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Mr. Levison adjourned the meeting at 9:13 a.m.

Executed version is kept on file at:  
St. Louis Development Corporation  
1520 Market St.  
Ste.# 2000  
St. Louis, MO 63103

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Mark H. Levison, Chairman

ParcelID	Address	Ward	Neigh	AssN	Usage		BldgSF	Front	Side1	LotSF	Value
59490000600	5201 Palm St.	1	52	342	Vacant Lot	TS-1999		75	125	9,494	\$1,887.00
59490001000	5219 Palm St.	1	52	342	2 Story Brick Two Family Fla	Don-2010	2,340	35	125	4,375	\$2,000.00
59500000700	5220 Palm St.	1	52	342	Vacant Lot	TS-2005		42.33	125	4,716	\$1,192.00
59500001107	5200 Palm St.	1	52	342	Vacant Lot	TS-2001		55	125	6,613	\$1,548.00
59540000100	5164 Palm St.	1	52	342	2 Story Brick 14 Unit Building	TS-2009	8,884	70	125	8,750	\$14,000.00
59550000800	5111 Palm St	1	52	342	2 Story Brick Four Family Fla	TS-2015	3,400	42	125	5,404	\$4,000.00
59550002000	5163 Palm St.	1	52	342	2 Story Brick Four Family Fla	TS-2009	3,400	42	125	5,250	\$4,000.00
								361.3		44,602	\$28,627.00

ParcelID	Address	Ward	Neigh	AssN	Usage	Front	Side1	LotSF	Value
37890000300	5078 Wells Ave.	18	51	238	Vacant Lot	50	146.66	7,597	\$626.00
37890000400	5076 Wells Ave.	18	51	238	Vacant Lot	25	14304	3,448	\$374.00
37890000500	5074 Wells Ave.	18	51	238	Vacant Lot	25	141	3,789	\$374.00
37890000600	5072 Wells Ave.	18	51	238	Vacant Lot	25	138.33	7,535	\$374.00
37890000700	5066 Wells Ave.	18	51	238	Vacant Lot	50	138.92	2,979	\$626.00
37890000800	5064 Wells Ave.	18	51	238	Residential	25	138.33	3,165	\$200.00
37890000900	5062 Wells Ave.	18	51	238	Residential	25	135.58	3,338	\$200.00
						225		31,851	\$2,774.00

ParcelID	Address	Ward	Neigh	AssN	Usage	Front	Side1	LotSF	Value
13180003200	2735 Allen Ave	6	24	245	Vacant Lot	25	125	3,125	\$4,219.00
14250501310	2812 Magnolia Ave.	6	24	244	Vacant Lot	25	141.3	3,531	\$3,125.00
14260000200	2846 Nebraska Ave.	6	24	244	Vacant Lot	23	127	2,940	\$2,875.00
14310000500	2350 Michigan Ave.	6	25	244	Vacant Lot	20	125.5	2,510	\$2,500.00
14310000600	2348 Michigan Ave.	6	25	244	Vacant Lot	30	125.5	3,765	\$3,750.00
14330001550	2601-03 Michigan Ave.	6	25	244	Vacant Lot	50	128.5	6,423	\$6,250.00
14350000300	2354 Virginia Ave	6	25	243	Vacant Lot	25	128	3,285	\$4,688.00
14540001900	2902 Michigan Ave.	6	25	244	Vacant Lot	25	125	3,125	\$3,125.00
14540002000	2900 Michigan Ave.	6	25	244	Vacant Lot	25	125	3,125	\$3,125.00
13780002700	2255 California Ave.	7	24	245	Vacant Lot	60	111.6	6,715	\$10,125.00
13810002950	2639 Shenandoah Ave	7	24	245	Vacant Lot	50	125	6,250	\$8,438.00
13810003500	2655 Shenandoah Ave	7	24	245	Vacant Lot	25	125	3,125	\$4,219.00
41620004900	4259 Connecticut	15	15	138	Vacant Lot	23	124.2	2,588	\$4,888.00
						406		50,507	\$61,327.00

**RESOLUTION NO. 16-LRA-205**  
**Presented To The Board March 30, 2016**

**TO:** Board of Commissioners of the Land Reutilization Authority of The City of St. Louis, Missouri

**FROM:** Laura Costello, Director of Real Estate

**RE:** Resolution Authorizing 'Mow to Own' Program

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**EXECUTIVE SUMMARY:**

This Resolution authorizes the creation of the 'Mow to Own' Program, to allow residents to take immediate ownership of Land Reutilization Authority-owned parcels adjacent to their property if the resident agrees to continually maintain the lot, subject to a lien which will be removed after twenty-four months if the maintenance has been satisfactory.

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**BACKGROUND:**

The 'Mow to Own' Program is designed for City residents who wish to acquire vacant property owned by LRA. LRA has owned and maintained many small parcels in its inventory for a number of years, and as time has passed it has become clear that these parcels are unlikely to be developed to create new housing, industry or jobs. LRA was created to accomplish these goals, but also to return formerly tax-delinquent properties to the tax rolls. This program will aid in accomplishing that task.

The Mow to Own Program will be a 'sweat equity' program where residents may take immediate ownership of a parcel that is located next to their own property for a nominal fee. Participants must agree to continually maintain the lot, including regular mows and debris removal, for twenty-four months. The LRA Board of Commissioners must approve each transaction. Following approval by the Board of Commissioners, the successful applicant will receive a deed to the property with a maintenance lien allowing the property to be reacquired by LRA should the applicant fail to maintain the lot. After twenty-four months, if there are no findings of violation from the City's Forestry Division and no complaints, LRA will remove the maintenance lien and the owner will own the property.

The following conditions will apply to the operation of the Mow to Own Program, subject to the ultimate discretion of the LRA Board of Commissioners to approve each application:

Eligible Lots shall:

- Be less than 30 front feet
- Not be contiguous to three or more other LRA, LCRA or PIEA-owned parcels
- Have been in the LRA inventory for at least three years

Successful Applicants shall:

- Be current on all real estate taxes
- Have no outstanding property violations
- Own property with an occupied residential structure immediately adjacent to the desired lot

During the Maintenance Lien period, Owners shall:

- Keep property free and clear of debris
- Mow the grass at least eight times a year
- Stay current on real estate taxes

The Mow to Own Program will include an administrative fee of \$100.00, which includes recording costs for the initial deed and the subsequent release of the maintenance lien. Participants may choose to acquire title insurance at their own cost. Each application to the Mow to Own Program will also be reviewed by staff to determine if the parcel is in an area where development is imminent, and staff will provide a recommendation to the Board of Commissioners regarding the application.

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**REQUESTED ACTION:**

Approval of this Resolution.

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

1. The Land Reutilization Authority hereby authorizes the Mow to Own Program as outlined above; and
2. The Executive Director or his/her designee, and the appropriate officers, agents and employees of LRA 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 LRA Commission.

ADOPTED this 30<sup>th</sup> day of March 2016.

BY THE COMMISSION

(SEAL)

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Mark H. Levison  
Chairman

ATTEST:

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Assistant Secretary