324 Labadie Av	TS-1994	Vacant Lot	25	147.5	3,653	\$1,173.00
44680601200	4322 Labadie Av	TS-1993	Vacant Lot	25	147.06	3,729	\$1,173.00
44680601500	4312 Labadie Av	TS-1980	Vacant Lot	20.08	147.42	3,162	\$942.00
44680601600	4310 Labadie Av	TS-2013	Vacant Lot	20.25	147.42	2,831	\$950.00
44680601700	4308 Labadie Av	TS-2008	Vacant Lot	25	147.42	3,378	\$1,173.00
44680601800	4306 Labadie Av	TS-1999	Vacant Lot	25	147.42	3,461	\$1,173.00
44680601900	4302 Labadie Av	TS-1980	Vacant Lot	25	147.42	4,342	\$1,173.00
44680602000	4300 Labadie Av	TS-1980	Vacant Lot	25	147.42	3,652	\$1,173.00
44680602100	4250 W Labadie Av	TS-2002	Vacant Lot	75	147.42	11,720	\$3,518.00
44680602200	4248 W Labadie Av	TS-1998	Vacant Lot	25	147.5	3,113	\$1,173.00
44680602300	4246 W Labadie Av	TS-1992	Vacant Lot	25	147	3,771	\$1,173.00
44680602400	4244 W Labadie Av	TS-2002	Vacant Lot	25	147.42	3,583	\$1,173.00
44680602500	4242 W Labadie Av	TS-2000	Vacant Lot	25	147.42	3,641	\$1,173.00
44680602600	4238 W Labadie Av	TS-1999	Vacant Lot	25	174.42	4,028	\$1,173.00
44680602700	4236 W Labadie Av	D-1983	Vacant Lot	25	147.5	3,251	\$1,173.00
44680605601	4319 St Louis Av	D-1994	Vacant Lot	50	150	7,942	\$2,345.00
44680605700	4325 St Louis Av	TS-2012	Vacant Lot	47.6	94	5,080	\$2,232.00
44680605800	4327 St Louis Av	TS-2011	Vacant Lot	15.5	150	4,043	\$727.00
44680605900	4329 St Louis Av	TS-2013	Vacant Lot	37	150	6,208	\$1,735.00
44680606000	4331 St Louis Av	TS-2011	Vacant Lot	25	150	3,750	\$1,173.00
44680606100	4333 St Louis Av	TS-1985	Vacant Lot	25	150	4,393	\$1,173.00
44680606150	4335 St Louis Av	TS1996	Vacant Lot	28.25	150	4,812	\$1,325.00
44680606200	4337 St Louis Av	TS-1996	Vacant Lot	31.75	150	4,110	\$1,489.00
44680606300	4339 St Louis Av	TS-1996	Vacant Lot	29.25	150	4,572	\$1,372.00
44680606400	4341 St Louis Av	D-2000	Vacant Lot	25	150	3,820	\$1,173.00
44680606500	4343 St Louis Av	TS-1989	Vacant Lot	25	150	4,125	\$1,173.00
44680606600	4345 St Louis Av	D-1983	Vacant Lot	25	150	3,967	\$1,173.00
44680606700	4347 St Louis Av	TS-2013	Vacant Lot	25	150	3,719	\$1,173.00
44680606900	4351 St Louis Av	TS-1980	Vacant Lot	25	150	3,641	\$1,173.00
44680607000	4353 St Louis Av	TS-1985	Vacant Lot	25	150	3,720	\$1,173.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount		Estimate of Value		
44680607100	4355 St Louis Av	TS-2013	Vacant Lot	25	150	4,344	\$1,173.00
44680607200	4357 St Louis Av	D-1980	Vacant Lot	25	150	3,680	\$1,173.00
44680607300	4359 St Louis Av	TS-1980	Vacant Lot	35.42	150	4,669	\$1,661.00
44680607400	4363 St Louis Av	TS-1980	Vacant Lot	26	150	3,906	\$1,219.00
44680608600	2924 N Newstead Av	TS-1980	Vacant Lot	29.5	120	3,447	\$1,384.00
44680608700	2926 N Newstead Av	D-1980	Vacant Lot	29.5	120.42	3,848	\$1,384.00
44680608800	2928 N Newstead Av	TS-2002	Vacant Lot	27.42	120	3,760	\$1,286.00
				1,322		197,148	\$61,050.00

WARD 5—ALDERMAN JAMES PAGE

22. 2215 North 13th St. 0632-00-01050 TS – 2019 \$2,500.00 \$2,000.00
 Tasha Lester 47.5' x 25'
 63—Old N St. Louis—319 2 Sty. Brk. 2 FF

WARD 6—ALDERWOMAN CHRISTINE INGRASSIA

23. 2614 Caroline St. 1810-00-01400 TS – 1990 \$1,500.00 \$1,803.00
 John R. Seline and 32.06' x 94.01'
 Denise L. Seline Side Lot
 31—Gate District—253

WARD 9—ALDERMAN DAN GUENTHER

24. 3225 Texas Ave. 1517-00-02800 TS – 2004 \$1,900.00 \$1,876.00
 Denise R. Shookman 40' x 124.33'
 30—Benton Park West—143 Side Lot
25. **Double Offer**
 3164 Iowa Ave. 1759-00-00200 TS – 2003
 Carmen Soto 50' x 125'
 30—Benton Park West—143 Vac. Lot
- A. Carmen Soto \$6,500.00 \$6,250.00
- B. Natividad V. Brejot \$2,400.00 \$3,500.00
26. 2800 Wyoming St. 1512-00-02200 CDA – 1993 \$1,500.00 \$1,992.00
 Metro Trans Umbrella Group 35' x 125'
 c/o Elaine Bruene Vac. Lot
 30—Benton Park West—142

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 11—SARAH MARTIN

27.	226 Courtois St. Meagan Olson 2—Patch—136	3130-00-00100 48' x 100' Side Lot	TS-2013	\$2,026.00	\$2,026.00
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WARD 13—ALDERWOMAN ANNE SCHWEITZER

28.	4055 Concordia Ave. Janet Carter 5—Bevo Mill—114	5503-00-04700 28' x 30' Vac. Lot	TS – 2015	\$500.00	\$367.00
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WARD 18—ALDERMAN JESSE TODD

29.	5042 Enright Ave. TS Realty Investments, LLC c/o Torre Sanders 51—Academy—238	4837-00-01900 25' x 170' Side Lot Appointing Authority	TS – 2004	\$350.00	\$586.00
30.	4762 Cote Brilliante Ave. Lawrence Hughes 55—Kingsway East—308	3779-00-00900 50' x 205' Vac. Lot Appointing Authority	TS – 2003	\$600.00	\$1,055.00
31.	Exhibit “A” Cool And Fly Design and Advertising, LLC c/o Travis J. Cotton 68—Vandeventer—231	11,175 sq. ft. Vac. Lots		\$11,175.00	\$6,294.00

ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
37420000300	4066 Cook Av	Vacant Lot	TS-2017	26.3	92	2,423	\$1,644.00
37420000500	4062 Cook Av	Vacant Lot	TS-2011	26.4	92	2,428	\$1,650.00
37420008200	1116 N Sarah St	Vacant Lot	TS-1995	48	132	6,324	\$3,000.00
				100.7		11,175	\$6,294.00

32.	5076 Cates Ave. La Concorde, LLC c/o Stephane Seck-Birhame 51—Academy—238	4839-00-00300 30' x 179' 2 Sty Brk. Res.	TS – 2012	\$1,000.00	\$1,000.00
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4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
33. 4726 Cote Brilliante Ave. Alesha S. Kinnard 55—Kingsway East—306	3779-00-02000 35' x 205' 2 Sty. Frm. Res.	TS – 2012	\$600.00	\$1,000.00
Appointing Authority				
34. 5079 Enright Ave. and 5091 Enright Ave. Soulful Properties, LLC Jordan Monette 51—Academy—238	4838-00-04700 50' x 170' 4838-00-05100 50.33' x 170' Vac. Lots 12 Month Option	TS – 1975 Don – 1998	\$15,396.00	\$6,271.00
35. 1221 N. Euclid Ave. Deidre Lewis 53—Fountain Park—233	3769-00-03200 59' x 170' 2 Sty. Frm. Res. 12 Month Option	TS – 2019	\$1,000.00	\$1,000.00

WARD 19—ALDERWOMAN MARLENE E. DAVIS

36. Exhibit “A” Metropolitan Village, Inc. c/o Charles Bussey 37—Midtown—355	13,286 sq. ft. Appointing Authority		\$3,000.00	\$5,163.00
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ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
9950000600	2822 Delmar Blvd	Vacant Lot	TS-1996	38.25	134.25	5,039	\$1,913.00
9960002300	2827 Delmar Blvd	Vacant Lot	TS-2000	25.00	124.66	3,308	\$1,250.00
10240001200	3035 Dr S T Shepard Dr	Vacant Lot	TS-2017	40.00	134.7	4,939	\$2,000.00
				103.25		13,286	\$5,163.00

37. 3111 Dr. S. T. Shepard Drive and 3117 Dr. S. T. Shepard Drive Courtney Mosby 37—Midtown—255	1037-00-01700 40' x 134.66' 1037-00-01800 57' x 134.66' Vac. Lots Appointing Authority	TS – 1996 TS – 1974	\$1,000.00	\$4,850.00
38. Exhibit “A” NDC Housing and Economic Development, Corp. c/o Stephanie Dugan 59—Jeff VanderLou—316	87,578 sq. ft. 18 Month Option		\$65,606.00	\$56,954.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value			
ParcelID	Address	Source	Usage	Front	Side1	LotSF	Value
18870000100	1718 Coleman St	TS-1980	Vacant Lot	60.83	114	3,320	\$3,863.00
18870000200	1720 Coleman St	TS-2002	Vacant Lot	20	120	2,374	\$1,270.00
18870000700	1806 Coleman St	TS-1993	Vacant Lot	20	120	2,404	\$1,270.00
18870000800	1808 Coleman St	TS-1996	Vacant Lot	20	120	2,573	\$1,270.00
18870000900	1810 Coleman St	TS-1980	Vacant Lot	20	120	2,404	\$1,270.00
18870001000	1812-8 Coleman St	TS-1980	Vacant Lot	77.66	120	9,395	\$4,931.00
18870001400	1820 Coleman St	TS-1980	Vacant Lot	20	120	2,405	\$1,270.00
18870001500	1822 Coleman St	TS-2000	Vacant Lot	20	120	2,406	\$1,270.00
18870002700	1916 Coleman St	TS-1984	Vacant Lot	17.09	82.03	1,527	\$1,085.00
18870003000	1918-22 Coleman St	TS-1980	Vacant Lot	53.7	82.33	4,574	\$3,410.00
18870003400	3112 North Market St	TS-2016	Vacant Lot	14.62	75	1,659	\$928.00
18870003500	3110 North Market St	TS-1980	Vacant Lot	17.33	75	1,570	\$1,100.00
18870003600	3108 North Market St	TS-1985	Vacant Lot	17.04	75	1,576	\$1,082.00
18870003700	3100 North Market St	TS-1980	Vacant Lot	70.65	75	4,313	\$4,486.00
18870004000	1911 Laflin St	TS-1980	Vacant Lot	25	120	2,922	\$1,588.00
18870004300	1905 Laflin St	TS-1992	Vacant Lot	25	120	2,913	\$1,588.00
18870004400	1901 Laflin St	TS-1993	Vacant Lot	25	120	2,736	\$1,588.00
18870004600	1827 Laflin St	TS-1997	Vacant Lot	50	120	6,043	\$3,175.00
18870004700	1823 Laflin St	TS-1980	Vacant Lot	25	120	3,021	\$1,588.00
18870004800	1817-9 Laflin St	TS-1980	Vacant Lot	50	120	6,043	\$3,175.00
18870005000	1815 Laflin St	TS-1980	Vacant Lot	25	120	3,021	\$1,588.00
18870005200	1811 Laflin St	TS-1980	Vacant Lot	18.5	120	2,200	\$1,175.00
18870005300	1807 Laflin St	TS-1980	Vacant Lot	37.5	120	4,576	\$2,381.00
18870005400	1805R Laflin St	TS-1980	Vacant Lot	72	60	3,654	\$4,570.00
18870005500	3105 Magazine St	TS-2017	Vacant Lot	50	92	3,883	\$3,175.00
18870005600	3107-9 Magazine St	TS-1980	Vacant Lot	25	60	2,850	\$1,588.00
18870005800	3111 Magazine St	TS-1998	Vacant Lot	20	60	1,216	\$1,270.00
				897		87,578	\$56,954.00

WARD 20—ALDERWOMAN CARA SPENCER

39. 2615 Chippewa St. 1649-00-03700 Don – 2001 \$1,099.00 \$8,575.00
 Gilshom Gashabuka 59.65' x 100'
 19—Gravois Park—144 Vac. Lot
Appointing Authority

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
<u>WARD 21—ALDERMAN JOHN COLLINS-MUHAMMAD</u>				
40. 4050 Penrose St. and 4052 Penrose St. Renard Henson and Monica Henson 68—O’Fallon—305	3576-00-00400 25’ x 108.58’ 3576-00-00500 25’ x 108.58’ Side Lots	TS – 2015 TS – 2012	\$1,150.00	\$1,173.00
41. 4420 Anderson Ave. Allison R. Miller 69—Penrose—305	4416-16-02100 29’ x 207.75’ Side Lot Appointing Authority	TS – 2001	\$250.00	\$816.00
42. 4169 N. Newstead Ave. Marwin Adair 69—Penrose—305	4413-00-03650 26.5’ x 100’ Side Lot	TS – 2008	\$760.00	\$746.00
43. 4260 Athlone Ave. Kimberly N. Bell 68—O’Fallon—304	3568-00-01900 30’ x 155.1’ Vac. Lot Appointing Authority	TS – 2012	\$200.00	\$704.00
44. 4507 Alice Ave. Mostafa El Zoghbi 68—O’Fallon—305	3547-00-03700 45’ x 142.5’ 2 Sty. Brk. 2 FF	TS – 2014	\$2,000.00	\$2,000.00
45. 4278 Kossuth Ave. Willie Mae James 68—O’Fallon—305	4436-00-00700 25’ x 108.29’ 2 Sty. Brk. Res.	TS – 2016	\$1,000.00	\$1,000.00
46. 4035 Lee Ave. Donna Hughes 68—O’Fallon—305	3576-00-03000 50’ x 108.58’ 1 Sty. Frm. Res.	TS – 2015	\$1,000.00	\$1,000.00
47. 4414 Marcus Ave. CFA Properties Mgt., LLC c/o Frederick Goodgaim Jr. 69—Penrose—303	4418-02-00200 37.6’ x 125’ 1 Sty. Brk. Res.	TS – 2016	\$750.00	\$1,000.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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48. Exhibit “A”
Habakkuk’s Journey
c/o Antionette Travis
66—College Hill—312
- 36,006 sq. ft.
18 Month Option
- \$11,437.00 \$11,569.00

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
33930004000	3905 W Florissant Av	Vacant Lot	D-1995	60.48	90	4,756	\$2,268.00
33930003700	2183 E Linton Av	Vacant Lot	D-1997	57	130	7,084	\$2,138.00
33930003800	2189 E Linton Av	Vacant Lot	TS-2002	48	120	5,753	\$1,800.00
33930003600	2179 E Linton Av	Vacant Lot	D-1980	43	126	5,492	\$1,613.00
33930003400	2167 E Linton Av	Vacant Lot	D-1980	25	136	3,102	\$937.00
33930003500	2175 E Linton Av	Vacant Lot	D-1995	75	133	9,819	\$2,813.00
				308.5		36,006	\$11,569.00

WARD 22—ALDERMAN JEFFREY L. BOYD

49. 5936 Julian Ave.
Delbret Taylor
48—West End—235
- 2987-00-08300
50’ x 117.5’
Side Lot
Appointing Authority
- Don – 2009 \$600.00 \$1,525.00
50. 5456 Wabada Ave.
Revisions, LLC
c/o Keyana Robinson
50—Wells Goodfellow—344
- 4525-00-02100
35’ x 96’
Side Lot
- TS – 1982 \$900.00 \$656.00
51. 1388 Hodiamont Ave.
and
5978 Ridge Ave.
David L. Wallace
78—Hamilton Heights—239
- 3835-05-06200
40.17’ x 118.5’
3835-05-00100
44’ x 103.61’
Side Lots
- TS – 2018 \$2,000.00 \$1,876.00
TS – 1977
52. 5869 Theodosia Ave.
Dominique Graham
50—Wells Goodfellow—347
- 4991-00-05300
24.5’ x 118.1’
Vac. Lot
- TS – 1994 \$2,500.00 \$517.00
53. 5342 Lotus Ave.
Marc H. Taylor and
Neva A. Taylor
50—Wells Goodfellow—344
- 4514-00-01100
25’ x 123’
1 Sty. Brk. Res
- TS – 2009 \$1,000.00 \$1,000.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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54.	1374 Goodfellow Blvd. Emmanuel Prospere 78—Hamilton Heights—239	3817-09-00700 25' x 119.08' 2 Sty. Brk. Res.	TS – 2011	\$800.00	\$1,000.00
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WARD 25—ALDERMAN SHANE COHN

55.	401 Bates St. Stephanie McCloud 1—Carondelet—101	2855-00-01200 50' x 132.5' Vac. Lot 12 Month Option	TS – 2015	\$4,000.00	\$4,375.00
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WARD 26—ALDERWOMAN SHAMEEM CLARK-HUBBARD

56.	5876 Bartmer Ave. Kobinea M. Wells 48—West End—235	3828-00-00700 65' x 162.16' Side Lot	TS – 2015	\$1,800.00	\$1,830.00
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57.	5226 Wells Ave. Jerry R. Lewis 51—Academy—238	3794-00-00400 25' x 203.46' Side Lot Appointing Authority	TS – 2018	\$300.00	\$586.00
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58.	5195 Vernon Ave. Micah Hainline and Sarah Hainline 51—Academy—238	5148-00-04400 37' x 136.5' Vac. Lot	TS – 2001	\$5,088.00	\$5,098.00
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59.	1377 Union Blvd. Wayne Testamark Jr. 78—Hamilton Heights—239	3799-00-02700 30' x 180' 2 Sty. Brk. 2 FF Appointing Authority	TS – 2009	\$1,000.00	\$2,000.00
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60.	Exhibit “A” Gerald McNair 78—Hamilton Heights—239	13,815 sq. ft. 12 Month Option		\$2,000.00	\$2,417.00
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ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
37980005700	1424 Arlington Av	Vacant Lot	TS-2000	26.1	122	3,173	\$582.00
37980005800	1428 Arlington Av	Vacant Lot	TS-2014	26.1	124	3,273	\$582.00
37980005900	1432 Arlington Av	Vacant Lot	TS-2000	26.1	120	3,338	\$582.00
37980006000	1436 Arlington Av	Vacant Lot	TS-2000	30.1	126	4,031	\$671.00
				108		13,815	\$2,417.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
<u>WARD 27—ALDERWOMAN PAM BOYD</u>				
61. 5307 Claxton Ave. Todd C. Chavers Sr. 71—Mark Twain—327	5329-00-05400 30' x 125' Side Lot	TS – 2014	\$300.00	\$703.00
62. 5775 Theodore Ave. David Allen 72—Walnut Park East—327	5414-00-04600 54' x 50' Side Lot	TS – 1992	\$200.00	\$401.00
	Appointing Authority			
63. 5040 Wren Ave. and 5050 Wren Ave. Dyendra Smith 72—Walnut Park East—327	5395-00-00900 50.83' x 138.5' 5395-00-01100 29.08' x 138.5' Vac. Lots	TS – 2000 TS – 1999	\$500.00	\$1,498.00
	Appointing Authority			
64. 5043 Claxton Ave. Sharon Titsworth 71—Mark Twain—327	5557-00-05200 25' x 125' 1 Sty. Brk. Res.	TS – 2016	\$1,001.00	\$1,000.00
65. 5076 Emerson Ave. Douglas Williams 71—Mark Twain—327	5556-00-02700 37.5' x 122.5' 1 Sty. Frm Res.	TS – 2011	\$1.00	\$1,000.00
	Appointing Authority			
66. 5219 Beacon Ave. Donnie Whitfield 72—Walnut Park East—327	5531-00-04100 37.5' x 125' 1 Sty. Brk. Res.	TS – 2020	\$1,000.00	\$1,000.00
67. Exhibit “A” Leslie T. McClelland 72—Walnut Park East—327	9,732 Sq. Ft. Appointing Authority		\$1,000.00	\$1,938.00

ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
53940001800	5132 Robin Av	Vacant Lot	TS-2014	25	138.5	3,786	\$469.00
53940001900	5136 Robin Av	Vacant Lot	D-1980	25	138	3,021	\$469.00
53940002000	5138 Robin Av	1 Sty Brk Res	TS-2010	25	138	2,925	\$1,000.00
				75		9,732	\$1,938.00

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
68. Double Offer				
5217 Wren Ave.	5122-00-04000	TS – 2020		\$1,000.00
72—Walnut Park East—327	33’ x 138.5’ 1 Sty. Frm. Res.			
A. Mahogany Moore			\$1,000.00	
B. Clinton Davis			\$1,000.00	
69. 6037 Garesche Ave.	5347-00-03400	TS – 2011	\$1,000.00	\$1,000.00
Shanell Bolden	25’ x 125’			
76—Walnut Park West—325	1 Sty. Frm. Res.			
70. 6003 Harney Ave.	5343-00-02700	TS – 2016	\$300.00	\$1,000.00
Vivian Houston	25’ x 125’			
76—Walnut Park West—325	1 Sty. Frm. Res.			

Appointing Authority

MULTIPLE WARD OFFERS

WARD 3—BOSLEY / WARD 18—TODD / WARD 19--DAVIS

71. Exhibit “A”	17,000 sq. ft.		\$26,401.00	\$12,688.00
Tierra Silerio				
Ward 3—Jeff VanderLou				
Ward 18—Academy				
Ward 19—Tiffany				

ParcelID	Address	Ward	Usage	Source	Front	Side	LotSF	Value
52150002300	3500 N Grand Bvd	3	3 Sty Brk Comm	TS-2020	80	66	5,325	\$3,000.00
48370001500	5052 Enright Av	18	Vacant Lot	TS-2015	50	170	8,497	\$5,000.00
49570001800	3837 Folsom	19	Vacant Lot	D-2014	25	128	3,178	\$4,688.00
					155		17,000	\$12,688.00

WARD 9—GUENTHER / WARD 20--SPENCER

72. Exhibit “A”	20,050 sq. ft.		\$9,376.00	\$22,749.00
Transform STL Rehabs, LLC	3 Month Option			
c/o Jeff Steinmann	Appointing Authority			
Ward 9—30—Benton Park West				
Ward 20—19—Gravois Park				

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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ParcelID	Address	Ward	Source	Usage	Front	Side1	LotSF	Value
15140001200	2746 Utah St	9	TS-2014	Vacant Lot	25.66	125	3,254	\$3,208.00
15140001300	2744 Utah St	9	TS-2000	Vacant Lot	25.66	125	3,252	\$3,208.00
15140001400	2740 Utah St	9	TS-2013	Vacant Lot	25.66	125	3,250	\$3,208.00
17560000100	3172 California Av	9	TS-2009	Vacant Lot	57	125	7,179	\$7,125.00
16340002400	3737 Oregon Av	20	TS-2015	2 Sty Brk 2FF	11.5	127.2	1,454	\$3,000.00
16340002450	3737H Oregon Av	20	TS-2014	2 Sty Brk 2FF	13.16	127.2	1,661	\$3,000.00
					159		20,050	\$22,749.00

WARD 13—SCHWEITZER / WARD 25--COHN

73. 4215 Eichelberger St. 5936-00-01700 TS – 2018 \$3,500.00 \$3,500.00
 Ward 13 40' x 190'
 5—Bevo Mill—114 1 Sty. Frm. Res.
 and
 532 Eiler St. 2840-06-01500 TS – 2015
 Ward 25 30' x 98.92'
 1—Carondelet—103 2 Sty. Brk. 2 FF
 Williford Equities, LLC
 c/o Pamela Williford

WARD 18—TODD / WARD 21—COLLINS-MUHAMMAD

74. Exhibit “A” 18,352 sq. ft. \$16,000.00 \$13,534.00
 Makava Realty, LLC 18 Month Option
 c/o Michael Mayberry
 Ward 18—54—Lewis Place
 Ward 21—66—College Hill

ParcelID	Address	Wrd	Source	Usage	Front	Side1	LotSF	Value
48750002800	4756 Dr M L King Dr	18	TS-2018	2 Sty Brk Com	50	140	6,998	\$6,500.00
33980003700	3935 W Florissant Av	21	TS-2009	Vacant Lot	48.32	123.1	5,349	\$681.00
33980003800	3941 W Florissant Av	21	TS-2020	1 Sty Brk Com	28.56	115.23	3,005	\$6,000.00
33980004000	3945 W Florissant Av	21	TS-2016	Vacant Lot	25	120	3,000	\$353.00
					152		18,352	\$13,534.00

WARD 21—COLLINS-MUHAMMAD / WARD 22—J. BOYD

75. 5910 Ferris Ave 5718-00-01400 TS – 2017 \$2,700.00 \$5,000.00
 and 30' x 115'—1 Sty. Brk. Res.
 4535 Carrie Ave. 3558-00-00850 TS – 2014
 Norma Jean Ross 54' x 200'—2 Sty. Br. 4 FF
 Ward 21—69—Penrose
 Ward 22—71—Mark Twain/I-70

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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B. MOW TO OWN

WARD 1—ALDERWOMAN SHARON TYUS

76. 5420 Geraldine Ave. 5080-00-00600 TS – 2008
 Cecelia Jones 30' x 1275'
 71—Mark Twain—327

WARD 4—ALDERWOMAN DWINDERLIN EVANS

77. 4655 Evans Ave. 3775-04-02100 TS – 2013
 Rasheedah Furqan 40' x 96.42'
 54—Lewis Place—234

78. 4526 Garfield Ave. 3720-00-02400 TS – 2012
 Deborah Winn 30' x 130.5'
 56—The Greater Ville—309

79. 4464 Labadie Ave. 4469-06-00400 TS – 2016
 Deborah Winn 31.5' x 147.42'
 56—The Greater Ville—307

WARD 14—ALDERWOMAN CAROL HOWARD

80. 3975 Randall St. 5070-00-04610 TS – 2010
 Minini Numbere and 35' x 103'
 Homayemem Weli
 5—Bevo Mill—114

WARD 18—ALDERMAN JESSE TODD

81. 5052 Minerva Ave. 3791-00-01900 TS – 2013
 Porto Di Mora, LLC 30' x 130'
 c/o Delbert Taylor
 51—Academy—236

WARD 26—ALDERWOMAN SHAMEEM CLARK-HUBBARD

82. 5228 Wells Ave. 3794-00-00300 TS – 2013
 Jerry R. Lewis 25' x 206.33'
 51—Academy—238

WARD 27—ALDERWOMAN PAM BOYD

83. 5347 Arlington Ave. 5330-00-04200 TS – 2017
 Penny Ray-Johnson 30' x 125'
 71—Mark Twain—327

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 4—ALDERWOMAN DWINDERLIN EVANS

84. 4432 Greer Ave. 4469-05-1300 TS – 2012
 Alexander Hamilton and 30.25' x 134.64'
 Tamika Hamilton
 56—The Greater Ville—307

C. PROP NS BUILDINGS

WARD 3—ALDERMAN BRANDON BOSLEY

85. 1910 Destrehan St. 1172-05-00500 TS – 2019 \$1,000.00 min. bid
 65—Hyde Park—341 35' x 93'
 1 Sty. Brk. Res.

- A. STL Revitalization Partners, LLC c/o Sal Martinez \$5,000.00 bid
- B. Nelux Development, LLC c/o Mick Frasier \$2,500.00 bid

WARD 4—ALDERWOMAN DWINDERLIN EVANS

86. 3021 N. Taylor Ave. 3710-02-02400 TS – 2012 \$2,000.00 min. bid
 56—The Greater Ville--307 25/66' x 145'
 2 Sty. Brk. 2 FF

- A. Bruce Arthur Peterson \$2,000.00 bid

WARD 18—ALDERMAN JESSE TODD

87. 1129 Walton Ave. 3771-00-05700 TS – 2015 \$2,000.00 min. bid
 53—Fountain Park—233 37.5' x 170'
 2 Sty Brk 2FF

- A. Danielle Nichole Morrison \$5,500.00 bid
- B. Nelux Development, LLC c/o Mick Frasier \$3,500.00 bid

WARD 22—ALDERMAN JEFFREY L. BOYD

88. 5347 Wabada Ave. 4516-02-02500 TS – 2014 \$4,000.00 in. bid
 50—Wells Goodfellow--344 42' x 90.33'
 2 Sty Brk. 4 FF

- A. Nelux Development, LLC c/o Mick Frasier \$6,000.00 bid

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
B. Bruce Arthur Peterson			\$4,000.00 bid	
<u>WARD 27—ALDERWOMAN PAM BOYD</u>				
89. 5448 Gilmore Ave. 72—Walnut Park East—327	5127-00-01200 25' x 138.5' 1 Sty. Brk. Res.	TS – 2011		\$1,000.00 min. bid
A. Nelux Development, LLC c/o Mick Frasier			\$2,000.00 bid	
D. DONATIONS				
<u>WARD 3—ALDERMAN BRANDON BOSLEY</u>				
90. 3821 Lee Ave. Aleiah Vaughn 67—Fairground—311	3578-00-01600 25' x 108.58' Vac. Lot			
<u>WARD 9—ALDERMAN DAN GUENTHER</u>				
91. 3010 Dakota St. Trident Realty Investments 17—Mt. Pleasant—101	2720-00-01507 77.5' x 124.58' 2 Sty. Brk. Comm.			
92. 2001 Arsenal St. Michael Butler and Jessica Butler 22—Benton Park—247	1977-00-01500 13.96'/25.83' x 126.51' Vac. Lot			
<u>WARD 20—ALDERWOMAN CARA SPENCER</u>				
93. 3548 Minnesota Ave. G & A Missouri, LLC c/o Monica N. Decker 19—Gravois Park—141	1578-00-00100 41.6' x 128.33' 2 Sty. Brk. 2 FF			
E. GARDEN LEASES				
<u>WARD 18—ALDERMAN JESSE TODD</u>				
94. 4209 West Belle Place and 4211 West Belle Place WalkN Faith, Inc. c/o Sabrina Davis 58—Vandeventer—231	4567-00-02400 31' x 147.07 4567-00-02599 30' x 147.09 Vac. Lots	TS – 1992 TS – 1995		

4. OFFERS TO PURCHASE LRA PROPERTY—MAY 26, 2021

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 20—ALDERWOMAN CARA SPENCER

95.	3739 S Broadway Kim Miller 18—Marine Villa—146	1652-00-01900 20' x 47.78' Vac. Lot	TS – 1997	
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WARD 22—ALDERMAN JEFFREY L. BOYD

96.	5863 Greer Ave. Guy E. Bonner 50-Wells Goodfellow—347	6506-00-01500 60' x 118.03' Vac. Lot	TS – 1985	
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Agenda Item 4f.

**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

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.

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."

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 December 8, 2020:
 - 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 26th day of May, 2021.

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

(SEAL)

Clarence E. Dula
Secretary

ATTEST:

Assistant Secretary

Agenda Item 4g.

**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

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).

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.

REQUESTED ACTION:

Approval of this Resolution.

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 26th day of May 2021.

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

Clarence E. Dula
Secretary

(SEAL)

ATTEST:

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:
