

## A G E N D A

### **Land Reutilization Authority Board of Commissioners Regular Meeting**

**SLDC Board Room, 12th Floor**

**April 27, 2011**

**8:30 a.m.**

**Some Board Members May Attend By Phone**

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1. Call To Order
2. Commissioners Oath
3. Minutes of the March 30, 2011 Commission Meeting.
4. Report Of Commissioners
5. Action Of Offers To Purchase
  - a. Offers To Purchase (1-27)
  - b. Miscellaneous (28)
  - c. Donations (29-32)
  - d. Garden Leases (33-40)
  - e. Resolution Updating and Modifying The LRA Pricing Policy
  - f. Resolution Authorizing the Execution of the Community Development Administration LRA Housing Acquisition Work Program (11-33-55)
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 MAY 25, 2011**
9. Adjournment

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

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

**WARD 1—ALDERMAN CHARLES QUINCY TROUPE**

1.	5243 Greer Ave. Vickie J. Norise 52—Kingsway West—342	5952-00-01800 33.33' x 193.14' Side Lot <b>Class 'C'</b> <b>Appointing Authority</b>	TS – 2007	\$500.00	\$1,856.00
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The recommendation is countering at \$1,856.00.  
*Land Use Plan—Neighborhood Preservation Area*

2.	5301 Claxton Ave. Todd Eric Chavers 71—Mark Twain—327	5329-00-05600 25' x 125' 1 Sty. Brk. Res. <b>Appointing Authority</b>	TS – 2010	\$400.00	\$1,000.00
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The recommendation is deferral.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 2—ALDERWOMAN DIONNE FLOWERS**

3.	116 Penrose St. and 200 Penrose St. and 4111 N. 2 <sup>nd</sup> St. 2 <sup>nd</sup> Street Center LLC c/o Ronald E. Hughey 64—Near North Riverfront—321	1230-00-00200 2.589 acres—Comm Bldg. 1229-00-01000 1.034 acres—Vac. Lot 1229-00-01200 0.381 acres—Vac. Lot <b>Class 'C'</b>	TS – 1999 TS – 1999 TS – 2001	\$150,000.00	\$195,000.00
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The recommendation is acceptance with contingencies.  
*Land Use Plan—Business and Industrial Development Area*

**WARD 3—ALDERMAN FREEMAN BOSLEY SR.**

4.	4223 Peck St. Carl M. Thomas 67—Fairground—314	2429-00-01900 30' x 112.5' 2 Sty. Brk. Res.	Don – 2007	\$1,000.00	\$1,000.00
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The recommendation is deferral.  
*Land Use Plan—Neighborhood Preservation Area*

Ward 1—Troupe ~ Ward 2—Flowers ~ Ward 3—Bosley

**Property Classification**

'A'—Suitable for Private Use    'B'—Suitable for Public Use    'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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5. 4105 W. Florissant Ave. Natalie L. DuBose 68—O’Fallon—312	3543-00-02607 35’ x 120’ 2 Sty. Brk. Comm.	TS – 2009	\$500.00	\$2,000.00
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**Appointing Authority**

The recommendation is rejection.  
*Land Use Plan—Neighborhood Preservation Area*

6. 4300 Warne Ave. Natalie Isom 67—Fairground—311	3397-00-00108 Billboards Only	TS – 1997	\$500.00	\$1,000.00
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**Appointing Authority**

The recommendation is countering at \$1,000.00.  
*Land Use Plan—Neighborhood Development Area*

**WARD 4—ALDERMAN SAMUEL L. MOORE**

**Counter Offer**

7. 4437 Maffitt Ave. Rita A. Campbell 57—The Ville—309	3708-00-01900 20’ x 145’ Side Lot	TS – 1996	\$300.00	\$609.00
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**Appointing Authority**

The recommendation is countering at \$609.00 with contingencies.  
*Land Use Plan—Neighborhood Preservation Area*

8. 3132 Fair Ave. Gloristein Cobbs 56—Greater Ville—310	3624-00-02100 23’ x 115.25’ Side Lot	TS – 2000	\$500.00	\$863.00
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**Appointing Authority**

The recommendation is countering at \$863.00.  
*Land Use Plan—Neighborhood Preservation Area*

9. 4640 North Market St. Keith M. Raymond 56—Greater Ville—308	4473-00-00400 35’ x 138’ 2 Sty. Brk. Res.	TS – 2003	\$500.00	\$1,000.00
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**Class ‘C’  
Appointing Authority**

The recommendation is countering with a \$1,000.00/6 month option with contingencies.  
*Land Use Plan—Neighborhood Development Area*

Ward 3—Bosley ~ Ward 4—Moore

**Property Classification**

'A'—Suitable for Private Use    'B'—Suitable for Public Use    'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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|-----|--|---|-----------|------------|------------|
| 10. | 2720 N. Taylor Ave.<br>Ricky J. McElrath<br>57—The Ville—309 | 3707-00-04000<br>50' x 140'<br>1 Sty. Brk. Res. | TS – 2010 | \$1,000.00 | \$1,000.00 |
|-----|--|---|-----------|------------|------------|

The recommendation is acceptance of \$1,000.00 with contingencies.  
*Land Use Plan—Neighborhood Development Area*

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|-----|---|---|-----------|----------|------------|
| 11. | 3009 N. Taylor Ave.<br>Tracy A. Larkins<br>56—Greater Ville—307 | 3710-02-02600<br>26.5' x 145'<br>1 Sty. Brk. Res. | TS – 2009 | \$500.00 | \$1,000.00 |
|-----|---|---|-----------|----------|------------|
- Appointing Authority**

The recommendation is countering with a \$1,000.00/6 month option with contingencies.  
*Land Use Plan—Neighborhood Preservation Area*

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|-----|---|--|--|-------------|-------------|
| 12. | Exhibit :A:<br>Fosters Services for<br>Funerals, LLC<br>c/o Ozella Jones-Foster<br>57—The Ville—309 | 44,275 sq. ft.<br>Vac. Lots<br><b>Class 'C'</b><br><b>12 Month Option</b><br><b>Appointing Authority</b> |  | \$10,000.00 | \$28,779.00 |
|-----|---|--|--|-------------|-------------|

The recommendation is countering with a \$28,779.00/12 month option with contingencies.  
*Land Use Plan—Neighborhood Development Area*

ParcelID	Address	Usage	Front	Side1	Sq. Ft.	Value
37020003910	4457-9 Cote Brilliante Av	Vacant Lot	37.47	100	3,247	\$2,110.00
37020004000	4461 Cote Brilliante Av	Vacant Lot	19.53	100	2,596	\$1,687.00
37020004100	1800-10 N Taylor Av	Vacant Lot	113.2	150	10,098	\$6,564.00
37020004500	1820 N Taylor Av	Vacant Lot	25	150	3,808	\$2,475.00
37020004600	1824-6 N Taylor Av	Vacant Lot	63	150	9,224	\$5,996.00
37200003200	1811 N Taylor Av	Vacant Lot	25	135.1	3,295	\$2,142.00
37200003300	1807 N Taylor Av	Vacant Lot	25	135.5	3,149	\$2,047.00
37200003400	1801-3 N Taylor Av	Vacant Lot	63	69	5,250	\$3,413.00
37200003500	4509 Cote Brilliante Av	Vacant Lot	66.5	63	3,608	\$2,345.00
					44,275	\$28,779.00

**Property Classification**

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**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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**WARD 5—ALDERWOMAN APRIL FORD GRIFFIN**

13. 1455 Monroe St. Daniel J. Schuler 63—Old N. St. Louis—319	1111-00-01300 25' x 112.5' Side Lot <b>Class 'C'</b>	TS – 2001	\$938.00	\$938.00
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The recommendation is acceptance of \$938.00 with contingencies.  
*Land Use Plan—Neighborhood Commercial Area*

14. 2624 North 22 <sup>nd</sup> St. and 2623 Rauschenbach Ave. and 2621 Rauschenbach Ave. St. Louis Park Baptist Church c/o Pastor Darron Washington 60—St. Louis Place—318	1096-00-02060 96.87' x 88.55' 1096-00-02100 23' x 99.06' 1096-00-02200 24.06' x 99.06' Vac. Lots <b>Class 'C'</b> <b>Appointing Authority</b>	TS – 1994  Don – 1990  Don – 1990	\$9,000.00	\$13,395.00
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The recommendation is deferral.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 8—ALDERMAN STEPHEN CONWAY**

15. 4932 Odell St. Amy Y. Choy 13—Southwest Garden—214	4068-03-01700 10' x 182.5' Side Lot	TS – 1975	\$500.00	\$688.00
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The recommendation is countering at \$688.00.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 11—ALDERMAN THOMAS A. VILLA**

**Request for Option**

16. 621 Marceau St. Nimesh Patel 2—Patch—136	3213-00-03100 25' x 112' Vac. Lot <b>Class 'C'</b> <b>12 Month Option</b>	TS – 1997	\$5,076.00	\$5,076.00
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The recommendation is granting the \$5,076.00/12 month option with contingencies.  
*Land Use Plan—Business and Industrial Development Area*

Ward 5—Ford-Griffin ~ Ward 8—Conway ~ Ward 11—Villa

**Property Classification**

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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**WARD 15—ALDERWOMAN JENNIFER FLORIDA**

17. 3450 Winnebago St. Jonathan J. Preiss 19—Gravois Park—140	1610-00-01030 43' x 125' Side Lot	TS – 2010	\$2,000.00	\$4,435.00
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**Appointing Authority**

The recommendation is countering at \$2,957.00 with contingencies.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 17—ALDERMAN JOSEPH D. RODDY**

18. 4209 Norfolk Ave. David A. Holt 39—Forest Park SE—222	3977-00-02000 25' x 144.33' Side Lot <b>Class 'C'</b>	TS – 1999	\$770.00	\$1,172.00
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**Appointing Authority**

The recommendation is countering at \$782.00.  
*Land Use Plan—Neighborhood Preservation Area*

19. 4333 Hunt Ave. Jerry J. Butler 39—Forest Park SE—222	3982-00-03500 25' x 125' Side Lot	Don – 1995	\$200.00	\$1,172.00
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**Appointing Authority**

The recommendation is countering at \$1,172.00.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 21—ALDERMAN ANTONIO D. FRENCH**

20. 4609 Natural Bridge Ave. Talonda A. Bradford 69—Penrose—302	4408-01-02300 25.06' x 85.66' Vac. Lot	TS – 2009	\$1,000.00	\$2,570.00
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**Appointing Authority**

The recommendation is countering at \$2,570.00/12 month option with contingencies.  
*Land Use Plan—Neighborhood Commercial Area*

Ward 15—Florida ~ Ward 17—Roddy ~ Ward 21—French

**Property Classification**

'A'—Suitable for Private Use    'B'—Suitable for Public Use    'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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21. 4641 Natural Bridge Ave. Vernice L. Hill 69—Penrose—302	4408-01-03200 40.04' x 99.6' Vac. Lot	TS – 2000	\$1,500.00	\$5,665.00
<b>Appointing Authority</b>				

The recommendation is countering with a \$5,665.00/12 month option with contingencies.  
*Land Use Plan—Neighborhood Commercial Area*

22. 3933 Lexington Ave. Evelyn Silinzy 56—Greater Ville—310	5190-00-03300 30' x 112' 2 Sty. Brk. Res.	TS – 2010	\$1,000.00	\$1,000.00
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The recommendation is countering with a \$1,000.00/6 month option with contingencies.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 22—ALDERMAN JEFFREY BOYD**

23. 5653 Wells Ave. Tracy McCain 78—Hamilton Heights—239	3819-03-03400 25' x 129.83' Side Lot	TS – 1976	\$1,200.00	\$1,112.00
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The recommendation is acceptance of \$1,200.00 offer with contingencies.  
*Land Use Plan—Neighborhood Development Area*

**WARD 27—ALDERMAN GREGORY CARTER**

24. 5505 Robin Ave. and 5509 Robin Ave. Stanford Snider and Angela Snider 72—Walnut Park East—327	5134-00-03200 25' x 138.06' 5134-00-03100 35' x 138.06' Side Lot <b>Class 'C'</b>	TS – 1985  TS – 1990	\$600.00	\$2,250.00
<b>Appointing Authority</b>				

The recommendation is countering at \$2,250.00.  
*Land Use Plan—Neighborhood Preservation Area*

25. 5408 Thrush Ave. Michelle Ann Jones 72—Walnut Park East—327	5529-00-00300 25' x 125' Side Lot	TS – 1995	\$562.00	\$938.00
<b>Appointing Authority</b>				

The recommendation is countering at \$938.00.  
*Land Use Plan—Neighborhood Preservation Area*

Ward 21—French ~ Ward 22—Boyd ~ Ward 27—Carter

**Property Classification**

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
26. 5606 W. Florissant Ave. Norma J. Taylor 72—Walnut Park East—327	5131-00-01900 37' x 140' Side Lot	TS – 2000	\$500.00	\$1,388.00
<b>Appointing Authority</b>				

The recommendation is countering at \$1,388.00.  
*Land Use Plan—Neighborhood Commercial Area*

**MULTIPLE WARDS OFFER**

27. <b>Ward 9</b> 3940 Iowa Ave. 16—Dutchtown—144	2566-00-00200 25' x 125'—2 Sty. Frm. Res.	TS – 2010	\$1,000.00	\$1,500.00
<b>Ward 25</b> 3219 Mount Pleasant St. 16—Dutchtown—101 Hassan A. Haskins and Lynette Y. McAlpine	2725-00-02000 25' x 130'—2 Sty. Brk. Res.	TS – 2010	\$500.00	\$1,000.00
<b>Appointing Authority</b>				

The recommendation is countering with the sale of 3219 Mount Pleasant St. with a \$1,000.00/6 month option with contingencies.  
*Land Use Plan—Neighborhood Preservation Area*

**B. MISCELLANEOUS**

**Request for Contract Extension**

28. Contract between LRA and Garden District Commission
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The recommendation is granting an extension of the contract until June 30, 2011.

**C. DONATIONS**

**WARD 3—ALDERMAN FREEMAN BOSLEY SR.**

29. 4215 Peck St. Quadrant Residential Capital III c/o Realty Executives, Benjamin Nichols 67—Fairground—314	2429-00-02100 30' x 112.5' 2 Sty. Brk. 2 FF
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The recommendation is acceptance with contingencies.  
*Land Use Plan—Neighborhood Preservation Area*

Ward 27—Carter ~ Multiple Wards ~ B. Miscellaneous ~ C. Donations

**Property Classification**

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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**WARD 4—ALDERMAN SAMUEL L. MOORE**

30. 4331 St. Louis Ave. 4468-06-06000  
 Michael Kissell 25' x 150'  
 56—Greater Ville—320 1 Sty. Brk. Res.

The recommendation is acceptance with contingencies.  
*Land Use Plan—Neighborhood Development Area*

**WARD 7—ALDERWOMAN PHYLLIS YOUNG**

31. 906 Geyer Ave. 0666-00-00800  
 Joseph R. Ganz and 25.16' x 140'  
 Christina Crowell 3 Sty. Brk. Res.  
 21—Soulard—248

The recommendation is acceptance.  
*Land Use Plan—Neighborhood Preservation Area*

**WARD 27—ALDERMAN GREGORY CARTER**

32. 4752 Genevieve Ave. 5671-00-02300  
 Paula M. Hood 30' x 125'  
 72—Walnut Park East—326 1 Sty. Frm. Res.

The recommendation is acceptance.  
*Land Use Plan—Neighborhood Preservation Area*

**D. GARDEN LEASES**

**WARD 1—ALDERMAN CHARLES QUINCY TROUPE**

33. 5335 St. Louis Ave. 5246-00-02300  
 Andrew Searcy 35' x 133'  
 50—Wells Goodfellow—344 Vac. Lot

*Land Use Plan—Neighborhood Preservation Area*

**WARD 3—ALDERMAN FREEMAN BOSLEY SR.**

34. 4311 College Ave. 3397-00-03600  
 Tazell Moore 60' x 125.42'  
 67—Fairground—311 Vac. Lot

*Land Use Plan—Neighborhood Development Area*

C. Donations ~ D. Garden Leases

**Property Classification**

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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35. 4235 Peck St. 2429-00-01500  
 Peggy Tyler 25' x 112.5'  
 67—Fairground—314 Vac. Lot

*Land Use Plan—Neighborhood Development Area*

**WARD 7—ALDERWOMAN PHYLLIS YOUNG**

36. 2112 Oregon Ave. 1355-00-01500  
 Tom Campbell 31' x 125'  
 24—Fox Park—245 Vac. Lot

*Land Use Plan—Neighborhood Preservation Area*

**WARD 20—ALDERMAN CRAIG SCHMID**

37. 3602 S. Compton Ave. 1623-00-01750  
 Julia Ahlemeyer 70' x 46.1'  
 19—Gravois Park—141 Vac. Lot

*Land Use Plan—Neighborhood Preservation Area*

38. Exhibit “A” 14,438 sq. ft.  
 Gravois Park Neigh. Assoc Vac. Lots  
 c/o Rita Ford  
 19—Gravois Park—141

*Land Use Plan—Neighborhood Preservation Area*

Parcel ID	Address	Usage	Front	Side 1	Sq. Ft.
16280001400	3701 Pennsylvania Av.	Vacant Lot	59.8	127	7,071
16280001500	3707 Pennsylvania Av.	Vacant Lot	25	127	2,772
15810002600	3135 Potomac St.	Vacant Lot	8.25	36	683
15810002700	3137 Potomac St.	Vacant Lot	44.75	122.9	3,912
					14,438

D. Garden Leases

**Property Classification**

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

**5. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—APRIL 27, 2011**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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**WARD 21—ALDERMAN ANTONIO D. FRENCH**

39. Exhibit “A” 13,830 sq. ft.  
Antonio D. French Vac Lots  
68—O’Fallon—305

*Land Use Plan—Neighborhood Preservation Area*

Parcel ID	Address	Usage	Front	Side 1	Sq. Ft.
35730306900	4153 W. Lee Ave.	Vacant Lot	25	101.1	2,527
35730307100	4201 Lee Ave.	Vacant Lot	30	101	3,033
35730308320	4251 Lee Ave.	Vacant Lot	25	101	2,527
44270001400	4218 Lee Ave.	Vacant Lot	25	125	3,215
35730308700	4255 Lee Ave.	Vacant Lot	25	101	2,528
					13,830

**WARD 22—ALDERMAN JEFFREY BOYD**

40. 1477 Laurel St. 5307-00-01700  
Frank Hooper 30’ x 133.12’  
78—Hamilton Heights—239 Vac. Lot

*Land Use Plan—Neighborhood Preservation Area*

D. Garden Leases

**Property Classification**

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve