LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
A Development Board Staffed by SLDC

AGENDA
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION
1520 MARKET STREET – SUITE 2000
VIA ZOOM AND VIA TELEPHONE
Tuesday, September 22, 2026 at 3:00pm

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 2:45pm 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:

1. Please click the link below to join the webinar:
   https://us02web.zoom.us/j/83593997289?pwd=ZmF5bXRUOVNQRFFzS2ZpYlo2VjJ6UT09
   Passcode: 878470
   Or One tap mobile :
   +13126266799,,83593997289# US (Chicago) +16469313860,,83593997289# US
2. Or Telephone:
   Dial(for higher quality, dial a number based on your current location):
   US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799
   Webinar ID: 835 9399 7289

People who need accommodations relating to accessibility should contact Myisa Sykes at sykesm@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.

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES** August 25, 2026

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market Street September 18, 2026 prior to 3:00pm. items may be withdrawn or modified during the public meeting at the discretion of the Board.

3. **3543 OHIO AVE. REDEVELOPMENT AREA**
(Alderman Shane Cohn/3rd Ward)

RESOLUTION NO. 26-LCRA-11057 - RESOLUTION DECLARING 3543 OHIO AVE. TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3543 OHIO AVE. REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2492) (Zachary Wilson)

4. **4100-4798 AND 4101-4799 W. NATURAL BRIDGE AVE. REDEVELOPMENT AREA**
(Alderwoman Sharon Tyus/12th Ward)

RESOLUTION NO. 26-LCRA-11058 - RESOLUTION DESIGNATING FIELDS PLACE GP, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED IN THE 4100-4798 AND 4101-4799 W. NATURAL BRIDGE AVE. REDEVELOPMENT AREA, APPROVING ENTERING INTO A REDEVELOPMENT AGREEMENT, AND STATING THE INTENT OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN CONNECTION THEREWITH (2240p2) (Zachary Wilson)

5. **GENERAL**

RESOLUTION NO. 26-LCRA-11059 - AUTHORIZING A REAL ESTATE BROKERAGE SERVICES AGREEMENT RELATED TO THE SALE OF RESIDENTIAL UNITS CONSTRUCTED UNDER THE INNOVATIVE INFILL HOUSING PROGRAM (Rob Orr)

6. **EXECUTIVE SESSION - ROLL CALL VOTE** 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 (18) RSMo.

B) Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021 (2) RSMo.

C) Proceedings to regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021 (12) RSMo.

D) Proceedings involving security systems of real property owned or leased by a public governmental body as provided by Section 610.021 (19) or (20) RSMo.

END CLOSED SESSION

7 **OPEN AGENDA**

8. **NEXT BOARD MEETING- SCHEDULED FOR OCTOBER 27, 2026**

9. **ADJOURNMENT**

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
A Development Board Staffed by SLDC

MINUTES

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION
VIA ZOOM MEETING AND VIA PHONE

Tuesday, August 25, 2026 – 3:00pm

BOARD MEMBERS PRESENT:	Matt McBride (Chair) Sean Spencer Lori Koenig (By Phone) Lindsey Evans
BOARD MEMBERS ABSENT:	Kennard Jones
STAFF PRESENT:	Stephen Westbrooks, Zachary Wilson, Rob Orr, Linda Criss, Paul Weatherford, Madeleine Swanstrom, Peter Phillips, Charlie Hahn, Chris Maguire, Deion Broxton, Salise Cobb, Dale Ruthsatz, Sara Wessels, Shelton Anderson
COUNSEL PRESENT:	David Meyer, Olivia Findley, James Morrow Mark Spykerman (Outside Counsel for SLDC)
GUESTS PRESENT:	Rasheen Aldridge – Alderman/14th Ward Tim Nugent – CDG Haden Smith - CDG Ryan Krull - St. Louis Magazine Steph Kukuljan -St. Louis Post Dispatch Kate Marijolovic – St. Louis Business Journal Gerry Connolly, Jamie Moyle, Kavahn Mansouri, Austin Huguelet, Matthew Masiel

CALL TO ORDER

After roll call, a quorum being present, Chair McBride called the meeting to order at 3:01pm.

APPROVAL OF MINUTES

Chair McBride called for a motion to approve the minutes for the July 28, 2026, meeting. A motion to approve the minutes was made by Commissioner Spencer and seconded by Commissioner Koenig. Roll was called, and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11036 - RESOLUTION DECLARING 1450 N. 13th STREET AND 1196 R CASS AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1450 N. 13th STREET AND 1196 R CASS AVENUE REDEVELOPMENT AREA ANDAUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2491)

Zach Wilson, SLDC, presented the resolution to the Board. Paul Weatherford, SLDC, provided additional details of the project to the Board. David Meyer, counsel, explained the standard process and time frame for using eminent domain. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11036. A motion was made by Commissioner Evans and seconded by Commissioner Spencer. Roll was called and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11047 - RESOLUTION AUTHORIZING A CONTRACT FOR ENGINEERING ASSESSMENT AND SURVEYING SERVICES FOR THE TUCKER & LOCUST GARAGE

Rob Orr, SLDC, presented the resolution to the Board. Tim Nugent, CDG, explained additional details of the project to the Board. Haden Smith, CDG, also provided details pertaining to the project. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11047. A motion was made by Commissioner Spencer and seconded by Commissioner Koenig. Roll was called and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11048 - RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR BIDS TO SELECT A PARKING STUDY CONSULTANT TO COMPLETE A FEASIBILITY STUDY OF 306-316 NORTH TUCKER BOULEVARD AND 1122 LOCUST STREET

Rob Orr, SLDC presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11048. A motion was made by Commissioner Evans and seconded by Commissioner Koenig. Roll was called and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11037 - RESOLUTION DESIGNATING JJAAC ENTERPRISES, LLC AS REDEVELOPER OF THE PROPERTY LOCATED IN THE CASS AVENUE AND I-44 REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2482p)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11037. A motion was made by Commissioner Spencer and seconded by Commissioner Evans. Roll was called and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11038 - RESOLUTION DECLARING 1122 JONAS HUBBARD ST. TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1122 JONAS HUBBARD ST. REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2490)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11038. A motion was made by Commissioner Koenig and seconded by Commissioner Spencer. Roll was called and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11039 - RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 4352 LOUISIANA, THE FORMER CLEVELAND HIGH SCHOOL (2323)

Peter Phillips, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11039. A motion was made by Commissioner Spencer with request for previous roll and seconded by Commissioner Koenig. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11040 - RESOLUTION AUTHORIZING A CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE SELECTIVE DEMOLITION SERVICES AGREEMENT FOR 4352 LOUISIANA AND 3451 BINGHAM, THE FORMER CLEVELAND HIGH SCHOOL (2323)

Peter Phillips, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11040. A motion was made by Commissioner Evans with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11041 – RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 4322 ALDINE, THE FORMER MARSHALL SCHOOL (2411)

Peter Phillips, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11041. A motion was made by Commissioner Evans with request for previous roll and seconded by Commissioner Koenig. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11042 – RESOLUTION AUTHORIZING CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE SELECTIVE DEMOLITION SERVICES AGREEMENT FOR 4322 ALDINE AVE., THE FORMER MARSHALL SCHOOL (2411)

Peter Phillips, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11042. A motion was made by Commissioner Spencer with request for previous roll and seconded by Commissioner Koenig. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11043 - RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 3940 DR. MARTIN LUTHER KING DRIVE, THE MONARCH ON MLK

Rob Orr, SLDC presented the resolution to the Board. Tim Mulligan, SLDC, provided additional details of the project to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11043. A motion was made by Commissioner Evans with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11044 - RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE RESTORATION SERVICES AGREEMENT FOR 3940 DR. MARTIN LUTHER KING DRIVE, THE MONARCH ON MLK

Rob Orr, SLDC presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11044. A motion was made by Commissioner Spencer with request for previous roll and seconded by Commissioner Evans. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11045 - RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS SUBRECIPIENT AGREEMENT WITH CDA FOR THE MONARCH ACQUISITION, DEVELOPMENT AND PROGRAM OPERATIONS (21-SLFRF-40)

Rob Orr, SLDC presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11045. A motion was made by Commissioner Evans with request for previous roll and seconded by Commissioner Koenig. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11046 - RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT FOR REMEDIATION AND DEMOLITION AT 4690 AND 4700 GOODFELLOW BOULEVARD (9622)

Peter Phillips, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11046. A motion was made by Commissioner Evans and seconded by Commissioner Spencer. Roll was called and the motion passed with three (3) Commissioners present (Spencer, Koenig, Evans) voting aye and one (1) abstention (McBride).

RESOLUTION NO. 26-LCRA-11049 - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (3101-3115 SOUTH JEFFERSON AVENUE PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE 3101-3115 SOUTH JEFFERSON AVE. & 2614-2674 ARSENAL ST. REDEVELOPMENT AREA

Zach Wilson, SLDC, presented the Resolution to the Board. Mark Spykerman, Gilmore & Bell, explained the process of the Taxable Industrial Revenue Bond. This resolution is the second step to a two-step process. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11049. A motion was made by Commissioner Spencer and seconded by Commissioner Evans. Roll was called, and the motion passed with four (4) Commissioners present (McBride, Spencer Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11050 - ADOPTING 2026 UPDATES TO SLDC PROCUREMENT POLICY FOR ACQUISITION OF PROFESSIONAL SERVICES, OTHER THAN ARCHITECTS, ENGINEERS AND SURVEYORS, ON BEHALF OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

James Morrow, Legal Counsel for SLDC, explained the details of the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11050. A motion was made by Commissioner Spencer and seconded by Commissioner Koenig. Roll was called, and the motion passed with three (3) Commissioners present (McBride, Spencer, Koenig) voting yes and one (1) abstention (Evans).

RESOLUTION NO. 26-LCRA-11051 - ADOPTING SLDC PROCUREMENT POLICY FOR ACQUISITION OF ALL OTHER SERVICES ON BEHALF OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

James Morrow, Legal Counsel for SLDC, explained the details of the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11051. A motion was made by Commissioner Evans and seconded by Commissioner Spencer. Roll was called, and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11052 - RESOLUTION AUTHORIZING A SUPPLEMENTAL AGREEMENT TO AN ENGINEERING SERVICES CONTRACT FOR THE 20TH STREET MULTIMODAL IMPROVEMENTS PROJECT

Rob Orr, SLDC presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11044. A motion was made by Commissioner Spencer with request for previous roll and seconded by Commissioner Evans. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

EXECUTIVE SESSION

A motion to move into Executive Session at 4:36pm to discuss items pursuant to Sections 610.021(1), 610.021(2), 610.021(12), 610.021(19) and610.021 (20) was made by Commissioner Koenig and seconded by Commissioner Spencer. Roll was called; and the motion passed with four (4) Commissioners present (McBride, Spencer, Koenig, Evans) voting aye.

REGULAR SESSION

After adjourning the Executive Session, the Board returned to Regular Session at 5:29pm with four (4) Commissioners present (McBride, Spencer, Koenig, Evans).

OPEN AGENDA

There were no items for Open Agenda.

NEXT MEETING

The next LCRA Board meeting is scheduled for September 22, 2026.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Evans, seconded by Commissioner Jones and the meeting was adjourned at 5:32pm.

Matthew McBride, Chair

Stephen Westbrooks, Executive Director

RESOLUTION NO. 26-LCRA-11057
PRESENTED TO THE BOARD SEPTEMBER 22, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DECLARING 3843 OHIO AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3843 OHIO AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2492)
(ALDERMAN SHANE COHN/3RD WARD)

EXECUTIVE SUMMARY:

The 3843 Ohio Avenue Redevelopment Area (the "Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of a parcel developed with an unoccupied residential structure. The Area is approximately 0.07 acres in the Dutchtown neighborhood. This resolution approves the blighting of the 3843 Ohio Avenue. Redevelopment Area, approves a Blighting Study and Plan dated September 22, 2026, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, up to ten (10) years of tax abatement based on 75% of the assessed value of the incremental improvements: a sustainability impact statement, and authorizes the advertisement for redevelopers of the Area.

BACKGROUND:

Condition of Property:	Vacant
Property Owner:	Bartmer Place LLC
Prospective Redeveloper:	Deidre Lewis

The project consists of the rehabilitation of a single-family home in the Dutchtown neighborhood. The homeowner plans on rehabbing the home consisting of 3 bedrooms and 3 bathrooms at a projected cost of $80,000. The redeveloper plans to utilize private funds for this project. Based on the Recommended Abatement Map approved October 26, 2018, by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 75% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of 3843 Ohio Avenue as "blighted", as defined in §99.320, RSMo., (2016) as amended, and as defined in §353.020 RSMo., approval of the Plan, and authorization to advertise for redevelopers pursuant to §99.450, RSMo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. 3843 Ohio Avenue is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, §99.320 to §99.700, RSMo. (2016) as amended and as defined in §353.020 RSMo.

2. The Plan is hereby approved with up to 10-year tax abatement based on 75% of the assessed value of the incremental improvements, and no provision for eminent domain.

3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.

4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.

5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by §99.450 (2) RSMo. (2016) as amended.

6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.

7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the d Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 22nd day of September 2026

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

By: ______________________________

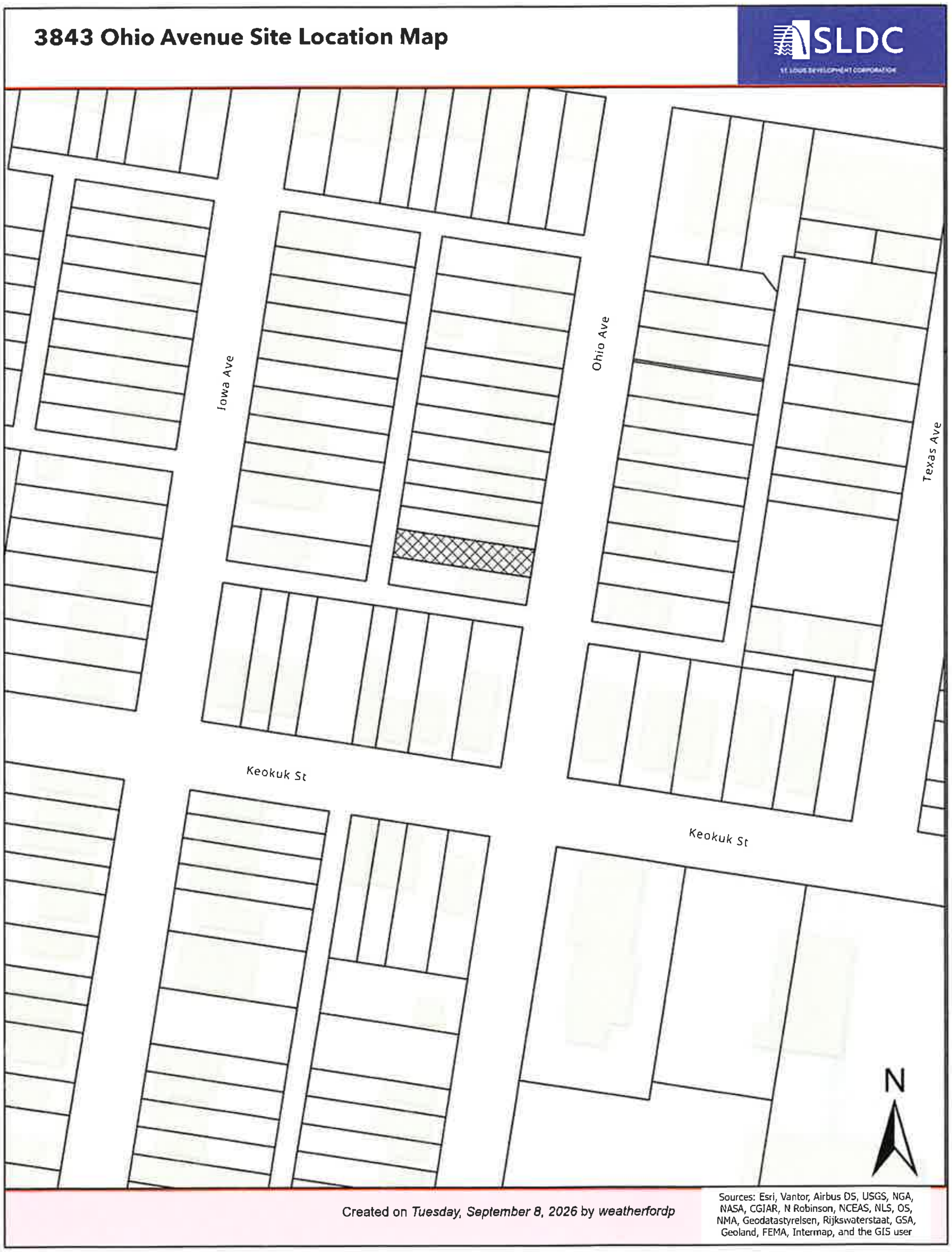
Title: Assistant Secretary

ATTEST:______________________________
Assistant Secretary

Project Area – Legal Description

1. C.B. 1644 OHIO
   25 FT X 125 FT
   MARY B JOBES SUBDN
   LOT 16
   Parcel # 1644-00-02900

Project Area – Site Map



RESOLUTION NO. 26-LCRA-11058
PRESENTED TO THE BOARD SEPTEMBER 22, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DESIGNATING FIELDS PLACE GP, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED IN THE 4100-4798 AND 4101-4799 W. NATURAL BRIDGE AVE. REDEVELOPMENT AREA, APPROVING ENTERING INTO A REDEVELOPMENT AGREEMENT, AND STATING THE INTENT OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN CONNECTION THEREWITH (2240p2)
(ALDERWOMAN SHARON TYUS/12TH WARD)

EXECUTIVE SUMMARY:

This Resolution designates Fields Place GP, LLC (the "Redeveloper") as redeveloper of 4300 W. Natural Bridge Avenue, 4230 W. Natural Bridge Avenue, and 4216 W. Natural Bridge Avenue within the 4100-4798 and 4101-4799 W. Natural Bridge Ave. Redevelopment Area (the "Redevelopment Area") and approves entering into a Redevelopment Agreement that will provide for 15 years of property tax abatement (10 years at 90% plus 5 years at 50%) for a "Project" that involves that consists of the development of approximately 40 affordable senior housing rental units and 10 market rate senior housing rental units. The Redeveloper has also requested that the LCRA enter into a taxable industrial revenue bond transaction to facilitate a sales tax exemption on construction materials used for the Project.

BACKGROUND:

Ordinance No. 70683, approved by the Board of Aldermen on December 1, 2017, approved the Blighting Study and Redevelopment Plan for the 4100-4798 and 4101-4799 W. Natural Bridge Ave. Redevelopment Area (the "Plan"). The LCRA Board approved advertising for proposals for the Plan and ads were placed in the St. Louis Daily Record on October 21, 2017 and October 28, 2017.

Construction is expected to begin in 2026 and be completed near the end of 2027.

REQUESTED ACTION:

Designation of Redeveloper as redeveloper of all the property in the 4100-4798 and 4101-4799 W. Natural Bridge Ave. Redevelopment Area, approval of entering into a Redevelopment Agreement, and statement of intent to facilitate the sales tax exemption on construction materials.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis that:

1. The Redeveloper is hereby designated and selected as the redeveloper of the Redevelopment Area.

2. The Executive Director of the LCRA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides for a 15-year tax abatement, which abatement will apply to 90% of the incremental assessed value of the Project for the first 10 years and 50% of the incremental assessed value of the Project for the last five years. The LCRA's execution of the Redevelopment Agreement will take place after the LCRA has notified the St. Louis Board of Aldermen of its intent to enter into such Redevelopment Agreement not less than thirty (30) days prior to doing so. All prior actions by LCRA staff to notify the Board of Aldermen are hereby ratified. The Redevelopment Agreement must be executed by the designated Redeveloper, or a related entity approved by the Executive Director of the LCRA and delivered to the LCRA within 60 days of the initial transmittal of the Redevelopment Agreement by the LCRA or LCRA's designation of the Redeveloper shall be deemed automatically rescinded and the Redevelopment Agreement void. However, the Executive Director of LCRA is hereby authorized, in his sole and absolute discretion, to grant any designated Redeveloper an extension in writing not to exceed an additional 30 days, provided the Executive Director finds there is good cause for delay. The Redevelopment Agreement may also provide for completion date of the Project no later than December 31, 2028 (subject to excusable delays).

3. The LCRA hereby declares its intent to consummate a transaction that includes (a) the acquisition of a leasehold interest in and construction of the Project, (b) the lease of the Project to the Redeveloper (and/or related entities thereof) and (c) the issuance of $18,000,000 maximum principal amount of industrial revenue bonds to pay all or a portion of the costs thereof.

4. The Executive Director of the LCRA is hereby authorized to execute and furnish to the Redeveloper (and/or related entities thereof) a sales tax exemption certificate conditioned upon the LCRA's receipt of a letter signed by the Redeveloper agreeing that if the contemplated industrial revenue bond transaction is not completed on or before March 30, 2027, the Redeveloper will (unless the LCRA extends the expiration date of the project exemption certificate) immediately pay all sales tax that otherwise would have been due with respect to the Project.

5. The Executive Director, officers, agents, attorneys and employees of the LCRA are hereby authorized to take actions consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.

6. This resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the LCRA.

ADOPTED this 22nd day of September, 2026

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

By: ______________________________

Title: ________Assistant Secretary__________

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11059
PRESENTED TO THE BOARD SEPTEMBER 22, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ROB ORR

RE: AUTHORIZING A REAL ESTATE BROKERAGE SERVICES AGREEMENT RELATED TO THE SALE OF RESIDENTIAL UNITS CONSTRUCTED UNDER THE INNOVATIVE INFILL HOUSING PROGRAM
(ALDERWOMAN SHARON TYUS/12TH WARD)

EXECUTIVE SUMMARY:

This Resolution authorizes LCRA to negotiate and execute an agreement for real estate brokerage services related to the sale of residential units constructed under the Innovative Infill Housing Program in north St. Louis.

BACKGROUND:

Module Building Systems and Bush Construction are constructing approximately 15 for sale affordable residential units in fulfillment of the Innovative Infill Housing Program in north St. Louis. These units will include a mix of detached single-family homes and townhomes. The homes are generally anticipated to comprise three bedrooms, two-and-a-half bathrooms, a basement, and approximately 1,700 square feet of living space. The first unit is expected to be completed and available for sale in November 2026. This program is funded by an allocation of State and Local Fiscal Recovery Funds.

LCRA issued an RFP to procure real estate brokerage services to represent LCRA as the seller of these newly constructed units. Eligible buyers are limited to households earning up to eighty percent (80%) of Area Median Income (AMI), subject to the applicable program requirements and income limits in effect at the time of purchase. A selection committee was authorized by the Executive Director to consider the proposals received in response to the RFP.

The selection committee met on September 15 to review eight proposals. The committee selected Brown-Kortkamp Realty Inc. as its preferred brokerage service provider. This resolution authorizes staff to negotiate and execute a brokerage services agreement with Brown-Kortkamp. Staff estimate that total compensation for services and reimbursable costs from LCRA to sell the entire inventory of new affordable units should not exceed $250,000.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, be it resolved by the Board of Commissioners of this Land Clearance for Redevelopment Authority of the City of St. Louis, that:

1. The Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") hereby approves this Resolution and authorizes the Executive Director to negotiate and execute an agreement for real estate brokerage services with Brown-Kortkamp Realty Inc. consistent with this Resolution and expend an amount not to exceed $250,000 in furtherance thereof.

2. The final form of any such documents authorized under this Resolution, with such changes as the Executive Director may approve which are consistent with this Resolution, may be approved by the Executive Director of the Authority, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the Authority.

3. The actions of the Executive Director, his designee(s), officials, agents and employees of LCRA heretofore taken in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the Executive Director, his designee(s), such officials, agents and employees are hereby authorized to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of LCRA with respect to the transaction.

4. This Resolution shall take effect and be in full force immediately after its adoption by the Authority.

ADOPTED this 22nd day of September 2026.

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

By:______________________________

Title: Assistant Secretary

ATTEST:

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Assistant Secretary