



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, July 28, 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=ZmF5bXRUOVNQRFZlS2ZpYlo2Vj6UT09>
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
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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** June 23, 2026

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market Street July 24, 2026 prior to 3:00pm and items may be withdrawn or modified during the public meeting at the discretion of the Board.

3. **1070-1092 S. KINGSHIGHWAY BLVD., 4575 OAKLAND AVE., AND 4580 CHOUTEAU AVE. REDEVELOPMENT AREA (Alderman Michael Browning/9th Ward)**

RESOLUTION NO. 26-LCRA-11021 - RESOLUTION DECLARING 1070-1092 SOUTH KINGSHIGHWAY BOULEVARD, 4575 OAKLAND AVENUE, AND 4580 CHOUTEAU AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1070-1092 SOUTH KINGSHIGHWAY, 4575 OAKLAND AVENUE, AND 4580 CHOUTEAU AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2489) (Zachary Wilson)

4. **3101-3115 S. JEFFERSON AVE. & 2614- 2624 ARSENAL REDEVELOPMENT AREA (Alderman Alisha Sonnier/7th Ward)**

RESOLUTION NO. 26-LCRA-11022 - RESOLUTION DESIGNATING 3101 SOUTH JEFFERSON LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED IN THE 3101-3115 SOUTH JEFFERSON AVE. & 2614-2624 ARSENAL ST. 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 (2464p2) (Zachary Wilson)

5. **GATE DISTRICT REDEVELOPMENT AREA (Alderman Alisha Sonnier/7th Ward)**

RESOLUTION NO. 26-LCRA-11023 - RESOLUTION AMENDING RESOLUTION 25-LCRA-10938 PERTAINING TO ABATEMENT FOR 2622 HICKORY STREET LOCATED IN THE GATE DISTRICT REDEVELOPMENT AREA (496) (Zachary Wilson)

RESOLUTION NO. 26-LCRA-11024 - RESOLUTION AUTHORIZING AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS AND LAFAYETTE PRESERVATION, LLC FOR CERTAIN PROPERTY IN THE GATE DISTRICT REDEVELOPMENT AREA (496p) (Zachary Wilson)

6. **WEST END REDEVELOPMENT AREA (Alderman Shameem Clark-Hubbard/10th Ward)**

RESOLUTION NO. 26-LCRA-11025 - RESOLUTION APPROVING THE SALE OF 932 CATALPA TO ANDREW AND REBECCA BOTTS (496) (Zachary Wilson)

7. **3940 DR. MARTIN LUTHER KING DRIVE (Alderman Sharon Tyus/12th Ward)**

RESOLUTION NO. 26-LCRA-11026 – RESOLUTION RATIFYING THE SELECTION OF A CONTRACTOR AND EXECUTION OF AN AGREEMENT FOR EMERGENCY SERVICES AT 3940 DR. MARTIN LUTHER KING DRIVE (Tim Mulligan)

8. **4690 AND 4700 GOODFELLOW BLVD.**
(Alderwoman Pam Boyd/13th Ward)

RESOLUTION NO. 26-LCRA-11027 - RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT FOR REMEDIATION AND DEMOLITION AT 4690 AND 4700 GOODFELLOW BOULEVARD (9642) (Peter Phillips)

9. **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

10. **OPEN AGENDA**
11. **NEXT BOARD MEETING- SCHEDULED FOR AUGUST 25, 2026**
12. **ADJOURNMENT**



MINUTES

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

REGULAR MEETING – REGULAR SESSION VIA ZOOM MEETING AND VIA PHONE

Tuesday, June 23, 2026 – 3:00pm

BOARD MEMBERS PRESENT:

Matt McBride (Chair)
Lori Koenig (By Phone)
Lindsey Evans

BOARD MEMBERS ABSENT:

Kennard Jones
Sean Spencer

STAFF PRESENT:

Stephen Westbrooks, Zachary Wilson, Rob Orr, Linda Criss,
Paul Weatherford, Peter Phillips, Tim Mulligan, Charlie Hahn,
Deion Broxton, Salise Cobb, Dale Ruthsatz, Marla Roach,
Sara Wessels, Connor Niebruegge (Legal Intern)

COUNSEL PRESENT:

David Meyer, Olivia Findley

GUESTS PRESENT:

Steph Kukuljan -St. Louis Post Dispatch
Gerry Connolly, Eric Schultz, Jude Kriete

CALL TO ORDER

After roll call, a quorum being present, Chair McBride called the meeting to order at 3:24pm.

APPROVAL OF MINUTES

Chair McBride called for a motion to approve the minutes for the May 26, 2026, meeting. A motion to approve the minutes was made by Commissioner Koenig and seconded by Commissioner Evans. Roll was called, and the motion passed with three (3) Commissioners present (McBride, Koenig, Evans) voting aye.

Chair McBride then called for a motion to approve the minutes for the June 17, 2026 (Special) meeting. A motion to approve the minutes was made by Commissioner Evans and seconded by Commissioner Koenig. Roll was called, and the motion passed with three (3) Commissioner present (McBride, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11017 - RESOLUTION APPROVING THE SALE OF 5737 VERNON AVE. TO WEST END COURT LLC

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11017. A motion was made by Commissioner Koenig and seconded by Commissioner McBride with request for previous roll. With there being no objection, the motion passed with three (3) Commissioners present (McBride, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11018 - RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH AN ARCHITECT FIRM TO PROVIDE CONSTRUCTION ADMINISTRATION AND OVERSIGHT SERVICES RELATED TO WORK AT THE FORMER CLEVELAND HIGH SCHOOL IN SUPPORT OF LCRA'S LAND ASSEMBLAGE & PREDEVELOPMENT ACTIVITIES (2323)

Peter Phillips, SLDC, presented the Resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11018. A motion was made by Commissioner Evans and seconded by Commissioner Koenig with request for previous roll. With there being no objection, the motion passed with three (3) Commissioners present (McBride, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11019 - RESOLUTION AUTHORIZING THE PROCUREMENT OF AND AN AGREEMENT FOR EMERGENCY SERVICES AT 3940 DR. MARTIN LUTHER KING DRIVE, ALSO KNOWN AS "THE MONARCH ON MLK"

Tim Mulligan, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11019. A motion was made by Commissioner Evans, with request for previous roll and seconded by Commissioner Koenig. With there being no objection, motion passed with three (3) Commissioners present (McBride, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11020 - RESOLUTION APPROVING THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE TO ST. LOUIS DEVELOPMENT CORPORATION FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Charlie Hahn, SLDC, presented the budget for the Fiscal Year ending June 30, 2027. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11020. 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 three (3) Commissioners present (McBride, Koenig, Evans) voting aye.

OPEN AGENDA

There were no items for Open Agenda.

NEXT MEETING

The next LCRA Board meeting is scheduled for July 28, 2026.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Koenig, seconded by Commissioner Evans and the meeting was adjourned at 3:52pm.

Matthew McBride
Chair

Stephen Westbrooks
Executive Director

**RESOLUTION NO. 26-LCRA-11021
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS | EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DECLARING 1070-1092 SOUTH KINGSHIGHWAY BOULEVARD, 4575 OAKLAND AVENUE, AND 4580 CHOUTEAU AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1070-1092 SOUTH KINGSHIGHWAY, 4575 OAKLAND AVENUE, AND 4580 CHOUTEAU AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2489)
(ALDERMAN MICHAEL BROWNING/9TH WARD)

EXECUTIVE SUMMARY:

The 1070-1092 South Kingshighway, 4575 Oakland Avenue, and 4580 Chouteau Avenue Redevelopment Area (the "Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of nine (9) undeveloped parcels near the I-64 eastbound on-ramp at Kingshighway Boulevard. The Area is approximately 2.63 acres in the Forest Park Southeast neighborhood. This resolution approves the blighting of 1070-1092 South Kingshighway, 4575 Oakland Avenue, and 4580 Chouteau Avenue; approves a Blighting Study and Plan dated July 28, 2026, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, up to fifteen (15) years of tax abatement, and a sustainability impact statement. This resolution also authorizes the advertisement for redevelopers of the Area.

BACKGROUND:

Condition of Property:	Vacant
Property Owner:	Multiple (NP Grove Residential LLC, Forest West Properties Inc.)
Prospective Redeveloper:	Unidentified

The project consists of nine (9) undeveloped parcels in the Forest Park Southeast neighborhood. The parcels at 1070-1092 South Kingshighway Boulevard and 4575 Oakland Avenue were previously occupied by vacant residential structures that were condemned in 2011 and demolished in 2024. The objective of the Redevelopment Plan is to encourage redevelopment of the area. To that end, SLDC will be issuing a request for proposals to redevelop the Area. The incentive package that this plan allows for will help market the area. Staff supports up to ten (10) years of tax abatement for a potential market rate redevelopment and up to fifteen (15) years of tax abatement for a LIHTC redevelopment.

REQUESTED ACTION:

Declaration of 1070-1092 South Kingshighway, 4575 Oakland Avenue, and 4580 Chouteau Avenue as "blighted", as defined in Section 99.320, RSMo., (2016) as amended, and as defined in Section 353.020 RSMo., approval of the Amended Plan, and authorization to advertise for redevelopers pursuant to Section 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. 1070-1092 South Kingshighway, 4575 Oakland Avenue, and 4580 Chouteau Avenue are hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, RSMo. (2016) as amended and as defined in Section 353.020 RSMo.
2. The Plan is hereby approved with up to ten (10) years of tax abatement for market rate redevelopment and up to fifteen (15) years of tax abatement for LIHTC redevelopment and a sustainability impact statement 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 Section 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 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 28th day of July, 2026

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST: _____
Assistant Secretary

Legal Description – 1070-1092 South Kingshighway Boulevard, 4575 Oakland Avenue, and 4580 Chouteau Avenue Redevelopment Area

SUB-AREA I

- 1. 1070 S. Kingshighway Boulevard**
Parcel # 5043-9-560.000
C.B. 5043 Kingshighway Blvd
50 FT / 34.33 Ft X 135.85 FT /
Gibson Heights Addition
Block 2 Lot 32
- 2. 1074 S. Kingshighway Boulevard**
Parcel # 5043-9-550.000
C.B. 5043 Kingshighway Blvd
30 FT X 135 FT
Gibson Heights Addition
Block 2, Lot N-33
- 3. 1076 S. Kingshighway Boulevard**
Parcel # 5043-9-540.000
C.B. 5043 Kingshighway Blvd
30 FT X 135 FT
Gibson Heights Addition
Block 2 Lot S-33 & N-34
- 4. 1080 S. Kingshighway Boulevard**
Parcel # 5043-9-530.000
C.B. 5043 Kingshighway
30 FT X 135 FT
Gibson Heights Addition
Lot S-34
- 5. 1084 S. Kingshighway Boulevard**
Parcel # 5043-9-520.000
C.B. 5043 Kingshighway Blvd
45 Ft / 41 FT 3 ½ IN X 135 FT
Gibson Heights Addition
Block 2 Lot 35
- 6. 1086 S. Kingshighway Boulevard**
Parcel # 5043-9-510.000
C.B. 5043 Kingshighway
45 FT / 35 FT X 135 FT / IRR
Gibson Heights Addition
Block 2 Lot NW-36

7. 1092 S. Kingshighway Boulevard

Parcel # 5043-9-500.000

C.B. 5043 Kingshighway

46 FT 11 7/8 IN / 59 FT 1 7/8 IN,

87 FT 9 IN

Gibson Heights Addition

Block 2 Lot W-37

8. 4575 Oakland Avenue

Parcel # 5043-9-490.000

C.B. 5043 Oakland Ave

48 FT 5 IN / 48 FT X 69 FT 1 7/8 IN / 75 FT 10 1/2

Gibson Heights Addition

Block 2 Lot SE-36 & E-37

SUB-AREA II

9. 4580 Chouteau Avenue

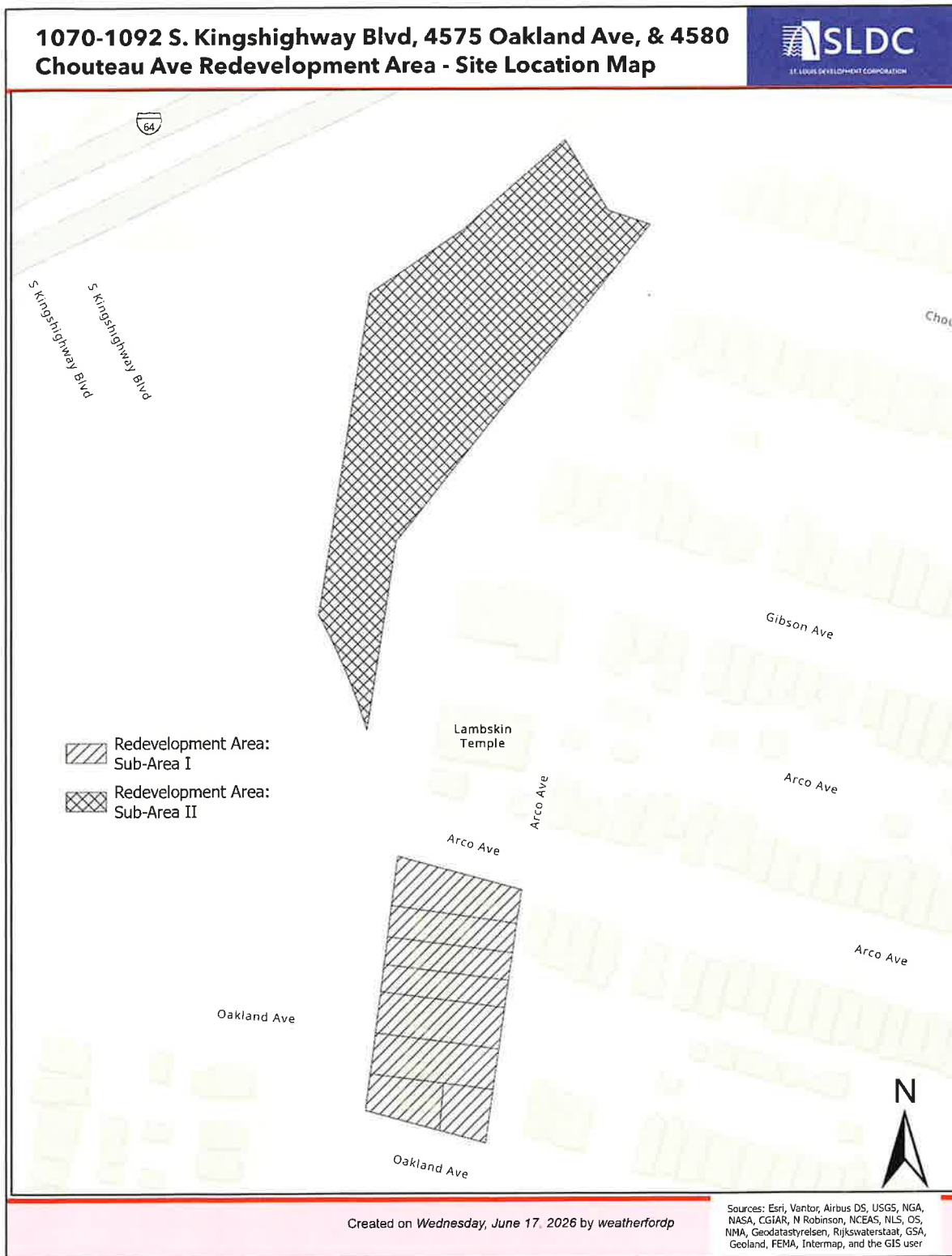
Parcel # 5073-9-462.000

C.B. 5073, 5233, & 5042 Chouteau

1.74 Acres

Subdivision of Excess Parcels Addition

Lot E6-1123A



**RESOLUTION NO. 26-LCRA-11022
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DESIGNATING 3101 SOUTH JEFFERSON LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED IN THE 3101-3115 SOUTH JEFFERSON AVE. & 2614-2624 ARSENAL ST. 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 (2464p2)
(ALDERWOMAN ALISHA SONNIER/7TH WARD)

EXECUTIVE SUMMARY:

This Resolution designates 3101 South Jefferson LLC (the “Redeveloper”) as redeveloper of the property located at 3101-3115 South Jefferson Ave. in the 3101-3115 South Jefferson Ave. & 2614-2624 Arsenal St. Redevelopment Area (the “Redevelopment Area”) and approves entering into a Redevelopment Agreement that will provide for 15 years of real property tax abatement (10 years at 90% and 5 years at 50%) for a “Project” that involves the development of an approximately 49-unit mixed income senior housing development (36 units affordable to households earning 60% or less of the area median income, 8 units affordable to households earning 30% or less of area median income and 5 market rate units). The Project will also include approximately 800 square feet of commercial space that could be leased to a coffee shop or similar use. 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. Construction is expected to begin in fall 2026 and be complete by late 2027.

BACKGROUND:

Ordinance No. 71773, approved by the Board of Aldermen on December 15, 2023, approved the Blighting Study and Redevelopment Plan for the 3101-3115 South Jefferson Ave. & 2614-2624 Arsenal St. Redevelopment Area (the “Plan”). The LCRA approved advertising for proposals for the Redevelopment Area and ads were placed in the *St. Louis Daily Record* on October 28, 2023 and November 4, 2023.

REQUESTED ACTION:

Designation of the Redeveloper as redeveloper of certain the property in the 3101-3115 South Jefferson Ave. & 2614-2624 Arsenal St. 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 property located at 3101-3115 South Jefferson Ave. within 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 ten 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 the 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.
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 \$16,000,000 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 November 30, 2026, 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 28th day of July, 2026

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 26-LCRA-11023
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION AMENDING RESOLUTION 25-LCRA-10938 PERTAINING TO
ABATEMENT FOR 2622 HICKORY STREET LOCATED IN THE GATE DISTRICT
REDEVELOPMENT AREA (496)
(ALDERWOMAN ALISHA SONNIER/7TH WARD)

EXECUTIVE SUMMARY:

Resolution 25-LCRA-10938 (June 24, 2025) designated Hickory Revitalization, LLC (the “Redeveloper”) as redeveloper of the property located at 2622 Hickory Street (and inclusive of the existing 14-building Hickory Townhomes property) in the Gate District Redevelopment Area (the “Redevelopment Area”) and approved entering into a Redevelopment Agreement. At the time, Ordinance No. 70981 authorized 5 years of 50% property tax abatement for a “Project” that involves the renovation and rehabilitation of the existing Hickory Townhomes, which will continue to be used for affordable housing purposes. Subsequently, Ordinance No. 72138 authorized 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements), for Low-Income Housing Tax Credit (LIHTC)-supported projects such as this one. Accordingly, this resolution now authorizes tax abatement to the extent permitted by Ordinance No. 72138.

BACKGROUND:

As described in Resolution 25-LCRA-10938, at the time the most recent amendment to the Gate District Redevelopment Plan was approved by Ordinance No. 70981. The LCRA approved advertising for proposals for the Redevelopment Area and ads were placed in the St. Louis Daily Record on May 10, 2019 and May 17, 2019. As the Redevelopment Plan was amended to authorize 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements), the Redevelopment Agreement will now be amended to reflect this amendment.

REQUESTED ACTION:

Authorization of an amendment to the Redevelopment Agreement with Hickory Revitalization, LLC to allow for 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements).

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 Executive Director of the LCRA is hereby authorized and directed to execute an amendment to the Redevelopment Agreement with Hickory Revitalization, LLC, to permit 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements) as authorized by Ordinance No. 72138.
2. 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.
3. 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 28th day of July, 2026

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 26-LCRA-11024
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION AUTHORIZING AMENDMENT TO REDEVELOPMENT
AGREEMENT BETWEEN LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS AND LAFAYETTE PRESERVATION,
LLC FOR CERTAIN PROPERTY IN THE GATE DISTRICT REDEVELOPMENT
AREA (496p)
(ALDERWOMAN ALISHA SONNIER/7TH WARD)

EXECUTIVE SUMMARY:

Resolution 25-LCRA-10896 (December 17, 2024) designated Lafayette Preservation, LLC (the “Redeveloper”) as redeveloper to renovate 162 apartments (100 senior units at 1410 Ohio Ave. and 62 multifamily units at 1300-1328 Ohio Ave., 2617-59 Caroline St. and 2624-64 Rutger St. (the “Property”)) in the Gate District Redevelopment Area (the “Redevelopment Area”) and approved entering into a Redevelopment Agreement.

After the Redevelopment Agreement was executed, Ordinance No. 72138 authorized 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements), for Low-Income Housing Tax Credit (LIHTC)-supported projects in the Redevelopment Area such as this one.

Accordingly, this resolution now authorizes an amendment to the existing Redevelopment Agreement to allow for tax abatement to the extent permitted by Ordinance No. 72138.

BACKGROUND:

As described in Resolution 25-LCRA-10938, at the time the most recent amendment to the Gate District Redevelopment Plan was approved by Ordinance No. 70981. The LCRA approved advertising for proposals for the Redevelopment Area and ads were placed in the St. Louis Daily Record on May 10, 2019 and May 17, 2019. As the Redevelopment Plan was amended to authorize 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements), the Redevelopment Agreement will now be amended to reflect this amendment.

REQUESTED ACTION:

Authorization of an amendment to the Redevelopment Agreement with Lafayette Preservation, LLC to allow for 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements).

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 Executive Director of the LCRA is hereby authorized and directed to execute an amendment to the Redevelopment Agreement with Lafayette Preservation, LLC, to permit 15-year tax abatement (10 years of abatement based on 90% of the assessed value of incremental improvements followed by 5 years of abatement based on 50% of the assessed value of the incremental improvements) as authorized by Ordinance No. 72138.
2. 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.
3. 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 28th day of July, 2026

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 26-LCRA-11025
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: SHELTON ANDERSON

RE: RESOLUTION APPROVING THE SALE OF 932 CATALPA TO ANDREW AND
REBECCA BOTTS (496)
(ALDERWOMAN SHAMEEM CLARK-HUBBARD/10TH WARD)

EXECUTIVE SUMMARY:

Andrew and Rebecca Botts would like to purchase this lot to use as a side yard for gardening, landscaping and hospitality.

REQUESTED ACTION:

Approval of this Recommendation.

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. This Resolution authorizes the sale of 932 Catalpa St. to Andrew and Rebecca Botts in the amount of \$1,500.00.
2. The Executive Director or his authorized designee is authorized and directed, on behalf of LCRA to take any action and execute any instruments, documents, or affidavits to effectuate the intent of this Resolution. The signature of the Executive Director or designee shall be conclusive evidence of approval by the Authority.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 28th day of July 2026

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 26-LCRA-11026
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: TIMOTHY MULLIGAN – CONSTRUCTION & FACILITIES MANAGER

RE: RESOLUTION RATIFYING THE SELECTION OF A CONTRACTOR AND
EXECUTION OF AN AGREEMENT FOR EMERGENCY SERVICES AT 3940 DR.
MARTIN LUTHER KING DRIVE
(ALDERWOMAN SHARON TYUS/12th WARD)

EXECUTIVE SUMMARY:

This Resolution ratifies the selection of a contractor, EJ Spirtas Group, LLC d/b/a Spirtas Worldwide, to perform emergency services necessitated by water damage at 3940 Dr. Martin Luther King Drive, known as the “The Monarch.” This resolution further ratifies the execution of an agreement for said services by the Executive Director in an amount not to exceed \$98,880.00.

BACKGROUND:

On June 23, 2026, LCRA authorized the procurement of emergency services related to remediation of water damage at The Monarch. (Resolution No. 26-LCRA-11019). Said resolution further authorized the Executive Director to negotiate and execute an agreement for said services in an amount not to exceed \$250,000.00. Staff then solicited bids from reputable restoration firms and convened a selection committee to review and evaluate the bids received. The selection committee recommended entering into negotiations and executing a contract with EJ Spirtas Group, LLC d/b/a Spirtas Worldwide for the requested restoration services in an amount not to exceed \$98,880.00. Services will include selective demolition and flood restoration services.

This resolution ratifies the selection of EJ Spirtas Group, LLC d/b/a Spirtas Worldwide and execution of an agreement for the requested services in an amount not to exceed \$98,880.00.

REQUESTED ACTION:

Approval of this Resolution 26-LCRA-11026.

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. The Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis hereby approves and ratifies the selection of a contractor, EJ Spirtas Group, LLC d/b/a Spirtas Worldwide, to perform emergency restoration services at 3950 Dr. Martin Luther King Drive.

2. The Board further approves this Resolution and authorizes and ratifies the negotiation and execution of a contract with EJ Spirtas Group, LLC d/b/a Spirtas Worldwide for an amount not to exceed \$98,880.00 for emergency restoration services at 3940 Dr. Martin Luther King Drive.
3. The final form of any agreement between LCRA and the selected restoration firm consistent with this Resolution may be approved by the Executive Director, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the Authority.
4. 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.
5. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of LCRA.

ADOPTED this 28th day of July 2026.

(SEAL)

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

By: _____

Title: Assisted Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 26-LCRA-11027
PRESENTED TO THE BOARD JULY 28, 2026**

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: PETER PHILLIPS – VP LAND ASSEMBLAGE AND REDEVELOPMENT

RE: RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT FOR
REMEDICATION AND DEMOLITION AT 4690 AND 4700 GOODFELLOW
BOULEVARD (9642)
(ALDERWOMAN PAM BOYD/13TH WARD)

EXECUTIVE SUMMARY:

This Resolution authorizes LCRA to an amendment to the agreement with S. Shafer Excavating, Inc. for environmental remediation and demolition services at 4690 and 4700 Goodfellow Boulevard. LCRA previously approved a contract with S. Shafer Excavating, Inc. as the lowest responsive, responsible bidder for an amount not to exceed \$3,692,000.00. Additional work in the amount of \$21,390.00 is required to complete the project appropriately.

These services will advance site preparation activities necessary for future redevelopment and ensure compliance with environmental requirements under ARPA/EPA-funded activities. Funds are available through the LCRA Proactive Development & Site Assembly Fund under 23-SLFRF-43.

BACKGROUND:

On December 16, 2025, the Board approved Resolution 25-LCRA-10977, authorizing entering into an agreement with S. Shafer Excavating, Inc. for an amount not-to-exceed \$3,692,000.00. Additional work is required to properly disconnect and seal a tunnel system the site which connects to a neighboring property. The additional amount requested is \$21,390.00 for the disconnect of the pipe system, construction of a reinforced wall at the property line of the tunnel to properly seal and maintain the integrity of the remaining tunnel system.

Execution of this amendment will allow LCRA to adequately address the protection and separation of the remaining tunnel system underground.

REQUESTED ACTION:

Approval of this Resolution.

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 Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis hereby approves this Resolution and authorizes entering into an amendment to the agreement with S. Shafer Excavating, Inc. for remediation and demolition services at 4690 and 4700 Goodfellow Boulevard in an amount not to exceed \$21,390.00, bringing the total contract to a not-to-exceed amount of \$3,713,390.00
2. The final form of any amendment to the agreement between LCRA and S. Shafer Excavating, Inc. consistent with this Resolution may be approved by the Executive Director, 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.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of LCRA.

ADOPTED this 28th day of July, 2026.

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary