



**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, April 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=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  
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Webinar ID: 835 9399 7289

People who need accommodations relating to accessibility should contact Myisa Sykes at [sykesm@stlouis-mo.gov](mailto: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**      March 24, 2026

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on the bulletin board on the first-floor lobby of 1520 Market Street April 24, 2026 prior to 3:00pm and items may be withdrawn or modified during the public meeting at the discretion of the Board.

3. **4709 DELMAR BLVD. REDEVELOPMENT AREA**  
**(Alderman Shameen Clark-Hubbard/10<sup>th</sup> Ward)**

**RESOLUTION NO. 26-LCRA-10999** – RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (4709 DELMAR BOULEVARD PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA (2130) (Zachary Wilson)

4. **3197 S. GRAND BLVD. REDEVELOPMENT AREA**  
**(Alderman Daniela Velazques/6<sup>th</sup> Ward)**

**RESOLUTION NO. 26-LCRA-11000** – RESOLUTION DECLARING 3197 S. GRAND AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3197 S. GRAND AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2488) (Zachary Wilson)

5. **615 OLIVE ST. REDEVELOPMENT AREA**  
**(Alderman Jami Cox Antwi/8<sup>th</sup> Ward)**

**RESOLUTION NO. 26-LCRA-11001** – RESOLUTION APPROVING AN AMENDED BLIGHTING STUDY AND PLAN FOR THE LOCUST ST./NORTH 6TH ST./PINE ST./ NORTH 7TH ST. AREA (2432) (Zachary Wilson)

6. **4415 MARGARETTA AVE. REDEVELOPMENT AREA**  
**(Alderman Laura Keys/11<sup>th</sup> Ward)**

**RESOLUTION NO. 26-LCRA-11002** - RESOLUTION DECLARING 4415 MARGARETTA AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4415 MARGARETTA AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2486) (Zachary Wilson)

7. **4247 N. FLORISSANT AVE. REDEVELOPMENT AREA**  
**(Alderman Rasheen Aldrige/14<sup>th</sup> Ward)**

**RESOLUTION NO. 26-LCRA-11003** - RESOLUTION DECLARING 4247 N. FLORISSANT AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4247 N FLORISSANT AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2487) (Zachary Wilson)

8. **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.

**END CLOSED SESSION**

- 13. **OPEN AGENDA**
- 14. **NEXT BOARD MEETING- SCHEDULED FOR MAY 26, 2026**
- 15. **ADJOURNMENT**



## MINUTES

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

#### REGULAR MEETING – REGULAR SESSION VIA ZOOM MEETING AND VIA PHONE

Tuesday, March 24, 2026 – 3:00pm

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**BOARD MEMBERS PRESENT:**

Matt McBride (Chair)  
Kennard Jones  
Sean Spencer  
Lindsey Evans

**BOARD MEMBERS ABSENT:**

Lori Koenig

**STAFF PRESENT:**

Otis Williams, Linda Criss, Zachary Wilson, Rob Orr, Peter Phillips, Andrew Knop, Madeleine Swanstrom, Paul Weatherford, Chris Maguire, Henry Shannon, Howard Hayes, Salise Cobb, Dale Ruthsatz, Marla Roach, Lisa Otke, Deion Broxton, Sara Wessels, Michelle Stuckey (SLEDP)

**COUNSEL PRESENT:**

David Meyer, Olivia Findley  
Mark Spykerman, Gilmore & Bell (Special Counsel to SLDC)

**GUESTS PRESENT:**

Patrick McVey  
Fred Lafser  
Michael Hamburg – Pier Property  
Christie Brinkman - ULI  
Jeff Hardin – 4500 Washington  
Steph Kukuljan – St. Louis Post-Dispatch  
Erich Schmid – St. Louis Magazine  
Caroline Pettey – FOX 2 News  
Jonathan Fong - KSDK  
Kate Marijolic, Business Journal  
Gerry Connolly

**CALL TO ORDER**

After roll call, a quorum being present, Chair McBride called the meeting to order at 3:00pm.

## **APPROVAL OF MINUTES**

Chair McBride called for a motion to approve the minutes for the February 24, 2026, meeting. A motion to approve the minutes was made by Commissioner Spencer and seconded by Commissioner Evans. Roll was called, and the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10990** - RESOLUTION DECLARING 4500-4518 WASHINGTON AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4500-4518 WASHINGTON AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2485)

Zach Wilson, SLDC, shared the details of the resolution with the Board. Paul Weatherford, SLDC, explained the details of the Community Benefits Scorecard and the Financial Analyst Report. Jeff Hardin, Developer, provided additional details of the project to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10990. 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, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10991** - RESOLUTION AUTHORIZING ENTERING INTO A CONTRACT WITH WARE'S UNLIMITED, LLC FOR AWNING REMOVAL SERVICES AT 615 OLIVE STREET, ST. LOUIS, MISSOURI (2432)

Peter Phillips, SLDC, shared the details of the resolution with the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10991. A motion was made by Commissioner Jones, with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10992** - RESOLUTION AUTHORIZING ENTERING INTO A CONTRACT WITH PREFERRED LANDSCAPING CO LLC FOR SITE CLEARING SERVICES AT 4800 GOODFELLOW BLVD. (2468)

Peter Phillips, SLDC, shared the details of the resolution with the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10992. A motion was made by Commissioner Spencer and seconded by Commissioner Jones. Roll was called and the motion passed with three (3) Commissioners present (Jones, Spencer, Evans) voting aye and one abstention (McBride).

**RESOLUTION NO. 26-LCRA-10993** - RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR BIDS (RFB) FOR CONSTRUCTION AND STABILIZATION SERVICES FOR 4352 LOUISIANA AVE., 4352 GRAND AVE. AND 3451 BINGHAM AVE. (2323)

Peter Phillips, SLDC, shared the details of the resolution with the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10993. A motion was made by Commissioner Jones and seconded by Commissioner Spencer. Roll was called and the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10994** - RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR BIDS (RFB) FOR CONSTRUCTION AND STABILIZATION SERVICES FOR 4322 ALDINE, 4319 AND 4333 DR. MARTIN LUTHER KING DR. (2411)

Peter Phillips, SLDC, shared the details of the resolution with the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10994. A motion was made by Commissioner Spencer, with request for previous roll and seconded by Commissioner Jones. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10995** - RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR BID(S) (RFB) FOR DEMOLITION AND PREDEVELOPMENT SERVICES FOR MULTIPLE PARCELS ON CITY BLOCK 129 (2432)

Peter Phillips, SLDC, shared the details of the resolution with the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10995. A motion was made by Commissioner Jones, with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10996** - RESOLUTION APPROVING A REVISED PROJECT SCOPE, REPEALING RESOLUTION NO. 23-LCRA-10767, AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (490 N. KINGSHIGHWAY PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE 490 N. KINGSHIGHWAY AND 4952-4956 MCPHERSON AVE. REDEVELOPMENT AREA (2439p1)

Zach Wilson, SLDC, shared the details of the resolution with the Board. Michael Hamburg, The Flats @ Forest Park, LLC, shared additional details of the revised project to the Board. Mark Spykerman, Gilmore & Bell, also provided additional details regarding the issuance of taxable Industrial Revenue Bonds. The resolution presented today is the first step of a two-step process related to the issuance of taxable Industrial Revenue Bonds. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-10996. A motion was made by Commissioner Spencer, with request for previous roll and seconded by Commissioner Jones. With there being no objection, the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**RESOLUTION NO. 26-LCRA-10997** - RESOLUTION APPOINTING STEPHEN WESTBROOKS AS EXECUTIVE DIRECTOR, SECRETARY AND SIGNATORY FOR THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

David Meyer, Legal Counsel, shared the details of the resolution with the Board. After discussion, Chair McBride called for a motion to appoint Stephen Westbrooks as Executive Director, Secretary, and Signatory for the Land Clearance for Redevelopment Authority for the City of St. Louis. A motion was made by Commissioner Jones, with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with all four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**UPDATE OF COMMUNITY BENEFIT SCORECARD**

Andrew Knop shared the reasons the present scorecard needed to be updated and then presented the updated scorecard to the Board.

**EXECUTIVE SESSION**

A motion to move into Executive Session at 4:54pm to discuss items pursuant to Section 610.021(1), (2) and (12) was made by Chair McBride and seconded by Commissioner Evans. Roll was called; and the motion passed with four (4) Commissioners present (McBride, Jones, Spencer, Evans) voting aye.

**REGULAR SESSION**

After adjourning the Executive Session, the Board returned to Regular Session at 5:10pm with four (4) Commissioners present (McBride, Jones, Spencer, Evans).

**OPEN AGENDA**

There were no items for Open Agenda.

**NEXT MEETING**

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

**ADJOURNMENT**

With no further business, a motion to adjourn was made by Commissioner Spencer, seconded by Commissioner Jones and the meeting was adjourned at 5:11pm.

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Matthew McBride  
Chair

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Assistant Secretary

**RESOLUTION NO. 26-LCRA-10999  
PRESENTED TO THE BOARD APRIL 28, 2026**

**TO:** LCRA BOARD OF COMMISSIONERS  
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

**FROM:** ZACHARY J. WILSON

**RE:** RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (4709 DELMAR BOULEVARD PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA (2130) (ALDERWOMAN SHAMEEM CLARK HUBBARD/10<sup>TH</sup> WARD)

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**EXECUTIVE SUMMARY:**

Pursuant to Resolution No. 24-LCRA-10874, the LCRA designated MGA 4709 Delmar, LLC (the “Redeveloper”) as redeveloper of certain property located in the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. Redevelopment Area (the “Redevelopment Area”). Resolution No. 24-LCRA-10874 contemplates that the Redeveloper will rehabilitate and renovate the existing commercial building located at 4709 Delmar Boulevard to provide approximately 20,900 square feet of office space and approximately 5,850 square feet of retail space (the “Project”) and that the LCRA will provide 10 years of real property tax abatement at 90% of the incremental increase in real property taxes. This Resolution (1) authorizes the issuance of taxable industrial revenue bonds in a maximum principal amount of \$8,000,000 to facilitate a sales tax exemption on construction materials purchased for the Project and (2) approves forms of bond documents in connection therewith.

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**BACKGROUND:**

The estimated cost of the Project has increased from approximately \$5,900,000 million in 2024 to approximately \$8,000,000 currently.

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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 Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) as follows:

- 1. Authorization of the Bonds.** The LCRA is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (4709 Delmar Boulevard Project), Series 2026, in the maximum principal amount of \$8,000,000 (the “Bonds”) to finance the Project. The LCRA hereby approves and authorizes the sale of the Bonds to the Redeveloper at the purchase price and interest rate set

forth in the below-described Trust Indenture. The Bonds shall bear such dates, shall mature at such times and in such amounts, shall be in such denominations, shall be in such forms, shall be subject to redemption, shall have such other terms and provisions, and shall be issued, executed and delivered in such manner subject to such provisions, covenants and agreements, as are set forth in the Trust Indenture.

2. **Limited Obligations.** The Bonds and the interest thereon shall be special, limited obligations of the LCRA payable solely out of the rents, revenues and receipts derived by the LCRA under the below-described Lease. The Bonds and the interest thereon shall not be a debt of the LCRA, The City of St. Louis, Missouri (the “City”) or the State of Missouri (the “State”), and none of the LCRA, the City nor the State shall be liable thereon. The Bonds shall not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction.
3. **Authorization of Documents.** In connection with the issuance of the Bonds and the other incentives described in the below-described Redevelopment Agreement, the LCRA is hereby authorized to enter into the following documents (collectively, the “Incentive Documents”), in substantially the forms presented to and reviewed by the LCRA at this meeting (copies of which documents shall be filed in the official records of the LCRA), with such changes therein as shall be approved by the officials of the LCRA executing such documents, such officials’ signatures thereon being conclusive evidence of their approval thereof:
  - a. Redevelopment Agreement between the LCRA and the Redeveloper (the “Redevelopment Agreement”);
  - b. Lease Agreement between the LCRA and the Redeveloper (the “Lease”);
  - c. Trust Indenture between the Trustee named therein and the LCRA (the “Trust Indenture”);
  - d. Bond Purchase Agreement between the LCRA and the Redeveloper; and
  - e. Base Lease between the LCRA and the Redeveloper.
4. **Execution of Documents.** The Executive Director is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the respective bondholders, for and on behalf of and as the act and deed of the LCRA, in the manner provided in the Incentive Documents. The Executive Director is hereby authorized and directed to execute the Incentive Documents and to deliver the Incentive Documents to the respective parties to such documents, for and on behalf of and as the act and deed of the LCRA in the manner provided therein (provided that the LCRA first provide notice of the intent to enter into the Redevelopment Agreement to the Board of Aldermen, as required by law). The Executive Director is hereby authorized and directed to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The Assistant Secretary of the LCRA is hereby authorized and directed to attest to and affix the seal of the LCRA to the Incentive Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The final forms of the Incentive Documents, with such changes as the Executive Director may approve and which are 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 LCRA.

5. **Further Authority.** 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. **Effective Date.** 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 April, 2026.

(SEAL)

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

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

Title: Assistant Secretary

ATTEST:

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

**RESOLUTION NO. 26-LCRA-11000  
PRESENTED TO THE BOARD APRIL 28, 2026**

**TO:** LCRA BOARD OF COMMISSIONERS  
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

**FROM:** ZACHARY J. WILSON

**RE:** RESOLUTION DECLARING 3197 S. GRAND BLVD. TO BE BLIGHTED, APPROVING  
A BLIGHTING STUDY AND PLAN FOR THE 3197 S. GRAND BLVD.  
REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR  
REDEVELOPERS OF THE AREA (2488)  
**(ALDERWOMAN DANIELA VELAZQUEZ/6<sup>th</sup> WARD)**

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**EXECUTIVE SUMMARY:**

The 3197 S. Grand Blvd. Redevelopment Area (the "Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of one parcel developed with a single unoccupied building that was previously occupied by the Gelateria and Orpheum Cleaners. The Area is approximately 0.12 acres, located in the Tower Grove South neighborhood. This resolution approves the blighting of the 3197 S. Grand Blvd. Redevelopment Area, approves a Blighting Study and Plan dated April 28, 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, and a sustainability impact statement. This resolution also authorizes the advertisement for redevelopers of the Area.

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**BACKGROUND:**

<b>Condition of Property:</b>	Vacant/Poor
<b>Property Owner:</b>	Fair Squared LLC
<b>Prospective Redeveloper:</b>	Fair Squared LLC

The project consists of one parcel developed with an unoccupied building in the Tower Grove South neighborhood. The existing structure is in poor condition due to prolonged vacancy resulting from extensive damage from a fire. The objective of the Redevelopment Plan is to facilitate the redevelopment of the area into a restaurant space for Gelateria, which had to close after the fire. To that end, SLDC will be issuing a request for proposals to redevelop the Area. This Plan provides for an incentive package that will help market the area. Staff supports up to ten (10) years of tax abatement for a qualifying project.

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**REQUESTED ACTION:**

Declaration of 3197 S. Grand Blvd. as "blighted", as defined in Section 99.320, RSMo., (2016) as amended, and as defined in Section 353.020 RSMo., approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, RSMo., as amended.

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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. 3197 S. Grand Blvd. is 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 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 28<sup>th</sup> day of April, 2026

(SEAL)

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

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

Title: Assistant Secretary

ATTEST:

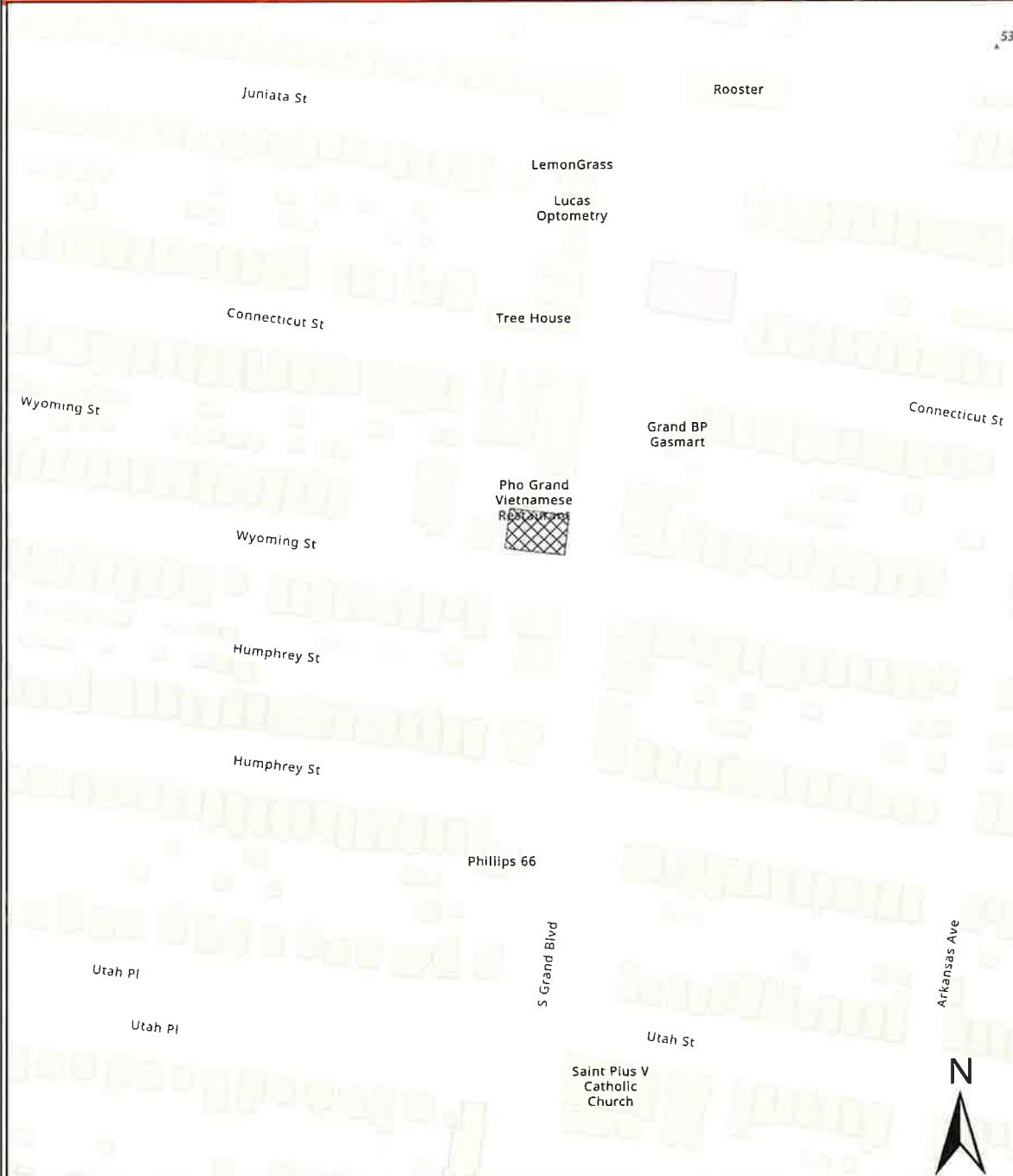
\_\_\_\_\_  
Assistant Secretary

## Project Area – Legal Description

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1. 3197 S. Grand Avenue  
Parcel # 2099-9-297.00  
C.B. 2099 GRAND AVE  
60 FT X 85 FT  
TOWER GROVE HTS AMD ADDN  
LOT E-5

# 3197 S. Grand Avenue Redevelopment Area Site Location Map



Created on Tuesday, April 21, 2026 by weatherfordp

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user

**RESOLUTION NO. 26-LCRA-11001  
PRESENTED TO THE BOARD APRIL 28, 2026**

**TO:** LCRA BOARD OF COMMISSIONERS  
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

**FROM:** ZACHARY J. WILSON

**RE:** RESOLUTION APPROVING AN AMENDED BLIGHTING STUDY AND PLAN FOR  
LOCUST ST./NORTH 6TH ST./PINE ST./ NORTH 7TH ST. AREA (2432)  
(ALDERWOMAN JAMI COX ANTWI/ 8<sup>TH</sup> WARD)

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**EXECUTIVE SUMMARY:**

The Locust St./ North 6th St./Pine St./ North 7th St. Area (“the Area”) more fully described in Attachment “A” attached hereto and incorporated herein by reference, consists of commercial buildings, parking lot, and a parking garage in an area approximating 3.83 acres in the Downtown Neighborhood. This resolution approves the updated redevelopment plan of the Area dated April 28, 2026, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan").

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**BACKGROUND:**

**Condition of Property:** Poor to Fair  
**Property Owner:** Various  
**Prospective Redeveloper:** TBD

This Area consists of all City Blocks 128 and 129 including the unoccupied Railway Exchange Building, its unused parking garage with unoccupied first floor retail, the unoccupied building at 207 North 6th St., the partially occupied building at 622 Olive St. and a surface parking lot, all in the Downtown Neighborhood. The properties in the Area are in blighted and deteriorating condition, thus creating an economic liability to the City. The original blighting study was passed by LCRA on June 3, 2022 with resolution 22-LCRA-10717. Then an updated blighted study was passed by LCRA on November 1, 2023. The updated plan calls for demolition of the structures on City Block 129 except for 622 Olive St.

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**REQUESTED ACTION:**

Affirmation of Locust St./ North 6th St./Pine St./ North 7th St. 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.

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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 Area is hereby affirmed 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 Amended Plan is hereby approved with up to fifteen years of tax abatement provided as follows: twenty years (20) years of tax abatement based on 95% of the assessed value of the incremental improvements, and a provision for eminent domain.
3. 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.
4. 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.
5. 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 Amended 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 28<sup>th</sup> day of April 2026

(SEAL)

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

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

Title: Assistant Secretary

ATTEST:

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

**RESOLUTION NO. 26-LCRA-11002  
PRESENTED TO THE BOARD APRIL 28, 2026**

**TO:** LCRA BOARD OF COMMISSIONERS  
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

**FROM:** ZACHARY J. WILSON

**RE:** RESOLUTION DECLARING 4415 MARGARETTA AVENUE TO BE BLIGHTED,  
APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4415 MARGARETTA  
AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR  
REDEVELOPERS OF THE AREA (2486)  
(ALDERWOMAN LAURAKEYS/11<sup>TH</sup> WARD)

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**EXECUTIVE SUMMARY:**

The 4415 Margarettta Avenue Redevelopment Area (the "Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of one parcel developed with a single unoccupied building that was previously occupied by the Ashland Branch School. The Area is approximately 0.87 acres, located in the Penrose neighborhood. This resolution approves the blighting of the 4415 Margarettta Avenue Redevelopment Area, approves a Blighting Study and Plan dated April 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.

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**BACKGROUND:**

**Condition of Property:** Vacant/Poor  
**Property Owner:** Luxury Real Estate LLC  
**Prospective Redeveloper:** Clouds of Care Veteran Services Inc.

The project consists of one parcel developed with an unoccupied building in the Penrose neighborhood. The existing structure is in poor condition due to prolonged vacancy. Designed to be an annex of Ashland Elementary School, the Ashland Branch School was closed by St. Louis Public Schools in 2009. The objective of the Redevelopment Plan is to facilitate the redevelopment of the area into a 24/7 childcare center. To that end, SLDC will be issuing a request for proposals to redevelop the Area. This Plan provides an incentive package that will help market the area. Staff supports up to fifteen (15) years of tax abatement for a qualifying project.

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**REQUESTED ACTION:**

Declaration of 4415 Margarettta Avenue as "blighted", as defined in Section 99.320, RSMo., (2016) as amended, and as defined in Section 353.020 RSMo., approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, RSMo., as amended.

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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. 4415 Margarett Avenue is 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 fifteen (15) years of tax abatement 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 28<sup>th</sup> day of April, 2026

(SEAL)

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

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

Title: Assistant Secretary

ATTEST:

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

## Project Area – Legal Description

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1. 4415 Margaretta Avenue  
Parcel # 4411-9-360.000  
C.B. 4411B MARGARETTA  
350 FT X 107 FT 9 IN  
R RICHMOND ETAL  
LOTS 1-8 & 15  
VACATED ALLEY

# 4415 Margaretta Avenue Redevelopment Area Site Location Map



Created on Monday, March 23, 2026 by weatherfordp

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user

**RESOLUTION NO. 26-LCRA-11003  
PRESENTED TO THE BOARD APRIL 28, 2026**

**TO:** LCRA BOARD OF COMMISSIONERS  
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

**FROM:** ZACHARY J. WILSON

**RE:** RESOLUTION DECLARING 4247 N. FLORISSANT AVENUE TO BE BLIGHTED,  
APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4247 N FLORISSANT  
AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR  
REDEVELOPERS OF THE AREA (2487)  
(**ALDERMAN RASHEEN ALDRIDGE/14<sup>TH</sup> WARD**)

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**EXECUTIVE SUMMARY:**

The 4247 N. Florissant Avenue Redevelopment Area (the "Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of one parcel developed with a single unoccupied building that was previously occupied by the Eliot School. The Area is approximately 1.59 acres in the Fairground neighborhood. This resolution approves the blighting of the 4247 N. Florissant Avenue Redevelopment Area, approves a Blighting Study and Plan dated April 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.

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**BACKGROUND:**

<b>Condition of Property:</b>	Vacant/Poor
<b>Property Owner:</b>	Jubilee Community Development Corporation
<b>Prospective Redeveloper:</b>	Jubilee Community Development Corporation

The project consists of one parcel developed with an unoccupied building in the Fairground neighborhood. The existing structure is in poor condition due to prolonged vacancy. Designed by William B. Ittner and originally built in 1898, the building was home to Eliot School until it closed in 2004. The objective of the Redevelopment Plan is to facilitate the redevelopment of the area into a community wellness facility that provides support to people struggling with addiction. To that end, SLDC will be issuing a request for proposals to redevelop the Area. This Plan provides an incentive package that will help market the area. Staff supports up to fifteen (15) years of tax abatement for a qualifying project.

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**REQUESTED ACTION:**

Declaration of 4247 N. Florissant Avenue as "blighted", as defined in Section 99.320, RSMo., (2016) as amended, and as defined in Section 353.020 RSMo., approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, RSMo., as amended.

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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. 4247 N. Florissant Avenue is 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 fifteen (15) years of tax abatement 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 28<sup>th</sup> day of April, 2026

(SEAL)

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

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

Title: Assistant Secretary

ATTEST:

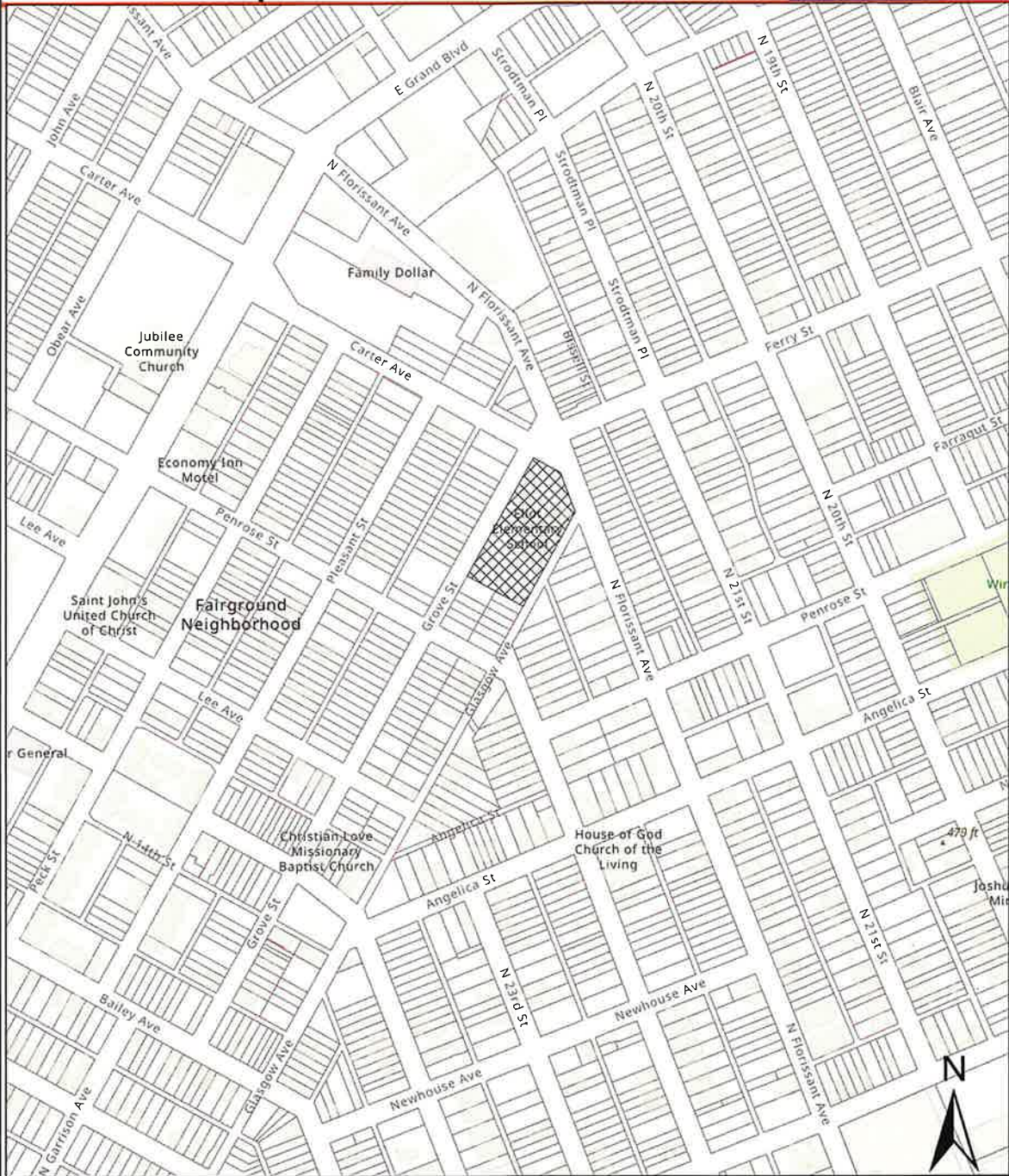
\_\_\_\_\_  
Assistant Secretary

# Project Area – Legal Description

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1. 4247 N. Florissant  
Parcel # 2426-9-075.000  
C.B. 2426 N FLORISSANT AVE  
120/85.70 ft X 379.77/303.04 F  
ELIOT SCHOOL APT  
NEW LOT

# 4247 N. Florissant Avenue Redevelopment Area Site Location Map



Created on Wednesday, April 8, 2026 by weatherfordp

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEHA, Intermap, and the GIS user