

LAND REUTILIZATION AUTHORITY
Board of Commissioners
Regular Meeting
SLDC Board Room, 2nd Floor
VIA ZOOM MEETING AND VIA TELEPHONE
June 29, 2022
8:30 a.m.

Due to the current COVID-19 pandemic and the Health Commissioner's Orders, 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 314-657-3749 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>

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People wishing to speak on items on the agenda who are unable to signal and 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 Myisa Whitlock at whitlockm@stlouis-mo.gov or by phone at 314-657-3749 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posted on the bulletin board on the first floor lobby of 1520 Market St on (June 27,2022) by 3:00 PM and items may be withdrawn or modified during the Public Meeting at the discretion of the Commissioners.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
June 29, 2022
8:30 a.m.

Some Board Members May Attend By Phone

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

1. Call To Order
2. Election of Officers
3. Minutes of the May 25, 2022 Commission Meeting.- Request Deferral
4. Report Of Commissioners
5. Action Of Offers To Purchase
 - a. Offers To Purchase **(1-98)**
 - b. Multiple Ward Offers **(99-110)**
 - c. Mow To Own **(111-121)** Resolution **22-LRA-710**
 - d. Prop NS Stabilized Buildings **(122-131)**
 - e. Donations **(132-134)**
 - f. Miscellaneous **(135)**
 - g. Resolution Authorizing Use of Prop NS Funds To Stabilize Specific Eligible LRA Buildings, As Recommended By Prop NS Staff and the Stabilization Advisory Committee Resolution **22-LRA – 709**
6. 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.
7. Financial Reports
8. **THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR JULY 27, 2022**
9. Adjournment

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

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. | 5053 St. Louis Ave.
Valerie Harris
52—Kingsway West—342 | 5229-03-02000
72.65' x 133' | TS – 1996 | \$2,500.00 | \$5,449.00 |
|----|---|--------------------------------|-----------|------------|------------|

Ms. Harris lives in Whiteville, TN and will be relocating to St. Louis in May. She would like to purchase this lot for the construction of a new home. **Staff recommends countering back to the original offer of a \$3,596.00/12 month option with closing contingent on approval of plans, budget and financing.**

- | | | | | | |
|----|-------------------------------------|----------------|--|------------|------------|
| 2. | Exhibit “A”
Jaleace Smith | 13,077 sq. ft. | | \$2,000.00 | \$2,000.00 |
|----|-------------------------------------|----------------|--|------------|------------|

The subject properties are three residences and a vacant lot. Ms. Smith would like to purchase this property to rehab and live (5210 Theodosia) on the first floor and rent the second floor.

Staff recommends countering with the purchase of 5210 Theodosia in the amount of \$2,000.00 and rejection of the other properties with closing contingent on approval of budget and financing.

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
15284000150	5210 Theodosia	2 Sty, 2F, Brk	DON-2019	30	125	3,750	\$2,000.00
14387000180	4910 San Francisco.	1 Sty Brk Res	TS-2012	28	135	3,170	1,000.00
15468000150	4957 Thekla Ave.	1 Sty Brk Res	TS-2018	30	104.58	3,138	\$1,000.00
15283000060	5240 Paulian Ave.	Vac. Lot	TS-2013	30	125	3,019	\$1,000.00
						13,077	\$4,000

- | | | | | | |
|----|---|--|-----------|------------|------------|
| 3. | 5115 Labadie Ave.
ArgoEight LLC
c/o Montorrius Tobias
52—Kingsway West—342 | 5230-04-01100
42' x 133'
2 Sty. Brk. Residence – 4FF | TS – 2013 | \$2,000.00 | \$4,000.00 |
|----|---|--|-----------|------------|------------|

The subject property is a 3,332 sq. ft. 2 story brick four family flat. Mr. Tobias intends to rehab and rent the property. **Staff recommends countering at \$2,666.00 with closing being contingent on approval of budget and financing.**

WARD 2—ALDERWOMAN LISA MIDDLEBROOK

- | | | | | | |
|----|--|---|----------|------------|-----------|
| 4. | 425 Blasé (7850 N. Broadway)
Nitin Jain
74—Baden—336 | 4230-00-00100
89,886 sq. ft.
Vac. Lot | DP –1994 | \$5,000.00 | \$289,000 |
|----|--|---|----------|------------|-----------|

The subject property is a 89,886 sq. ft. Commercial vacant lot. Mr. Jain would like to build a strip mall with shops and offices. **Staff recommends deferral until the sale of LRA properties resumes.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 3 – ALDERMAN BRANDON BOSLEY

5.	2834 N. Grand St. Louis Kettle Corn c/o Sandi Daniels 59-Jeff Vanderlou - 315	5211-00-02907 130' x 37.5' Vac. Lot Lease	TS-2002	\$5,000.00	\$4,388.00
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The subject property is a 4,875 sq. ft. vacant lot. Ms. Daniels uses the lot for community outdoor activities. **Staff recommends deferral until the sale of LRA properties resumes.**

6.	Exhibit “A”	86,785 sq. ft. Option Renewal		\$20,500.00	\$15,211.00
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Tabernacle Com. Dev
Corporation
c/o Pastor Andre Alexander
59-Jeff Vanderlou – 310

The subject properties are 19 parcels of land in the 3700 block of Herbert. Tabernacle Community Development Corp. would like to purchase these parcels as part of the site assembly for residential rent development that will include some commercial space. **Staff recommends renewal of \$20,500/12 month option with closing being contingent on approval of the offerors plans, budget, and financing.**

Parcel ID	Address	Usage	Source	Front	Side1	LotSF	Value
23890000100	3738 Hebert	Vacant Lot	TS-2000	50	154.5	7,569	\$ 1,947.00
23890000200	3736 Hebert	Vacant Lot	TS-2000	25	154.5	3,723	\$ 973.00
23890000300	3734 Hebert	Vacant Lot	TS-2001	25	154.5	4,121	\$ 973.00
23890000400	3730 Hebert	Vacant Lot	TS-1996	25	154.5	3,866	\$ 973.00
23890000500	3728 Hebert	Vacant Lot	TS-1996	25	154.5	3,777	\$ 973.00
23890000600	3724 Hebert	Vacant Lot	TS-1996	25	154.5	3,809	\$ 973.00
23890000700	3722 Hebert	Vacant Lot	TS-1991	25	154.1	3,897	\$ 973.00
23890000800	3720 Hebert	Vacant Lot	TS-2013	50	154.5	7,743	\$ 200.00
23890000900	3714 Hebert	Vacant Lot	TS-2011	25	154.5	3,862	\$ 200.00
23890001200	3706 Hebert	Vacant Lot	TS-2009	30	154.5	4,016	\$ 1,168.00
23890001300	3704 Hebert	Vacant Lot	TS-2013	23	154.5	3,867	\$ 895.00
23890001400	3119 N. Spring	Vacant Lot	TS-2010	41	154.5	6,334	\$ 1,598.00
23920001551	3513 N. Spring Ave	Vacant Lot	TS-1980	70	41.83	3,041	\$ 2,725.00
23920001600	3701 Hebert St.	Vacant Lot	TS-1993	42	84.71	3,721	\$ 1,637.00
23920001700	3707 Hebert St.	Vacant Lot	D-1980	25	154.8	3,905	\$ 973.00
23920001800	3709 Hebert St.	Vacant Lot	TS-1980	25	154	3,870	\$ 973.00
23920002100	3717 Hebert St.	Vacant Lot	TS-2002	25	154.7	3,835	\$ 200.00
23920002300	3723 Hebert St.	Vacant Lot	TS-2012	25	154.8	4,068	\$ 973.00
23920002500	3729 Hebert St.	2 Sty Brk Res	TS-1996	25	154.7	3,724	\$ 200.00
23920002600	3731 Hebert St.	Vacant Lot	TS-2002	25	154.7	4,037	\$ 973.00
				631	2907.84	86,785	\$ 20,500.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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7. **Exhibit “A”** 10,375sq. ft. \$800.00 \$1,410.00
 Versie Stanley
 67—Fairground Neighborhood—311

The subject property consists of four parcels of vacant ground. Ms. Stanley is requesting use of the property to create a garden. **Staff recommends rejection due to future development.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
3396-00-01100	4226 Warne	Vacant Lot	DON-2001	25	112.5	2528	200.00
3396-00-01200	4228 Warne	Vacant Lot	TS-2004	25	112.1	2567	200.00
3396-00-01300	4232 Warne	Vacant Lot	TS-1998	25	112	2714	200.00
3396-00-01400	4234 Warne	Vacant Lot	TS-2005	25	112.75	2566	200.00
				100.00		10,375	\$800.00

8. 4242 N. 19th Street 2438-05-00300 TS – 1992 \$400.00 \$294.00
 Laura Billingsley 25’x132’
 65—Hyde Park —313 Vac. Lot

The subject property consists of one parcel of vacant ground. Ms. Billingsley would like to purchase the property to create a garden. **Staff recommends acceptance.**

9. 3246 19th St. 1155-00-00300 TS – 1992 \$3,000.00 \$3,656.00
 25.08’ x 147 – Vac. Lot
 3248 19th St. 1155-00-00400 TS – 1999
 25.66’ x 153’ – Vac. Lot
 3252 19th St. 1155-00-00500 – TS – 1999
 32.83’ x 159 – Vac. Lot
 LaShana Kelley and Angelica Were
 65—Hyde Park—341

The subject property consists of 3 parcels of vacant ground. Ms. Kelley and Ms. Were would like to purchase these lots for the construction of a new single-family home. **Staff recommends countering with \$3,656/12 month option with closing being contingent upon approval of plans, budget and financing.**

10. 3914 N. 20th St. 1238-00-00200 DON-1998 \$1,200.00 \$6,336.00
 and 50’x 147.5 Vac. Lot
 3918 N. 20th St. 1238-00-00100 TS-1999
 Joshua House Ministries 35’x147.5 Vac Lot
 Christian Church c/o Paul Hutson
 65—Hyde Park—313

The subject properties are two parcels of vacant ground. Joshua House Ministries Christian is interested in purchasing the property for church activities and additional parking. **Staff recommends countering for \$4,224.00 with closing being contingent upon approval plans, budget and financing.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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11. 1521 Palm St. 1155-00-02000 TS-2000 \$1,000.00 \$974.00
 and 18’x75’ – Vac. Lot
 1527 Palm St. 1155-00-02200 TS-2000
 Anthony Perry 33.92’x75’ – Vac. Lot
 65-Hyde Park- 341

The subject properties are two parcels of vacant ground. Mr. Perry would like to purchase the properties to fence in and place a surveillance system to avoid dumping in an effort to invest and beautify the community. **Staff recommends rejection until previous projects are completed.**

12. **Exhibit “A”** 19,498 sq. ft. \$6,000.00 \$6,000.00
 N-Jeps Properties, LLC **Option Renewal**
 c/o Nina Algee
 56-The Greater Ville- 310

The subject property consists of eight residential buildings on Whittier St. N-Jeps Properties, LLC would like to purchase to rehab affordable housing for veterans. **Staff recommends countering with a \$6,000/12 month option per the original option contract with closing being contingent upon approval of budget and financing.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
444670305700	3025 N. Whittier	2 Sty Brk Res	TS-2016	19.92	119.53	2,044	\$750.00
44670305000	3043 N. Whittier	1 Sty Brk Res	TS-2011	25	118.7	2,967	\$750.00
36230001300	3108 N. Whittier	2 Sty Brk 4FF	TS-2014	37.5	125.5	5,327	\$3,000.00
36230001700	3120 N. Whittier	1 Sty Brk Res	TS-2010	27.92	125.16	3,377	\$750.00
44670305200	3037 N. Whittier	2 Sty Brk Res	TS-2015	19.87	119	5,507	\$750.00
44670305500	3029 N. Whittier	2 Sty Brk Res	TS-2012	17.7	119.4	2,320	\$750.00
44679200000	3117 N. Whittier	1 Sty Brk Res	TS-2015	25	117.5	2,866	\$500.00
44679195000	3121 N. Whittier	1 Sty Brk Res	TS-2012	25	117.5	2,865	\$500.00
				197.91	962.29	27,273	\$7,750.00

13. 4118 Pleasant 1945-00-00300 TS – 2020 \$1,000.00 \$1,000.00
 Otis L. Brooks 24’ x 119’
 1 Sty Brk Residence
 67—Fairground Neighborhood—314

The subject property is a 1 story 864 sq. ft. residence. Mr. Brooks would like to purchase property to use for the storage of lawn equipment. **Staff recommends rejection due to condition of existing property.**

14. 3414 N. 14th St. 1193-00-00500 TS – 2008 \$3,000.00 \$4,000.00
 Carlos White 41.5’ x 121.6’
 65- Hyde Park - 341 2 Sty Brk – 4FF

The subject property is a 2 story brick 4 family flat. Mr. White would like to purchase property to rehab and live. **Staff recommends rejection until completion of current project.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
15. 1416 Penrose St. Deloris Ford 65—Hyde Park—313	2414-00-00800 25'x130' 2 Sty Brk 2FF	TS – 2010	\$1,000.00	\$2,000.00

The subject property is a 2,525 sq. ft. two story brick two family flat. Ms. Ford would like to purchase to rehab and live. **Staff recommends rejection due to insufficient financial resources.**

WARD 4—ALDERWOMAN DWINDERLIN EVANS

16. 4055 Page Blvd. . Keith Isabell 58—Vandeventer - 4	3733-00-08900 25' x 153' Side Lot	TS – 2000	\$2,000.00	\$586.00 *
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Mr. Isabell would like to purchase this lot as space to erect a fence and he is contemplating erecting garage. **Staff recommends acceptance.**

* The side lot price is 25 front feet at \$23.45 per front foot or \$586.00.

17. 1701 Cora Avenue and 1709 Cora Avenue Willard Donlow Jr. 56—The Greater Ville—308	5638-00-05650 50x' 141.75' sq. ft. 5638-00-05500 50' x 141.75 sq. ft.	TS-2019 Vac. lot TS-2003 Vac. lot	\$2.00	\$1,880.00
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The subject properties are 13,988 sq. ft. of vacant ground. Mr. Donlow Jr. would like to purchase the property to erect a garden. **Staff recommends rejection until completion of current project.**

18. 4620 Kennerly Ave. and 4622 Kennerly Ave. and 4624 Kennerly Ave. and 4628 Kennerly Ave. Jeremiah Hathorn 56—The Greater Ville—308	4470-00-01800 25'x134.75'- Vac Lot 4470-00-01700 25'x 134.75- Vac. Lot 4470-00-01600 31'x 134.9 – Vac Lot 4470-00-01500 45'x134.66' – Vac Lot \	TS – 2015 TS - 2000 TS-2012 TS-2010	\$3,000.00	\$2,218.00
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The subject property consists of 16,860 sq. ft. of vacant ground. Mr. Hathorn would like to purchase to use space as a garden for the community. **Staff recommends acceptance.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
19. 4564 St. Ferdinand Ave. and 4566 St. Ferdinand Ave. Jesus Christ Temple of Deliverance c/o Naomi Davis 56 – The Greater Ville – 309	3718-00-01700 25’x130.5’ – Vac. Lot 3718-00-01600 25’x 130.5’	TS – 2017 TS-2014	\$1,000.00	\$4,556.00

The subject property consists of a 6,509 sq. ft. of vacant ground. The Church would like to use the land for outdoor recreational expansion for religious worship, fellowship and training. **Staff recommends countering and including properties located at 4556 and 4558 St. Ferdinand for \$2,162.00.**

20. 1916 Belle Glade Ave. and 1920 Belle Glade Ave. and 1922 Belle Glade Ave. Doris Neal 56—Ville—309	3663-00-00600 24.6’ x 110.1- Vac. Lot 3663-00-00700 24’x106.5’- Vac Lot 3663-00-00800 24’x106.33’ – Vac. Lot	TS – 2012 TS – 2015 TS-2009	\$1,400.00	\$1,107.00
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The subject property is 7,738 sq. ft. of vacant ground. Ms. Neal would like to purchase the property to extend her yard space. **Staff recommends acceptance.**

21. 4531 Cote Brillante Ave. Juanita Allen 59—Jeff Vander Lou—309	3720-00-04000 40’x130.5’ Vac. Lot	TS – 2022	\$100.00	\$610.00
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The subject property consists of 5,679 sq. ft. of vacant ground. Ms. Allen would like to purchase the property for gardening. **Staff recommends countering for \$407.00.**

Double Offer – Offer #1

22. 4218 St. Louis Ave. and 4220 St. Louis Ave. Karl Jackson 57 – The Ville - 310	3673-00-02000 17.42’x152.5’- Vac. Lot 3673-00-01900 17.58’x152.5’- Vac. Lot	TS –2003 TS-1995	\$700.00	\$656.00
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The subject property consists of 5,416 sq. ft. vacant ground. Mr. Jackson would like to use the land for a garden. **Staff recommends acceptance.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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- Double Offer – Offer #2**
23. 4220 St. Louis Avenue 3673-00-01900 TS-1995 \$1,314.00 \$656.00
 17.58’x152.5’ – Vac. Lot
 4224 St. Louis Avenue 3673-00-01700 TS-1999
 Robena Benson 35’x152.5’- Vac Lot
 56—The Ville—310

The subject property is 6,684 sq. ft. of vacant ground. Ms. Benson would like to purchase the land to erect a garden. **Staff recommends countering for 4224 St. Louis Avenue for \$656.00.**

24. **Exhibit “A”** 12,956 sq. ft. \$1,250.00 \$4,887.00*
 Toria T Manns &
 Eric D. Howard

56—The Greater Ville—309

The subject property is 12,956 sq. ft. of vacant ground. Ms. Manns and Mr. Howard would like to use the land to construct a new home. **Staff recommends rejection due to insufficient financing.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF
4441000700	4646 Cotage Ave	Vacant Lot	TS-2011	17.92	130.7	2,234
44710000600	4648 Cottage Ave.	Vacant Lot	TS-2017	14.75	130.7	1,785
44710000500	4650 Cottage Ave.	Vacant Lot	TS-2014	17.33	130.7	2,225
44710000400	4652 Cottage Ave.	Vacant Lot	TS-2015	27.11	130	3,300
44710000300	4654 Cottage Ave.	Vacant Lot	TS-2009	27.1	130.03	3,412
				104.21	652.13	12,956

* The side lot price is 104.21 front feet at \$46.90 per front foot or \$4,887.00

25. **Exhibit “A”.** 20,670 sq. ft. \$2,000.00 \$13,436.00
 Biniam Baraki

57—The Ville - 309

The subject property 20,670 sq. ft. Mr. Baraki would like to purchase lots to open a café bar. **Staff recommends rejection due to incompleteness of previous project.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
37060004400	2612 N. Taylor Ave.	Vacant Lot	TS-1995	22.6	140	3646	\$2,370.00
37060004500	2614 N. Taylor Ave.	Vacant Lot	TS-2018	22.5	140	3160	\$2,054.00
37060004600	2618 N. Taylor Ave.	Vacant Lot	TS-1980	50	140	6,557	\$4,262.00
37060004700	2622 N. Taylor Ave.	Vacant Lot	TS-1995	66	105	7307	\$4,750.00
				161.1	525	20,670	\$13,436.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
26. 3006 N. Newstead Ave. and 3018 N. Newstead . Gwendolyn Hudgins 56—The Greater Ville—320	3619-00-00400 24.67'x91.98' - Vac Lot 3619-00-00800 30'x 97.84' - Vac. Lot.	TS-2000 TS -2014	\$500.00	\$968.00

The subject property is two parcels of vacant ground. Ms. Hudgins would like to use expand her yard and beautify her property. **Staff recommends countering at \$645.00.**

27. 4732 Newcomb Place Rebekah Woods c/o Allen Norwood 54-Lewis Place - 234	3777-70-060030 30'x130' 2 Sty Brk Res	TS – 2021	\$1,000.00	\$1,000.00
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The subject property consists of a 1,800 sq. ft. 2 sty brk residence. Ms. Woods would like to purchase to rehab and live. **Staff recommends rejection due to insufficient financing.**

28. 4061 Labadie Avenue Jasmine Ball 58- The Greater Ville - 310	3648-00-03300 55'x 165.11' 2 FF Brk	TS –2012	\$1,800.00	\$2,638.00
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The subject property consists of a 4,586 sq. ft. brk 2 family flat. Ms. Ball would like to rehab and rent the property. **Staff recommends countering offer with addition of 4059 Labadie Avenue for existing offer amount of \$1,800.00 with closing contingent upon approval of budget and financing.**

WARD 5—ALDERMAN JAMES PAGE

29. 2612-2614 N. 10 th St. Right One Maintenance, LLC c/o Allen Norwood 79-North Riverfront-319	3390-00-1600 40'x 145' Vac. Lot	TS – 1992	\$2,000.00	\$8,700.00
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The subject property consists of a 5800 sq. ft vacant lot. Mr. Norwood plans to relocate and set up his construction business and will use space to store materials. **Staff recommends rejection. Property can be used for unified development.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
30. 1447 Madison St and 1449 Madison St. and 1451 Madison St. and REBIRTH Christian Methodist Episcopal Church, Inc. c/o Dell Breeland 63 –Old North St. Louis – 319	6210-00- 1000 25’x 115’- Vac. Lot 6210-00-1100 25’x115’ – Vac. Lot 6210-00-1200 25’x115’ – Vac Lot	TS – 1975 DON-1986 TS-2018	\$5,175.00	\$5,175.00

The subject properties consists of 8,625 sq. ft. of vacant ground. REBIRTH would like to extend the church parking lot. **Staff recommends acceptance with closing contingent on approval of plans, budget and financing.**

31. 2929 North 20 th St. and 3008 North 21 st St. Kappa League Scholarship Fund, Inc. c/o Clayton Evans 60-St. Louis Place – 317	1098-00-01000 150’ x 180’ – Vac. Lot 1098-00-0110 50’x 180’- Vac. Lot Vac. Lot Option Renewal	TS –2016 TS-2016	\$2,500.00	\$2,500.00
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The subject property consisted of a 17,400 sq. ft. two story building and a vacant lot. The Kappa would like to purchase properties and planned to demolish the building and build two multipurpose buildings with parking. **Staff recommends to extend previous option of \$2,500 /12 month option with closing contingent on approval of plans, budget and financing.**

32. Exhibit “A” Kendall Development, LLC c/o Richard Gaines 63—Old N. St. Louis—310	33,431 sq. ft. Option Renewal		\$16,350.00	\$16,350.00
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The subject property consists of six parcels of vacant ground on Monroe St. Kendall Development would like to purchase for extension of project of the construction of new for-sale homes. **Staff recommends granting \$16,350.00/12 month option renewal with closing contingent on approval of plans, budget and financing.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
6220000100	1458 Monroe St	Vacant Lot	TS-1992	27	112.06	2,549	\$1,301.00
6230000700	1401 Monroe St	Vacant Lot	TS-1999	112.5	75	8,438	\$5,421.00
6330000950	1307 Monroe St	Vacant Lot	TS-1980	34	112.7	3,791	\$1,638.00
6330001000	1301 Monroe St	Vacant Lot	TS-1980	40.8	111.5	4,572	\$1,966.00
6400000100	1222 Monroe St	Vacant Lot	TS-1998	100	112.5	11,269	\$4,819.00
11110000800	1443 Monroe St	Vacant Lot	TS-1991	25	112.06	2,812	\$1,205.00
				339.3	635.82	33,431	\$16,350.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 9—ALDERMAN DAN GUENTHER

33. Exhibit “A” 15,304 sq. ft. \$3,300.00 \$3,300.00
 Micha Wangia and **Option Renewal**
 Theresa Wangia
 18—Marine Villa—145

The subject property consists of three parcels of vacant ground. Mr. Wangia would like to purchase to construct two residences. **Staff recommends countering with a \$3,300.00/6 month option with closing being contingent on approval of their plans, budget, and financing.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
15530003800	2019 Miami St.	Vacant Lot	TS-2007	24.5	125	3,148	\$821.00
15530003900	2021 Miami St.	Vacant Lot	D-2006	24	125	3,150	\$804.00
15530004000	2025 Miami St.	Vacant Lot	TS-2009	50	125	5,895	\$1,675.00
				98.5	375	12,193	\$3,300.00

WARD 18—ALDERMAN JESSE TODD

34. 5042 Enright Ave. 4837-00-01900 TS – 2004 \$350.00 \$586.00
 TS Realty Investments, LLC 25’ x 170’
 c/o Torre Sanders Side Lot
 51—Academy—238 **Option Renewal**

Ms. Sanders would like to purchase property as greenspace next to existing property. **Staff recommends countering for straight sale and crediting the previous paid option fees.**

35. 4604 McMillan Ave. 3761-05-00500 TS – 2014 \$1,600.00 \$3,518.00
 and 50’x 115’ – Vac Lot
 4616 McMillan Ave. 3761-05-00310 TS-2015
 and 67’x 115’ – Vac Lot
 4618 McMillan Ave. 3761-05-00200 TS- 1995
 33’x 115’- Vac Lot
 Anita Horne &
 Sumayyah Eichelberger
 54—Lewis Place—234

The subject property is a 17,250 sq. ft parcel of vacant ground. Ms. Horne & Ms. Eichelberger would like to use the lots for a community garden. **Staff recommends rejection due to existing redevelopment plan.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
	Double Offer #1				
36.	4008 Enright Ave. and 4012 Enright Ave. and 4016 Enright Ave. and 4018 Enright Ave.	3753-00-01300 45' x 155.06 – Vac. Lot 3753-00-01200 45' x 155' – Vac. Lot 3753-00-01100 30' x 155' – Vac Lot 3753-00-01700 30' x 155' – Vac. Lot	TS – 2000 TS-2000 TS-1992 TS-1974	\$3,000.00	\$3,518.00
	Michael S. Bradford 58—Vandeventer—231				

The subject property is 4 parcels of vacant ground. Mr. Bradford would like to purchase these properties to use as a community garden. **Staff recommends rejection in favor of another offer and future development.**

	Double Offer #2				
37.	4016 Enright Ave. and 4018 Enright Ave. Olle Roundtree 58—Vandeventer —231	3753-00-01800 30'x155' – Vac Lot 3753-00-01700 30'x155' – Vac Lot	TS-1992 TS-1974	\$1,500.00	\$1,407.00

The subject property consists of 2 parcels of vacant ground. Mr. Roundtree would like to create a greenspace to beautify the neighborhood. **Staff recommends acceptance.**

38.	4203 W. Cook Avenue and 4205 W. Cook Avenue Detra Green 58—Vandeventer —238	3745-00-05650 12.5'x 160' – Vac. Lot 3745-00-05750 12.5'x160' – Vac. Lot	TS-2003 TS-2012	\$200.00	\$586.00
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The subject property consists of 2 parcels of land. Ms. Cook would like to extend the yard space of her home **Staff recommends countering at \$390.00**

39.	4059R Enright Ave. and 4061 Enright Ave. Jamalia Lott 58—Vandeventer—231	3754-00-06800 47'x 95' – Vac Lot 3754-00-06600 88.92' x 98.96 – Vac Lot	TS –2006 TS-2006	\$500.00	\$3,187.00
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The subject property is a 13,762 sq. ft. parcel of vacant ground. Ms. Lott would like to create a garden on the property. **Staff recommends rejection due to future development.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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40. **Exhibit “A”**
Lee Andre Fuqua and
Brianna McIntyre
58- Vandeventer -231
- 16,800 sq. ft.
Option
- \$6,000.00 \$2,396.00

The subject property is 16,800 sq. ft. of vacant ground. Mr. Fuqua and Ms. McIntyre would like to purchase these parcels for Occupy Vacancy, an art initiative working to highlight the cultural and architectural heritage of St. Louis. **Staff recommends rejection due to incompleteness of previous projects.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
37530002600	3960 Enright Ave.	Vacant Lot	TS-1974	26	155	4,651	\$610.00
37530001900	4012 Enright Ave	Vacant Lot	TS-2000	45	155	6,977	\$1,055.00
37530001800	4016 Enright Ave.	Vacant Lot	TS-1992	30	155	4,652	\$704.00
				101	465	16,800	\$2,369.00

41. 4005 Page Blvd.
Mike Taylor, LLC
c/o Reo Jarvis Taylor
58- Vandeventer -231
- 3733-00-07200
2 Sty Brk 2 FF
- TS-2018 \$2,000.00 \$2,000.00

The subject property is a 4,590 sq. ft two story brick two family flat. Mr. Taylor would like to purchase the property to rehab, live and rent. **Staff recommends acceptance with closing contingent on approval of plans, budget and financing.**

42. 4011 Finney Ave.
Marquis Development LLC
c/o Phelix Frazier
58- Vandeventer -231
- 3742-00-07100
2 Sty Brk Res
- TS-2011 \$1,000.00 \$1,000.00

The subject property is a 2,610 sq. ft. two story brick residence. Mr. Frazier would like to purchase the property to rehab and sell. He will fund the project with personal funds and a bank loan. Property is structurally condemned. **Staff recommends rejection due to insufficient financing.**

43. 911 Walton Ave.
Aloysius Titsworth
53- Fountain Park - 233
- 3762-05-05700
25’x170
Vac. Lot
- TS-2015 \$3,500.00 \$586.00

The subject property is 4,498 of vacant ground. Mr. Titsworth would like to use the land as greenspace to beautify the neighborhood. **Staff recommends rejection. Offeror does not live in area.**

44. 1134 Aubert Ave.
Michael Haynes
53- Fountain Park - 233
- 3769-00-0060
30’x170
Vac. Lot
- TS-2000 \$100.00 \$586.00

The subject property is 5,554 sq. ft of vacant ground. Mr. Haynes would like to use the land side yard for his property located at 1136 Aubert. **Staff recommends rejection due to condition of existing property**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 19—ALDERWOMAN MARLENE E. DAVIS

45.	1909 Coleman St. and 1911 Coleman Sabrina Jones Williams 53- Fountain Park - 233	1886-00-03700 50'x120' – 3 Sty Brk 3FF 1886-00-03600 25'x120' – ½ of 2 Sty Brk of 4FF	TS-2017 TS-2014	1,000.00	\$5,000.00
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The subject property is a 2300 sq. ft ½ of 2 story brk 4 family flat and 3 Sty Brk 3 family flat. Ms. Williams would like to rehab and rent the property. **Staff recommends rejection due to insufficient resources.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
46. Exhibit “A” NDC Housing and Economic Development, Corp. c/o Stephanie Dugan 59—Jeff VanderLou—316	87,578 sq. ft. Option Renewal Request		\$65,606.00	\$56,954.00

The subject property is 85,578 sq. ft. of vacant ground. NDC is a 501(c)(3) nonprofit corporation, incorporated in the state of Virginia. NDC would like to purchase these parcels for the development of affordable housing. **Staff recommends acceptance of \$65,606.00/12 month option with closing contingent on approval of plans, budget and financing.**

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

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
<u>WARD 20—ALDERWOMAN CARA SPENCER</u>					
47.	3823 Missouri Ave. Gurkirat Singh 71—Marine Villa—145	1656-00-02700 25' x 115' Side lot	TS-2011	\$500.00	\$880.00

The subject property is a 2875 sq. ft. vacant lot. Mr. Singh would like to extend his backyard. **Staff recommends countering at \$587.00**

WARD 21—VACANT-DEFER WARD 21 UNTIL ALDERMANIC LEADERSHIP IS IN PLACE

48.	4153 N. Newstead Ave. Lee V. Smith 69—Penrose—305	4413-00-04100 25' x 100' 2 Sty. Brk. Mixed Use Bldg.	TS – 2016	\$3,000.00	Appraisal
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The subject property is a commercial building with office space below and apartments above. Mr. Smith would like to purchase to rehab to live in or rent. **Staff recommends deferral until Aldermanic Leadership is in place.**

49.	2151 Linton Ave. and 2153 Linton Ave. Brittanie Stokes 66 – College Hill – 312	3393-00-02700 25.12' x 144' 1 Sty. Brk. Res. 25.2' x 142.93' Vac. Lot	TS – 2013 TS-2013	\$1,355.00	\$1,355.00
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The subject property consists of a 1,034 sq. ft. one story brick residence and a 3,628 sq. ft. vacant lot. Ms. Stokes would like to purchase to rehab and live in and use the lot as a side lot. **Staff recommends deferral until Aldermanic Leadership is in place.**

50.	4423 Kossuth Ave. and 4427 Kossuth Ave. Tyrone Brock Sr. 69 – Penrose – 305	4412-03-03900 37.5' x 161' 4412-03-04000 37.5" x 15' Side Lots	TS – 2013 TS-2000	\$1,400.00	\$1,759.00
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The subject property consists of 2 side lots. Mr. Brock would like to purchase as additional yard space. **Staff recommends deferral until Aldermanic Leadership is in place.**

51.	4126 Red Bud Ave. Che'Myra Fields and and Kevin Bramlett 68—O'Fallon—305	4427-00-00800 530' x 120' 2 Sty. Frm. Res	Don - 2021	\$300.00	\$1,000.00
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This subject property consists of 1440 sq. ft. two-story frame residence. Ms. Fields and Mr. Bramlett would like to purchase to rehab and live. **Staff recommends deferral until Aldermanic Leadership is in place.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
52.	4229 W Sacramento Ave. Darwin Anderson 68—O’Fallon—306	3610-00-02000 37.5’ x 121’ 2 Sty. Brk. 2FF	TS – 2015	\$1,000.00	\$2,000.00
	This subject property consists of a 2720 sq. ft. two-story brick two-family flat. Mr. Anderson would like to purchase to rehab and rent. Staff recommends deferral until Aldermanic Leadership is in place.				
53.	4015 N Taylor Ave. and 3723 N Taylor Ave. Walter Gibson 69—Penrose—302	5669-00-02700 28.33 x 102 / 1 Sty Br. Res. 4409-02-01700 27.5 x 116.58 / 1 Sty. Brk. Res.	TS – 2019 TS – 2015	\$1,600.00	\$2,000.00
	This subject property consists of (2) one-story brick residences. Mr. Gibson is would like to purchase to rehab and sell. Staff recommends deferral until Aldermanic Leadership is in place.				
54.	2017 Linton Ave. Mentors In Motion c/o Alandon Pitts, CEO 66—College Hill—312	3391-00-01200 60,642 Sq. ft. 2 Sty. School/Office Bldg.	TS – 2015	\$30,000.00	\$75,000.00
	The subject property consists of 60,642 sq. ft. school/office building. Mentors in Motion is a youth training program geared toward the social and economic programs to help young people in need of guidance and opportunities to succeed in life. They would like to rehab as a community outreach center expanding their reach to the community, youth and their families Staff recommends deferral until Aldermanic Leadership is in place.				
55.	2108 Linton Ave. and 2147 Linton Ave. Golden Cube Investments c/o Tiago Magalhaes 66 – College Hill – 312	3358-00-00200 41’ x 120’ / 2 Sty. Brk. 4FF 39 x 145.67 ½ of 2 Sty. Brk. 4FF	TS – 2014 TS – 2014	\$10,000.00	\$8,000.00
	The subject property consists of a 3674 sq. ft. two-story brick four family flat and a 3234 sq. ft. half of a two-story brick four family flat. Mr. Magalhaes would like to purchase to rehab and rent. Staff recommends deferral until Aldermanic Leadership is in place.				
56.	2160 Linton Ave. Jason Reed 66—College Hill—312	3357-00-00700 25’ x 109.9’ Vac. Lot	TS – 2012	\$300.00	\$338.00
	The subject property is a 2,878 sq. ft. vacant lot. Mr. Reed would like to purchase to start an urban garden. Staff recommends deferral until Aldermanic Leadership is in place.				

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 22—VACANT- DEFER WARD 22 UNTIL ALDERMANIC LEADERSHIP IS IN PLACE

57.	Double Offer #1 A. 5701 Lincoln Way Aka 5700 Elward BFW Contracting LLC c/o Frank Wilson 70—Mark Twain/I-70—340	4350-00-00910 3.3244 Acres 1-3 Sty. Mixed Use Ind. Bldg. Appointing Authority	TS – 1996	\$20,000.00	\$30,000.00
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The subject property consists of 3.3244 acres of a one to three story mixed use industrial building. Mr. Wilson is the owner of BFW Contracting LLC which he wants to relocate to this site. He would like to purchase as a MWBE general contracting business and material distribution and reuse center. **Staff recommends deferral until Aldermanic Leadership is in place.**

58.	Double Offer #2 C. 5701 Lincoln Way Aka 5700 Elward Delta GF, LLC c/o Larry Deutsch and 4200 Goodfellow 70—Mark Twain/I-70—340	4350-00-00910 3.3244 Acres 1-3 Sty. Mixed Use Ind. Bldg. 4350-00-01100 0.61 Acres 1.5 Sty. Ind. Bldg. Appointing Authority	TS – 1996	\$2,500.00	\$30,000.00
			TS-2013	\$2,500.00	\$30,000.00

The subject property consists of 3.3244 and 0.61 acres commercial industrial buildings. Mr. Deutsch would like to purchase these two properties for industrial use in conjunction with his property at 4100 Goodfellow. **Staff recommends deferral until Aldermanic Leadership is in place.**

59.	5340 Cote Brilliante Ave. Daron Thomas 50—Wells/Goodfellow—344	4513-02-01200 25' x 121.5' Side Lot	TS – 2007	\$500.00	\$469.00
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The subject property consists of a 3023 sq. ft. vacant lot. Mr. Thomas owns 5338 Cote Brilliante which is in ? condition. He would like to purchase to extend his yard. **Staff recommends deferral until Aldermanic Leadership is in place.**

60.	1371 Burd Ave. and 1374 Burd Ave. Christopher Ray Conrod 78 – Hamilton Heights – 239	3807-07-00600 50' x 119.5' 3807-07-00700 65' x 119.52' Vac. Lots	TS – 2002	\$2,000.00	\$2,565.00
			TS – 2019		

Mr. Conrod would like to purchase to extend his yard and build a garage. **Staff recommends deferral until Aldermanic Leadership is in place.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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61. 5981 Hamilton Terr. 3834-05-05500 TS – 2019 \$600.00 \$669.00
 Willie A. Smith and 30' x 101'
 Earline Smith Side Lot
 78 – Hamilton Heights – 239

Mr. and Mrs. Smith would like to purchase as additional yard space and partial garage to store tools. **Staff recommends deferral until Aldermanic Leadership is in place.**

62. Exhibit “A” 13,792 sq. ft. \$500.00 \$2,574.00
 Taylor Assets & Acquisitions, LLC
 dba Hilltop Garden & Greenhouse
 c/o Kenya Taylor
 50—Wells Goodfellow—347

The subject property consists of 13,792 sq. ft. 5 parcels of vacant ground. Taylor Assets & Acquisitions, LLC would like to purchase as part of a proposed community garden. **Staff recommends deferral until Aldermanic Leadership is in place.**

ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
49990002700	5900 Cote Brilliante Av	Vacant Lot	Don 1994	22	78.7	1957	464.00
49990002600	5902 Cote Brillante Av	Vacant Lot	TS-1980	25.17	114.38	2945	531.00
49990002500	5906 Cote Brilliante Av	Vacant Lot	Don 1980	25	114.42	3081	526.00
49990002400	5908 Cote Brilliante Av	Vacant Lot	TS-2015	25	114.83	2850	526.00
49990002300	5910 Cote Brilliante Av	Vacant Lot	TS-2015	25	114.33	2959	526.00
				122.17		13,792	\$2,574.00

63. Exhibit “A” 11,992 sq. ft. \$3,000.00 \$4,934.00
 Travious Brooks Vac. Lots
 48—West End—236

The subject property consists of 11,992 sq. ft. 3 parcels of vacant ground. Mr. Brooks would like to purchase these lots to use as a Bounce House Park. **Staff recommends deferral until Aldermanic Leadership is in place.**

ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
44560003900	3400 N Kingshighway	Vacant Lot	Don 2018	75	70	4809	\$2,640.00
44560003700	4963 Lexington Av	Vacant Lot	Don 2018	32.5	100	3407	\$1,144.00
44560003800	4965 Lexington Av	Vacant Lot	Don 2018	32.66	100	3776	\$1,150.00
				140.16		11,992	\$4,934.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
64.	1412 Hamilton Blvd. Jeremy Baker 78 – Hamilton Heights – 239	3821-04-00500 25' x 131.92' Side Lot	TS – 2014	\$549.00	\$556.00
	The subject property is a 3,177 sq. ft. vacant lot. Mr. Baker would like to purchase to extend yard. Staff recommends deferral until Aldermanic Leadership is in place.				
65.	5929 Minerva Av. and 5931 Minerva Av. FisherClan, LLC c/o Arah Anderson 78 – Hamilton Heights – 239	3835-06-02100 32' x 103.62' 3835-06-02200 30' x 103.65' Side Lots	TS – 2021 TS – 2002	\$1,000.00	\$1,383.00
	The subject property consists of (2) 6,410 sq. ft. vacant lots. FisherClan, LLC would like to purchase these lots as side lots. Staff recommends deferral until Aldermanic Leadership is in place.				
66.	4682 Pope Ave. Arella A. Bell 68—O'Fallon—304	3554-00-02600 30' x 147.42' 2 Sty. Brk. 2FF	TS – 2019	\$1,000.00	\$2,000.00
	The subject property consists of a 2,608 sq. ft. 2 story brick two family flat. Ms. Bell would like to purchase to rehab and live. Staff recommends deferral until Aldermanic Leadership is in place.				
67.	1387 Arlington Ave. Paul Barnes 78—Hamilton Heights—239	3802-03-02200 25' x 112.1' Vac. Lot	TS – 2012	\$600.00	\$558.00
	The subject property consists 2,576 sq. ft. parcel of vacant ground. Mr. Barnes would like to purchase these lots to add to his property and use as side lots and gardening. Staff recommends deferral until Aldermanic Leadership is in place.				
68.	1375 Temple Pl. Tetiana Pitenko 78 – Hamilton Heights – 239	3817-07-02600 31.5' x 118.56' 2 Sty. Brk. Res.	TS – 2015	\$1000.00	\$1,000.00
	The subject property consists of a 1,674 sq. ft. two story brick residence. Mr. & Mrs. Pitenko would like to purchase to rehab and sell. Staff recommends deferral until Aldermanic Leadership is in place.				

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
69.	1931 Semple Ave. Shea Smarr 50 – Wells/Goodfellow – 344	4525-00-03600 28' x 170' 1 Sty. Brk. Res.	TS – 2014	\$1,000.00	\$1,000.00
	The subject property consists of a 1,128 sq. ft. one story brick residence. Ms. Smarr would like to purchase to rehab and live. Staff recommends deferral until Aldermanic Leadership is in place.				
70.	5564 Hebert St. Kingdom Kare Properties, LLC c/o Missmollie Thomas 50 – Wells/Goodfellow – 345	5932-00-00100 49.31' x 100' 2 Sty. Brk. 2FF	TS – 2015	\$1,500.00	\$2,000.00
	The subject property consists of a 2,730 sq. ft. two story brick two family flat. Ms. Thomas would like to purchase to rehab and rent. Staff recommends deferral until Aldermanic Leadership is in place.				
71.	5916 Dr. MLK Dr. Hi-Tech Charities c/o Barbara Brown 78 – Hamilton Heights – 239	3837-00-01650 200' x 146.75' Vac. Lot	TS – 2000	\$2,039.00	\$27,618.00
	The subject property consists of a 29,071 sq. ft. vacant lot. Offeror would like to purchase to expand their business with a new facility for job training in the healthcare service industry. Staff recommends deferral until Aldermanic Leadership is in place.				
72.	5758 Maffitt Ave. and 2708 Goodfellow Blvd. Charles & Denise Carter 50 – Wells/Goodfellow – 346	5201-00-00100 25' x 105' 5201-00-08000 39.06' x 101.83' Vac. Lots	TS – 2013 TS – 1980	\$1,000.00	\$2,766.00
	The subject property consists of one 2,543 sq. ft. and one 3,779 sq. ft. parcels of vacant ground. Mr. and Mrs. Carter would like to purchase 5758 Maffitt Ave. to add a room addition to 5756 and to fence in and clean lot at 2708 Goodfellow Blvd. Staff recommends deferral until Aldermanic Leadership is in place.				
73.	5616 Wabada Ave. and 5614 Wabada Ave. Ronell Davis 50 – Wells/Goodfellow – 346	4914-00-03500 25' x 160' 4914-00-03600 30' x 160' Vac. Lots	TS – 2014 TS – 2007	\$900.00	\$1,030.00
	The subject property consists of 2 vacant lots. Mr. Davis would like to purchase to fence in and maintain as greenspace. Staff recommends deferral until Aldermanic Leadership is in place.				

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
74.	1327 Hamilton Blvd. and 1329 Hamilton Blvd. and 1333 Hamilton Blvd. Revive Outreach Inc. c/o Jamaal and DaYonne Reed 78 – Hamilton Heights – 239	3834-05-03200 27' x 99' 3834-05-03100 26.2' x 99.4' 3834-05-03000 Vac. Lots	TS – 1995 TS – 1995 TS – 2002	\$1,000.00	\$2,368.00

The subject properties consist of 3 parcels of vacant ground. The offeror would like to purchase to use a green space and eventually parking for their building. **Staff recommends deferral until Aldermanic Leadership is in place.**

75.	5981 Lotus Ave. and 5983 Lotus Ave. and 5959 Lotus Ave. Element Five LLC c/o Kevin Boyd 57 – Wells/Goodfellow – 347	4997-00-05400 25' x 113' – 2 Sty. Brk. 4997-00-05600 50' x 113.05' Vac. Lot 4997-00-05000 50' x 113.04' Vac. Lot	TS – 2012 2FF TS – 1985 TS – 2015	\$1,300.00	\$3,110.00
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The subject properties consist of 3 parcels a 1,846 sq. ft. two story brick two family flat, a two story brick four family flat and a vacant lot. Mr. Boyd would like to purchase 5981 Lotus to rehab and rent, 5983 Lotus as a side lot to 5981 and 5959 to demolish and maintain as green space. **Staff recommends deferral until Aldermanic Leadership is in place.**

76.	1375 Belt Ave. Betty Allen 78- Hamilton Heights - 239	3807-08-02500 58' x 118.5' Vac. Lot	TS –1980	\$400.00	\$558.00
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The subject property consists of 2,972 sq. ft. of vacant ground. Ms. Allen plans to use the requested property as a safe play area for her grandchildren and youth within the neighborhood **Staff recommends deferral until Aldermanic Leadership is in place.**

WARD 25—ALDERMAN SHANE COHN

77.	3319 Meramec St. Neighborhood Innovation Ctr. c/o John Chen 16-Dutchtown - 140	2632-00-03300 25'x125' – Vac Lot Option Renewal /12 month	TS – 2011	\$2,500.00	\$1,641.00
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The subject property is a parcel of vacant ground. LRA owns 2 of the 37 parcels on the block. NICstl is a small urban farming business and would like to purchase this lot for the construction of a revenue generating greenhouse. **Staff recommends granting \$2,500.00/12 month option with closing being contingent upon approval of plans, budget and financing.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 26—ALDERWOMAN SHAMEEM CLARK-HUBBARD

78. 5210 Page Blvd. 2994-09-1400 TS – 1992 \$6,870.00 \$10,863.00
 50' x 137.5' – Vac Lot
 Maple Temple Church of God
 In Christ
 c/o John Watson
 51—Academy—238

The subject property consists of 6,870 sq. ft. of vacant ground. The Church is requesting the noted address to erect a rain garden and community green space. **Staff recommends countering at \$7,241.00.**

79. 6048 Maple Ave. 4912-00-00500 TS – 1980 \$7,000.00 \$10,350.00
 and 52.5' x 90'
 6052 Maple Ave. 4912-00-00300 TS – 2008
 and 27.5' x 90'
 6054 Maple Ave. 4912-00-00200 TS-2015
 Rayneesh Vassell & 27.5' x 90'
 Rahale Tulu Vac. Lots
 48—West End—235

The subject property consists of three parcels of vacant ground. Mr. Vassell & Ms. Tulu would like to purchase for new construction of a single-family home. **Properties will need to be discussed at the West End Housing Committee. Staff recommends deferral until sales of LRA properties resumes.**

80. **Exhibit “A”** 24971 sq. ft. \$4,000.00 \$16,250.00
 Helvemas Inc.
 Bernard and Andrea Raemy
 48—West End—236

The subject property consists of 4 parcels of vacant ground. Helvemas Inc. would like to purchase for the construction of one or two residential homes. **Properties will need to be discussed at the West End Housing Committee. Staff recommends deferral until sales of LRA properties resumes.**

ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
29910404500	5637-41 Vernon Ave	Vacant Lot	TS-1982	50	113.5	6322	\$4,625.00
29910405300	5663 Vernon Ave.	Vacant Lot	Don-1980	50	126	6341	\$4,625.00
29910405900	5723 Vernon Ave.	Vacant Lot	TS-2011	50	126	6300	\$4,625.00
29910406000	5729 Vernon Ave.	Vacant Lot	TS-2014	50	133.5	6008	\$4,625.00
				200	499	24,971	\$16,250.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
81.	5200 Maple Blvd. Gwendolyn Cogshell 51—Academy - 238	2994-00-01507 90'x 137.5' - Vac Lot	TS-2004	\$2,110.10	\$2,111.00
	The subject property consists of a 13,068 sq. ft of vacant ground . Ms. Cogshell would like to use the property as green space for community events and revitalization efforts. Staff recommends acceptance.				
82.	1208 Blackstone Ave. Starlynn Stinson 48— West End – 236	3815-00-00300 26'x 124.5 – 2 Sty Brk 2FF	TS-2011	\$1,000.00	\$2,000.00
	The subject property consists of a 2,024 sq. ft 2 story brick two family flat. Ms. Stinton would like to purchase the property to rehab and live. Staff recommends countering at \$1,333.00 with closing being contingent upon approval of budget and financing.				
83.	1385 Arlington Ave. Paul Barnes 78-Hamilton Heights - 239	3802-03-02300 25'x119.58 Vac. Lot	TRADE-2011	\$600.00	\$558.00
	The subject property consists of a 2,923 sq. ft of vacant ground. Mr. Barnes Barnes would like to use the property to create a garden. Staff recommends acceptance.				
<u>WARD 27—ALDERWOMAN PAM BOYD</u>					
84.	4957 Beacon Ave. and 5219 Beacon Ave. Donnie Whitfield 72—Walnut Park East—326/327	5320-00-02900 30' x 125' – 1 Sty. Brk. Res. 5531-00-04100 37.5'x125' - 1 Sty. Brk. Res.	Don – 2021 TS – 2020	\$2,000.00	\$2,000.00
	The subject property is a 825 sq. ft. one-story brick residence and an 850 sq. ft. one-story brick residence. Mr. Whitfield would like to purchase 4957 Beacon Ave. to rehab and live in and 5219 Beacon Ave. to rehab and rent. Staff recommends acceptance with closing being contingent upon approval of budget and financing.				
85.	6033 Emma Ave. Tony G. LaRue 76 – Walnut Park – 325	5344-00-03600 25' x 125' 1 Sty. Frm. Res.	TS – 2013	\$800.00	\$1,000.00
	The subject property is a 646 sq. ft. one story frame residence. Mr. LaRue would like to purchase to rehab and rent. Staff recommends deferral.				

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
86.	5247 Gilmore Ave. and 4751 Genevieve Ave. Urban Luxe Properties LLC. c/o Taronda Ransom	5414-00-03200 25' x 142.33' 1.5 Sty. Stucco Res. 5672-01-04000 30' x 125' – 2 Sty. Frm. Res.	TS – 2009 TS – 2012	\$1,000.00	\$2,000.00
	72-Walnut Park East – 326/327				
	The subject property is a 576 sq. ft. one- and one-half story stucco residence and a 576 sq. ft. two story frame residence. Ms. Ransom would like to purchase to rehab and rent. Staff recommends deferral.				
87.	6018 Thekla Ave. 6021 Thekla Ave. 5471 Gilmore Ave. Anthony Lofton 76—Walnut Park West—325 72---Walnut Park East---327	5347-00-02000 25' x 125' 1 Sty. Frm. Res. 5346-00-02900 25' x 125' 1 Sty. Frm. Res. 5128-00-0240 37.6' x 138.6' 2 Sty. Brk. Res.	TS-2014 TS-2018 TS-2021	\$3,000.00	\$3,000.00
	The subject property consists of 3 residential buildings. Mr. Lofton would like to purchase these properties to rehab and rent. Staff recommends acceptance with closing being contingent upon approval of budget and financing.				
88.	5712 Acme Ave. 5716 Acme Ave. Candace Carroll 76---Walnut Park West---324	5456-00-00400 30' x 115' Vac. Lot 5456-00-00500 30' x 115' 1 Sty. Frm. Res.	TS – 2010	\$1,000.00	\$1,563.00
	The subject property is an 848 sq. ft. one story frame residence and a 3460 sq. ft. vacant lot. Ms. Carroll wants to purchase to rehab and live. Staff recommends acceptance with closing being contingent upon approval of budget and financing.				
89.	5410 Plover Ave Rhonda Cosby 72—Walnut Park East—327	5124-00-00400 50' x 138.5' Side Lot	TS – 2001	\$650.00	\$938.00
	The subject property is a 6,914 sq. ft. parcel of vacant ground. Ms. Cosby would like to purchase to expand her yard space. Staff recommends acceptance				
90.	5307 Claxton Ave. Todd Chavers 56—Mark Twain—327	5329-00-05400 30' x 125' Side Lot	TS – 2014	\$650.00	\$704.00
	The subject property is a 3,593 sq. ft. parcel of vacant ground. Mr. Chavers would like to purchase to use as a garden. Staff recommends acceptance.				

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
91.	5502 Genevieve Ave. Donnie Whitfield 78—Walnut Park East—327	5525-00-00100 47.25' x 125' Vac. Lot	TS – 1980	\$900.00	\$886.00
	The subject property is a 5898 sq. ft. parcel of vacant ground. Mr. Whitfield would like to purchase to use as a garden. Staff recommends acceptance.				
92.	5011 Genevieve Ave. Vergie L. Wood 78—Walnut Park East—327	5322-00-04000 30' x 125' Side Lot	TS – 2012	\$100.00	\$563.00
	The subject property is a 3,607 sq. ft. parcel of vacant ground. Ms. Wood would like to purchase to expand her yard space. Staff recommends countering at \$375.00				
93.	5544 Plover Ave. Yovounka Guest 72—Walnut Park East—327	5131-00-01200 61.5' x 42' 1.5 Sty. Frm. Res.	TS – 2019	\$200.00	\$1,000.00
	The subject property consists of a 728 sq. ft. one- and one-half story frame residence. Ms. Guest would like to purchase to demolish and use for parking for her employees and clients. Staff recommends acceptance with closing being contingent upon approval of plans, budget and financing.				
94.	5507 Partridge Ave. Andrii Pitenko 72—Walnut Park East—327	5137-00-02600 50' x 140' 2 Sty. Frm. Res.	TS – 2017	\$1,000.00	\$1,000.00
	The subject property is a 1,584 sq. ft. two story frame residence. Mr. Pitenko is would like to purchase to rehab and sell. Staff recommends deferral.				
95.	5218 Wren Ave. Renaе’s Real Estate Inv. Single Group, LLC c/o Carrie Oliver 78—Walnut Park East—327	5121-00-00500 33.33' x 138.5' Side Lot	TS – 2007	\$1,000.00	\$625.00
	The subject property is a 4,293 sq. ft. vacant lot. Ms. Oliver would like to purchase to extend yard. Staff recommends acceptance.				

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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B. MULTIPLE WARD OFFERS

WARD 1—TYUS / WARD 27 – BOYD

96.	5349 N. Euclid Ave and 5702 Era Ave. Corey A. Irving Sr.	5467-00-04000 28' x 125' – 1 Sty. Frm. Res. 5591-00-00100 35' x 116.5' – 1.5 Sty. Frm. Res.	TS – 2012 TS – 1995	\$2,000.00	\$2,000.00
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71—Mark Twain – 329
76—Walnut Park West – 324

The subject property consists of a 3,500 sq. ft. one story frame residence in Ward 1 and 900 sq. ft. one- and one-half story frame residence in Ward 27. Mr. Irving would like to purchase to rehab and live in one rehab and rent the other. **Staff recommends rejection of 5349 N. Euclid because property is demolished and rejection for 5702 Era due to offerors planned use is not intended for area the property is located.**

WARD 3—BOSLEY JR / WARD 22 – VACANT

97.	2529 Bacon St. and 5336 St. Louis Ave. Shalocmont Jacobs and Jeseeka McDonald	1892-00-02400 1866' x 119.16' – 2 Sty. Brk. 2FF 5555-00-00400 30'x 128' – 2 Sty. Brk. 2FF	TS – 2019 TS – 2014	\$4,750.00	\$4,000.00
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59—Jeff Vanderlou– 316
50—Wells/Goodfellow – 344

The subject property consists of a 1,496 sq. ft. two story brick two family in Ward 3 and 2,184 sq. ft. two-story brick two family in Ward 22. Mr. Jacobs would like to purchase to rehab. **Staff recommends rejection of 2529 Bacon due to existing condition of the building and deferral for 5336 St. Louis Ave. until Aldermanic Leadership is in place.**

WARD 9—GUENTHER / WARD 20 --- SPENCER

98.	3121 Texas Ave. and 2225 Chippewa St. Chrystyl Hamilton	1760-00-02700 25' x 117.25 – 1 Sty. Brk. Res, 1655-00-03800 25'x 135' – 2 Sty. Brk. Res.	TS – 2020 TS – 2021	\$2,500.00	\$2,500.00
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30—Benton Park West– 143
18—Marine Villa – 145

The subject property consists of a 956 sq. ft. one story brick residence in Ward 9 and 1,470 sq. ft. two-story brick residence in Ward 20. Ms. Hamilton would like to purchase to rehab and rent. **Staff recommends rejection due to insufficient financial resources.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 4—EVANS / WARD 22 – VACANT

99.	4532 Cote Brilliante Ave. and 3419 Arlington Ave. Justin Conway	3721-00-02000 25' x 137' – Vac. Lot 4520-00-03300 50'x 173' – 2 Sty. Frm. Res.	TS – 2014 TS – 2018	\$2,500.00	\$1,469.00
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56—The Greater Ville— 309
50—Wells/Goodfellow – 344

The subject property consists of a 2,204 sq. ft. vacant lot in Ward 4 and 2,608 sq. ft. two-story frame residence in Ward 22. Mr. Conway would like to purchase the vacant lot for the construction of a new multifamily and to rehab and rent the residence. **Staff recommends deferral until Aldermanic Leadership is in place.**

WARD 2—MIDDLEBROOK / WARD 3 --- BOSLEY JR

100.	Exhibit “A” AMJ – College Hill LLC c/o Alesia Jones, Member	364,341 sq. ft. 12 month option		\$112,000.00	\$124,791.00
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66—College Hill— 312

The subject property consists of a 364,341 sq. ft. vacant and residential properties in Ward 2 and 3. AMJ College Hill LLC would like to purchase these properties for construction of affordable for rent and sale housing. **Staff recommends acceptance of \$112,000.00/12 month option with closing contingent upon approval of plans, budget and financing. (Exhibit Attached)**

WARD 5—PAGE / WARD 19 --- DAVIS

101.	Exhibit “A” KMT Enterprises c/o Kerry Turner	10,247 sq. ft.		\$4,000.00	\$6,216.00
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63—Old North St. Louis—319
59 – Jeff Vanderlou – 316

The subject property consists of 10,247 sq. ft. vacant lots in Ward 5 and 19. KMT Enterprises would like to purchase these properties for construction of new residential homes. **Staff recommends countering at \$4,144.00/12 month option with closing contingent upon approval of plans, budget and financing.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
11240000900	1301 Warren St	Vacant Lot	TS – 2021	42	112.5	4725	\$1,575.00
18571800100	3236 Magazine St	Vacant Lot	TS – 2015	31	55	2074	\$1,938.00
18571800200	3234 Magazine St	Vacant Lot	TS – 2014	26.5	67.85	1968	\$1,656.00
18571800250	3232 Magazine St	Vacant Lot	TS – 2015	16.75	81.58	1408	\$1,047.00
				116.25	316.93	10,247	\$6,216.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 4—EVANS/ 18---TODD / WARD 20 ---SPENCER

102. **Exhibit “A”** 125,413 sq. ft. \$7,200.00 \$61,000.00
 Sunnyland Management LLC
 c/o Kerry Turner

58—Vandeventer—231 54--Lewis Pl---234 77 – Covenant Blu/Grand Center
 53 – Fountain Park – 233 16 – Dutchtown – 141

The subject property consists of 125,413 sq. ft. of residential buildings in Ward 4,18 and 20. Sunnyland Management LLC would like to purchase these properties to rehab and rent. **Staff recommends rejection due to lack of information on project plans and offeror has not demonstrated the capacity to carry out the project.**

Parcel ID	Address	Usage	Source	Front	Side1	LotSF	Value
37850003300	4847 Page	2 Fam Bldg	TS-2013	27	99	2,448	\$1,000.00
37410001700	4008 Page	Building	TS-2012	25	162.6	4,063	\$1,000.00
37340001300	3849 Evans	4 & 6 Fam Bldg	TS-2010	191.67	166.33	31,880	\$1,000.00
26260000700	4120 Nebraska	4 Fam bldg	TS-2016	5	123.5	6,225	\$1,000.00
37350003200	3831 Page	4 Fam bldg	TS-2014	50	153	7,634	\$1,000.00
37680302700	4919 Maple	4 Fam bldg	TS-2018	45.33	215.16	9,701	\$1,000.00
1865001900	3717 Page	2 Fam Bldg	TS-2021	29.5	113.5	3,367	\$1,000.00
3750000800	3852 Evans	2 Fam Bldg	TS-2009	25	153	3,805	\$1,000.00
1866001900	3705 Evans	Building	TS-2010	25.22	113	2,748	\$1,000.00
18660002100	3711 Evans	Building	TS-2017	30	113.5	3,102	\$1,000.00
18660002000	3709 Evans	2 Fam Bldg	TS-2013	30	113.5	3,052	\$1,000.00
18660003000	3733 Evans	2 Fam Bldg	TS-1999	25	115	2,831	\$1,000.00
13732000220	3905 Evans	Building	TS-2010	22.85	100.15	3,310	\$1,000.00
37760025000	4024 Evans	2 Fam Bldg	TS-2011	18.28	153	2,796	\$1,000.00
3776002600	4026 Evans	2 Fam Bldg	TS-2012	17.76	153	2,717	\$1,000.00
37740300200	4600 Evans	4 Fam bldg	TS-2015	50	153.16	8,078	\$1,000.00
37750304700	4607 Evans	Building	TS-2012	25	124.8	3,487	\$1,000.00
37330001400	4028 Evans	2 Fam Bldg	TS-2013	17.76	153	2,717	\$1,000.00
37330001300	4030 Evans	2 Fam Bldg	TS-2014	18.7	153	2,861	\$1,000.00
377440302900	4524 Evans	Building	TS-2009	25	153	3,825	\$1,000.00
37760002300	4541 Evans	4 Fam bldg	TS-2017	30	140	4,531	\$1,000.00
37760002500	4547 Evans	Building	TS-2015	25	140	3,232	\$1,000.00
37760002600	4549 Evans	Building	TS-2009	25	140	3,500.061	\$1,000.00
18650001000	3720 Evans	Building	TS-2014	30	113.25	3,503	\$1,000.00
				814.07	3317.45	125,413	\$55,000.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 3---BOSLEY/WARD 4—EVANS/ 18---TODD / WARD 21 ---VACANT

103. **Exhibit “A”** 63,825 sq. ft. \$30,000.00 \$30,000.00
 PPC Business LLC
 c/o Celio A Da Conceicao

56—The Greater Ville—310 66—College Hill---234 77 – Covenant Blu/Grand Center – 232
 53 – Fountain Park – 233 69 – Penrose – 302

The subject property consists of 63,825 sq. ft. of residential buildings in Ward 3,4, 18 and 21. PPC Business LLC is a company based out of Florida. The would like to purchase these properties to rehab and rent. **Staff recommends deferral until Aldermanic Leadership is in place.**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
44060300300	4012 Cora Ave	Residential	TS-2016	43.25	136.83	5394	\$4,000.00
36240005700	4109 Labadie Ave	Residential	TS-2019	45	165	7432	\$4,000.00
2414000100	1406 Penrose	Residential	TS-2015	41.5	130	5390	\$4,000.00
333990000100	2020 E. Warne Av	Residential	TS-2013	44	126.56	4028	\$4,000.00
373400001300	3849 Evans	Residential	TS-2010	191.67	166.33	31880	\$10,000.00
37680302700	4919 Maple Ave.	Residential	TS-2018	45.33	216.16	9701	\$4,000.00
				410.95	939.88	63,825	\$30,000.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 3---BOSLEY/WARD 5—PAGE

104. **Exhibit “A”** 40,575 sq. ft. \$7,200.00 \$25,949.00
 Diaspora Connections Unlimited
 dba The Griot Museum of Black History
 c/o Lois D Conley

59—Jeff Vanderlou – 256/317/309
 60—St. Louis Place – 318

The subject property consists of 40,575 sq. ft. of residential buildings and vacant lots in Ward 3 and 5. The company would like to purchase these properties to use in conjunction with their program consisting of a nationwide cohort of public art and history projects that will be launching next Spring. **Staff recommends countering a \$17,298.00/12 month option with closing contingent upon approval of plans, budget and financing.**

Parcel ID	Address	Usage	Source	Front	Side1	LotSF	Value
237500001200	2603 Hebert St.	Vacant Lot	TS-2014	60.5	120	7272	\$7,272.00
107300001500	2521 W Sullivan	Residential	TS-2012	25	144	3990	\$200.00
23720001100	3006 Elliot Ave.	Residential	TS-2017	25	150	3605	\$200.00
2375000200	2630 Palm St.	Residential	TS-2015	35	140	4999	\$400.00
977700002400	2723 Gamble St.	Vacant Lot	TS-2015	25	118.25	2970	\$2,970.00
97770002300	2721 Gamble St.	Residential	TS-2015	25	118.25	3232	\$400.00
187600000800	3610 Cottage ave.	Vacant Lot	TS-1996	23.17	69	1459	\$1,459.00
18760000700	3614 Cottage Ave.	Vacant Lot	TS-2009	25	153	3,805	\$1,543.00
59600000700	1538 N. 16 th St.	Vacant Lot	TS-2018	40	125	5035	\$5,035.00
9770002200	2715 Gamble St.	Vacant Lot	TS-2011	25	118.25	2956	\$2,956.00
18660002000	2733 Howard St.	Vacant Lot	TS-2021	25	140	3514	\$3,514.00
				332.94	1311.75	40,575	\$25,949.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 21—VACANT/ WARD 22 --- VACANT /WARD 27--- BOYD

105. **Exhibit “A”** 24,640 sq. ft. \$4,000.00 \$4,000.00
 Calvin Richardson

68—O’Fallon – 305
 50—Wells/Goodfellow– 347
 723---Walnut Park East ---232/327

The subject property consists of 24,640 sq. ft. of residential buildings in Ward 21, 22 and 27. Mr. Richardson would like to purchase these properties to rehab and rent out rooms and live. **Staff recommends deferral until Aldermanic Leadership is in place.**

Parcel ID	Address	Usage	Source	Front	Side1	LotSF	Value
37850003300	4847 Page	2 Fam Bldg	TS-2013	27	99	2,448	\$1,000.00
37410001700	4008 Page	Building	TS-2012	25	162.6	4,063	\$1,000.00
37340001300	3849 Evans	4 & 6 Fam Bldg	TS-2010	191.67	166.33	31,880	\$1,000.00
26260000700	4120 Nebraska	4 Fam bldg	TS-2016	5	123.5	6,225	\$1,000.00
37350003200	3831 Page	4 Fam bldg	TS-2014	50	153	7,634	\$1,000.00
37680302700	4919 Maple	4 Fam bldg	TS-2018	45.33	215.16	9,701	\$1,000.00
1865001900	3717 Page	2 Fam Bldg	TS-2021	29.5	113.5	3,367	\$1,000.00
3750000800	3852 Evans	2 Fam Bldg	TS-2009	25	153	3,805	\$1,000.00
1866001900	3705 Evans	Building	TS-2010	25.22	113	2,748	\$1,000.00
18660002100	3711 Evans	Building	TS-2017	30	113.5	3,102	\$1,000.00
18660002000	3709 Evans	2 Fam Bldg	TS-2013	30	113.5	3,052	\$1,000.00
18660003000	3733 Evans	2 Fam Bldg	TS-1999	25	115	2,831	\$1,000.00
13732000220	3905 Evans	Building	TS-2010	22.85	100.15	3,310	\$1,000.00
37760025000	4024 Evans	2 Fam Bldg	TS-2011	18.28	153	2,796	\$1,000.00
3776002600	4026 Evans	2 Fam Bldg	TS-2012	17.76	153	2,717	\$1,000.00
37740300200	4600 Evans	4 Fam bldg	TS-2015	50	153.16	8,078	\$1,000.00
37750304700	4607 Evans	Building	TS-2012	25	124.8	3,487	\$1,000.00
37330001400	4028 Evans	2 Fam Bldg	TS-2013	17.76	153	2,717	\$1,000.00
37330001300	4030 Evans	2 Fam Bldg	TS-2014	18.7	153	2,861	\$1,000.00

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 6—INGRASSIA/ WARD 9---GUENTHER

106. **Exhibit “A”** 18,087 sq. ft. \$28,000.00 \$17,688.00
 Shaw Holding Group LLC 12 Month Option
 c/o Michael Richmond **Counter Offer**

Ward 6—Tower Grove East---244
 Ward 9---Benton Park West---143

The subject property consists of a 18,087 sq. ft. of vacant ground in Ward 6 and 9. Shaw Holding Group LLC is a real estate development company that has done new construction in the City of St. Louis. They would like to purchase for new construction of residential homes for rent or sale. **Staff recommends countering at the original offer of \$28,000.00/12 month option with closing contingent upon approval of plans, budget and financing.**

ParcelID	Address	Ward	Source	Usage	Front	Side1	LotSF	Value
14540002600	2915 Minnesota Ave	6	TS-2001	Vacant Lot	25	125	3092	\$3,125.00
14750000100	3190 Nebraska	9	TS-2009	Vacant Lot	27.5	125	4112	\$3,438.00
15160000100	3244 Iowa Ave	9	TS-2003	Vacant Lot	24	125	3285	\$3,000.00
15160002200	3223 Ohio Ave	9	TS-2001	Vacant Lot	25	125	2954	\$3,125.00
15170002800	3225 Texas Ave	9	TS-2004	Vacant Lot	40	124.33	4644	\$5,000.00

WARD 18—TODD/ WARD22---VACANT/ WARD 26---CLARK HUBBARD

107. **Exhibit “A”** 155,934 sq. ft. \$75,000.00 \$78,081.00
 Better Family Life 12 Month Option
 c/o Daryl Grimes **Option Renewal**

51--- Academy/78—Hamilton Heights

The subject property consists of 33 parcels. Two in the Academy neighborhood and the other 31 parcels are in the Hamilton Heights neighborhood. They would like to purchase these properties for the Page Avenue Initiative. **Staff recommends deferral until Aldermanic Leadership is in place. (Exhibit Attached)**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

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

WARD 2—ALDERWOMAN LISA MIDDLEBROOK

- | | | | |
|------|---|---|----------|
| 108. | 1437 E. Desoto Ave.
Kenneth R. Boyd
66-College Hill - 312 | 3360-00-04100
35.7'x 158'
Appointing Authority | TS -1998 |
|------|---|---|----------|

Mr. Boyd is the owner-occupant of the residence 1435 E. Desoto. **Staff recommends deferral.**

WARD 4—ALDERWOMAN DWINDERLIN EVANS

- | | | | |
|------|---|--|-----------|
| 109. | 4735 Maffitt Avenue
Harold L. Taylor

55-Kingsway East | 5014-00-04500
30'x136'
Appointing Authority | TS – 2017 |
|------|---|--|-----------|

Mr. Taylor is the owner-occupant of the residence at 4731 Maffitt Avenue **Staff recommends acceptance.**

WARD 20 – ALDERWOMAN CARA SPENCER

- | | | | |
|------|---|---|-----------|
| 110. | 3655 Wisconsin
Natalie Boesch

18-Marina Villa 145 | 1661-00-02500
30'x 71.33'
Appointing Authority | TS – 2011 |
|------|---|---|-----------|

Ms. Boesch is the owner-occupant of the residence at 3657 Wisconsin **Staff recommends acceptance.**

- | | | | |
|------|--|--|-----------|
| 111. | 3818 Pennsylvania
Debra Lash

55- Dutchtown - 141 | 1632-00-00800
25' x 124'
Appointing Authority | TS – 2013 |
|------|--|--|-----------|

Ms. Lash is the owner-occupant of the residence at 3811 Pennsylvania and owns 3814 Ohio. **Staff recommends acceptance.**

WARD 21 – VACANT

- | | | | |
|------|---|--|-----------|
| 112. | 4410 Carter Avenue
LaTanya Edenburgs

69-Penrose - 305 | 5343-00-02800
25' x 125'
Appointing Authority | TS – 2018 |
|------|---|--|-----------|

Ms. Edenburgs is the owner-absentee of the residence at 4414 Carter Avenue and owns the property located at 2901 St. Louis Ave. **Staff recommends rejection due to poor condition of the property.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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113. 4463 Lexington
Otis Harbin
56-The Greater Ville - 307
- 4446-04-03200
25' x 181'
Appointing Authority
- TS – 2017

Mr. Harbin is the owner-occupant of the residence at 4465 Lexington **Staff recommends acceptance.**

WARD 26—ALDERWOMAN SHAMEEM CLARK-HUBBARD

114. 939 Beach Avenue
Frances Idleburg
48-West End - 235
- 4446-04-03200
25' x 181'
Appointing Authority
- TS – 2015

Ms. Idleburg is the owner-occupant of the residence at 4465 Lexington. **Staff recommends acceptance.**

WARD 27—ALDERWOMAN PAMELA BOYD

115. 5408 Emerson Ave.
Floyd Anderson
71- Mark Twain - 327
- 5576-00-00300
31'x121.83'
Appointing Authority
- TS – 2001

Mr. Anderson is the owner-occupant of the residence at 5404 Emerson Ave. and owns property at 5400 Emerson Avenue and 5435 Genevieve. **Staff recommends rejection due to unpaid taxes.**

116. 5412 Genevieve Ave.
Ruben Nunez
72 – Walnut Park East– 327
- 5528-00-00400
25' x 125'
Appointing Authority
- TS – 2007

Mr. Nunez is the owner-occupant of the residence at 5410 Genevieve. **Staff recommends rejection due unoccupied property.**

117. 5422 Genevieve
Selinda Hicks
72 – Walnut Park East – 327
- 5133-00-01000
25' x 138.5'
Appointing Authority
- TS – 2018

Ms. Hicks is the owner-absentee of the residence at 5428 Genevieve. **Staff recommends acceptance.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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D. PROP NS STABILIZED BUILDINGS

WARD 3– ALDERMAN BRANDON BOSLEY

118.	4223 N Florissant Ave. 65 – Hyde Park	1873-00-02400 16.66’ x 107’ 2 Sty. Brk. 4 FF	TS-2017	\$4,000.00 min. bid
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The subject property is a 910 sq. ft. two story brick, four family flat. LRA owns 2 of the 14 parcels on the block.

A. Trevon Adams \$7,500.00 bid

Mr. Adams has carried out full rehabs at several buildings and intends to rehab this property himself, with plans to rent the apartments. **Staff recommends acceptance of the \$7,500.00 offer with closing being contingent upon approval of his budget and financing.**

B. Tameisha Taylor \$5,500.00 bid

Ms. Taylor would like to rehab and rent this four-family building. **Staff recommends rejection in favor of another offeror.**

C. Marland Tyrone Blanchard \$7,000.00 bid

Mr. Blanchard would like to rehab and rent this four family building **Staff recommends rejection in favor of another offeror.**

D. Urban Properties, LLC c/o Taronda Ranson \$4,000.00 bid

Ms. Ranson would like to rehab and rent this four-family building. **Staff recommends rejection in favor of another offeror.**

WARD 4 – ALDERWOMAN DWINDERLIN EVANS

119.	4847 Labadie Ave. 55 – Kingsway East	4479-00-03007 55.33’ x 143’ 2 Sty Brk. 2 FF	TS-2015	\$2,000.00 min. bid
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The subject property is a two-story, brick, two family flat. LRA owns 5 of the 41 parcels on the block.

A. Serena Ladean Cayetano \$2,100.00 bid

Ms. Cayetano would like to rehab and rent this property. **Staff recommends acceptance of the \$2,100.00 offer with closing being contingent upon approval of her budget and financing.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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B. Cote Brilliante Presb. Housing Corp. \$2,000.00 bid

CBPHC, a nonprofit housing corporation affiliated with Cote Brilliante Presbyterian Church, seeks to extend their development impact in the Kingsway East neighborhood via rehab of LRA inventory in the neighborhood to support low/mod income families. **Staff recommends rejection in favor of another offer.**

120. 4822 Labadie Ave. 4404-02-06600 TS-2019 \$1,000.00 min. bid
 55 – Kingsway East 40’ x 150’
 2 Sty. Brk. Res.

The subject property is a 1,033 sq. ft. 2 story brick, single family residence. LRA owns 3 of the 25 parcels on the block.

A. Studio Property Mgt, c/o Vickie Forrest \$3,505.00 bid

Ms. Forrest plans to rehab and live in the property. **Staff recommends rejection since Ms. Forrest’s separate offer for another property is recommended for acceptance.**

B. Carly Breanne Carter \$1,025.00 bid

Ms. Carter would like to rehab and live in the subject property. **Staff recommends acceptance of the \$1,025.00 offer with closing being contingent upon approval of her budget and financing.**

121. 4715 Cupples Pl 4404-02-06600 TS-2019 \$1,000.00 min. bid
 55 – Kingsway East 40’ x 150’
 2 Sty. Brk. Res.

The subject property is a 1,033 sq. ft. 1½ story brick, single family residence. LRA owns 3 of the 25 parcels on the block.

A. Kenneth Hayden, Sr. \$2,000.00 bid

Mr. Hayden has cut the grass at 4715 for the past 15 years and earlier had intended to purchase the property from LRA but deferred due to the damaged west wall, which has now been stabilized through Prop NS. **Staff recommends acceptance of the \$2,000.00 offer with closing being contingent upon approval of his budget and financing.**

WARD 22 – ALDERMAN (VACANT)

122. 5920-22 Plymouth Ave. 3833-18-06800 TS-2016 \$2,000.00 min. bid
 48 – West End 30’ x 151’
 2 Sty Brk. 2 FF

The subject property is a two-story, brick, two family flat. LRA owns 2 of the 12 parcels on the block.

A. Studio Property Mgt, c/o Vickie Forrest \$4,005.00 bid

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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Ms. Forrest plans to rehab and live.... **Staff recommends acceptance of the \$4,005.00 offer with closing being contingent upon approval of her budget and financing.**

123.	5700-06 Page Blvd. 48 – West End	4516-02-02500 42' x 90.33' 2 Sty Brk. Mixed Use	TS-2016	\$4,000.00 min. bid
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The subject property is a two-story, brick, mixed-use, residential / commercial building. LRA owns 15 of the 36 parcels on the block.

A. Thomas Sleet \$4,000.00 bid

Mr. Sleet would like to rehab and live in the subject property' **Staff recommends acceptance of the \$4,000 bid with closing being contingent upon approval of his budget and financing.**

WARD 26 – ALDERWOMAN LISA MIDDLEBROOK

124.	5908 Etzel Ave. 48 – West End	6363-00-01800 50' / 53.65' x 83.46' / 102.9' 2 Sty. Brick 2 FF		\$2,000.00 min. bid
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The subject property is a 768 sq. ft. brick two story two-family residence. LRA owns 2 of the 20 parcels on the block.

A. Cornerstone Corp. \$23,500.00 bid

Cornerstone is a neighborhood-based, nonprofit community development corporation with 40+ years of experience developing and managing affordable housing in the West End and nearby neighborhoods. They would like to rehab and rent the property and will use personal funds and sweat equity to complete the project. **Staff recommends acceptance of their \$23,500.00 offer with closing being contingent upon approval of .their budget and financing.**

B. Michael Donnell Day \$2,800.00 bid

Mr. Day would like to rehab and rent the property. **Staff recommends rejection in favor of another offer.**

C. Studio Property Mgt, c/o Vickie Forrest \$5,005.00 bid

Ms. Forrest plans to rehab and live in the property. **Staff recommends rejection in favor of another offer.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 27 – ALDERWOMAN PAMELA BOYD

- | | | | |
|------|---|--|---------------------|
| 125. | 5448 Gilmore Ave
72—Walnut Park East | 6363-00-01800
50' / 53.65' x 83.46' / 102.9'
1 Sty. Single Frm. Res. | \$1,000.00 min. bid |
|------|---|--|---------------------|

The subject property is a 768 sq. ft. one story frame, single family residence. LRA owns 2 of the 20 parcels on the block.

- | | |
|-------------------|----------------|
| A. Taronda Ransom | \$1,200.00 bid |
|-------------------|----------------|

Ms. Ransom would like to rehab and rent the subject property. **Staff recommends acceptance of the \$1,200.00 offer with closing being contingent upon approval of her budget and financing.**

- | | | | |
|------|---|--|---------------------|
| 126. | 5752 Lillian Ave
72—Walnut Park East | 6363-00-01800
50' / 53.65' x 83.46' / 102.9'
1 Sty. Single Frm. Res. | \$1,000.00 min. bid |
|------|---|--|---------------------|

The subject property is a 768 sq. ft. one story frame, single family residence. LRA owns 2 of the 20 parcels on the block.

- | | |
|--|----------------|
| A. Value First Contractors, c/o Kareem Simmons | \$3,001.00 bid |
|--|----------------|

Mr. Simmons would like to rehab and rent the subject property. **Staff recommends acceptance of the \$3,001.00 offer.**

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|------------------|----------------|
| B. Paula Preston | \$2,900.00 bid |
|------------------|----------------|

Ms. Preston would like to rehab and rent the subject property. **Staff recommends rejection in favor of another offer.**

- | | |
|---|----------------|
| C. Urbn Luxe Properties, c/o Taronda Ransom | \$1,200.00 bid |
|---|----------------|

Ms. Ransom would like to rehab and rent the subject property. **Staff recommends rejection in favor of another offer.**

- | | | | |
|------|--|--|---------------------|
| 127. | 5434 Partridge Ave.
72—Walnut Park East | 6363-00-01800
50' / 53.65' x 83.46' / 102.9'
1 Sty. Single Frm. Res. | \$1,000.00 min. bid |
|------|--|--|---------------------|

The subject property is a 768 sq. ft. one story frame, single family residence. LRA owns 2 of the 20 parcels on the block.

- | | |
|--------------------|----------------|
| A. Joseph Anderson | \$3,000.00 bid |
|--------------------|----------------|

Mr. Anderson would like to rehab and live in the subject property. **Staff recommends acceptance of the \$3,000.00 offer with closing being contingent upon approval of his budget and financing.**

OFFERS TO PURCHASE LRA PROPERTY—June 29, 2022

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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E. DONATIONS

WARD 3 -ALDERMAN BRANDON BOSLEY

128. 1410 Newhouse Ave. 2410-00-0060
 Lee Co. Restoration & 30'x130'
 Development 2 Sty. Brk 2 FF
 c/o Ashlee Cooksey

The subject property is a 3,894 sq. ft. two-story two family flat. The owner can no longer maintain the property. **Staff recommends acceptance.**

WARD 4— ALDERWOMAN DWINDERLIN EVANS

129. 3604 N. Newstead 4445-00-02100
 Tyrone & Veronica 17' x 115'
 Martin 2 Sty. Brk 2 FF

56 – The Greater Ville – 310

The subject property is a 2,008 sq. ft. two-story two family flat. The owners can no longer maintain the property. **Staff recommends acceptance.**

WARD 22—VACANT

130. 5923 Julian Ave. 3833-18-03300
 Preshelyn Burris 42' x 101.1'
 2 Sty. Brk.Single Family
 48-West End—235

The subject property is a 1,644 sq. ft. two-story brick single family residence. The owner can no longer maintain the property. **Staff recommends acceptance and demolition.**

