

**RESOLUTION NO. 26-LRA-021**  
**PRESENTED TO THE BOARD February 25, 2026**

TO: LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI  
BOARD OF COMMISSIONERS  
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: SHELTON ANDERSON - DIRECTOR OF REAL ESTATE

RE: RESOLUTION AUTHORIZING ADDITIONAL CONTINUED ENGINEERING  
SERVICES AT 4067 ST. LOUIS AVENUE

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**EXECUTIVE SUMMARY:**

This resolution authorizes a change order with Civil Design, Inc. for additional continued structural engineering services at 4067 St. Louis Ave. Funds are available from Economic Development Sales Tax revenue (Eco-Devo Funds) and/or American Rescue Plan Act (ARPA) funds.

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**BACKGROUND:**

On March 1st, 2023, an intergovernmental agreement was made by and among the City of St. Louis by and through the Community Development Administration (CDA) and the Land Reutilization Authority of the City of St. Louis, Missouri (LRA), for the purposes of documenting the pass-through of certain Eco-Devo Funds from CDA to LRA to assist neighborhood revitalization projects. The City's FY23 budget (Ordinance 71505) allocated \$1,000,000 to CDA from the Eco-Devo Funds for the purposes of Stabilization of LRA National Register eligible buildings. Properties selected for program funds have some form of significance as identified by residents, neighborhoods, community partners, community development corporations and/or economic development practitioners. 4067 St. Louis Ave. meets the program's criteria.

On April 26, 2023, LRA approved Resolution 23-LRA-052 authorizing the adoption of a short list of pre-qualified engineering firms from which LRA may secure applicable engineering services as required. LRA is the owner of Sara Lou Cafe at 4067 St. Louis Ave., which required an evaluation to determine the necessary repairs to the building. On August 30, 2023, LRA approved Resolution 23-LRA-156 identifying Civil Design, Inc. as the highest qualified firm to complete structural evaluation and associated services for Sara Lou Cafe at 4067 St. Louis Ave. in an amount not to exceed \$88,980, funded through Eco-Devo and/or ARPA funds for the stabilization of this LRA building in a historical district.

Due to further deterioration of the building over time, additional construction oversight is necessary to ensure timely project completion. This change order increases the contract amount by \$29,580 for a total not to exceed \$118,560.

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**REQUESTED ACTION:**

Approval of this Resolution 26-LRA-021

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

1. The Board of Commissioners of the Land Reutilization Authority of the City of St. Louis, Missouri hereby approves this Resolution and authorizes a change order for additional continued engineering services in an amount not to exceed \$29,580 with Civil Design, Inc., increasing the total contract amount to \$118,560 for structural engineering services at 4067 St. Louis Ave. The final form of any agreement between LRA and Civil Design, 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.

2. The actions of the Executive Director, his designee(s), officials, agents and employees of LRA 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 LRA with respect to the transaction.

3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of LRA.

ADOPTED this February 25, 2026.

(SEAL)

THE LAND REUTILIZATION AUTHORITY OF THE  
CITY OF ST. LOUIS, MISSOURI

By: \_\_\_\_\_

Title: Secretary \_\_\_\_\_

ATTEST:

Secretary

\_\_\_\_\_  
Assistant Secretary