

**RESOLUTION NO. 26-LRA-301
PRESENTED TO THE BOARD SEPTEMBER 30, 2026**

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

FROM: MIKE ZIEGLER - DIRECTOR OF GREEN CITY COALITION

**RE: RECLASSIFYING PROPERTIES LOCATED AT 1049 BITTNER AVENUE
TO CLASS "(B)" AND AUTHORIZING TRANSFER OF SUCH
PROPERTY TO THE CITY OF ST. LOUIS**

EXECUTIVE SUMMARY:

This resolution authorizes the reclassification of 1049 Bittner Avenue, owned by the Land Reutilization Authority (“LRA”), and authorizes its transfer to the City of St. Louis (“City”) to be incorporated into Dickman Park.

BACKGROUND:

LRA has been a leading partner in the Green City Coalition (“GCC”) since GCC’s inception in 2016, and SLDC has staffed the effort since July 2018. GCC is an initiative framed by several partnership agreements that include the Missouri Department of Conservation, the City of St. Louis, LRA, LCRA, and the Metropolitan St. Louis Sewer District (“MSD”). GCC partners work with neighborhoods to convert concentrations of LRA-owned vacant and abandoned properties into green space amenities for the purpose of creating healthy, biodiverse, and resilient north St. Louis neighborhoods.

The LRA property at 1049 Bittner Avenue in the Baden neighborhood has been managed by the GCC since 2018. It is a single-parcel, 0.5-acre LRA site immediately adjacent to Dickman Park. It is located in a flood-prone MSD problem area where detention basins have been established. An LRA building was demolished on this property in 2019 through the Urban Greening Program (“UGP”), an agreement that directs MSD funding to demolish LRA vacant properties in high-flood-risk areas. As a stipulation of the UGP, a protective deed restriction—known as a Green Lien—was applied to this parcel, limiting any future development of impervious surface to less than 50% of the parcel footprint to mitigate flood risk. To enhance the ecological value of the site, in 2021 the GCC established a prairie landscape featuring native Missouri wildflowers, walking paths, and educational signage. The transfer of this parcel to the City of St. Louis for incorporation into Dickman Park is a strategic disposition of LRA property into productive use and offers Dickman Park an asset that adds beauty and ecological value without adding an extra mowing burden to the park's maintenance. The City of St. Louis has agreed to accept the parcel with the Green Lien intact.

Section 92.900 RSMo. allows LRA to classify parcels as class “(b)” - suitable for use by a public agency - and transfer such parcels at no cost to a public agency for their use. Because the best use of 1049 Bittner Avenue is to serve as an addition to Dickman Park, Staff recommend the parcel be classified as class “(b)” and transfer the parcel to the City to consolidate ownership of the park’s parcels in one entity.

REQUESTED ACTION: Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE 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 (“LRA”) hereby approves this Resolution reclassified the parcels located at 1049 Bittner Avenue as class “(b)” pursuant to Section 92.900 RSMo.
2. The Board of Commissioners of LRA further authorize transfer of title to the reclassified property to the City of St. Louis.
3. The Executive Director of LRA, the Director of Real Estate, and any appropriate designee, official, agent, and employee 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.
4. 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 30th day of September 2026

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

(SEAL)

Secretary

ATTEST:

Assistant Secretary