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, November 17, 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** October 27, 2026

The Official Agenda was posted on the bulletin board, first-floor lobby of 1520 Market Street November 13, 2026 prior to 3:00pm. Items may be withdrawn or modified during the public meeting at the discretion of the Board.

3. **TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA (Alderwoman Shameem Clark Hubbard/10th Ward)**

RESOLUTION NO. 26-LCRA-11072 - RESOLUTION DESIGNATING LIH ROOSEVELT TOWNE PRESERVATION, LP AS REDEVELOPER OF CERTAIN PROPERTY LOCATED IN THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2130p)

TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA (Alderman Michael Browning/9th Ward)

RESOLUTION NO. 26-LCRA-11073 - RESOLUTION APPROVING A PARTIAL RELEASE OF COLLATERAL ASSIGNMENT OF TIF REDEVELOPMENT AGREEMENT IN CONNECTION WITH A PROJECT IN THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA (2130p) (Zachary Wilson)

RESOLUTION NO. 26-LCRA-11074 - RESOLUTION REPEALING RESOLUTION NOS. 21-LCRA-10691 AND 21-LCRA-10698, APPROVING A REDEVELOPMENT AGREEMENT AND AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (4700 – 4830 DELMAR BOULEVARD PROJECT), SERIES 2027, 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 (2130p) (Zachary Wilson)

4. **1501 DESTREHAN ST. REDEVELOPMENT AREA (Alderman Rasheen Aldridge/14th Ward)**

RESOLUTION NO. 26-LCRA-11075 - RESOLUTION DECLARING 1501 DESTREHAN ST. TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1501 DESTREHAN ST. REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2497) (Zachary Wilson)

5. **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 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

6. **OPEN AGENDA**

7. **NEXT BOARD MEETING- SCHEDULED FOR DECEMBER 15, 2026**

8. **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, October 27, 2026 – 3:00pm

BOARD MEMBERS PRESENT:	Matt McBride (Chair) Sean Spencer Lori Koenig
BOARD MEMBERS ABSENT:	Kennard Jones Lindsey Evans
STAFF PRESENT:	Stephen Westbrooks, Zachary Wilson, Rob Orr, Linda Criss, Paul Weatherford, Madeleine Swanstrom, Charlie Hahn, Joe Grothe, Henry Shannon, Marla Roach, Deion Broxton, Salise Cobb, Dale Ruthsatz, Sara Wessels
COUNSEL PRESENT:	David Meyer, Olivia Findley, James Morrow Mark Spykerman (Outside Counsel for SLDC)
GUESTS PRESENT:	David Kostner – Good Developments Samer Aljamal – iDesigners Steve Stogel, Volunteer, Lift for Life Academy Marshall Cohen – Lift for Life Academy Gail Brown – Brown Kortkamp Realty Kate Marijolovic – St. Louis Business Journal Gerry Connolly, Shannon Johnson, Eric Schmid, Darryeon Bishop

CALL TO ORDER

After roll call, a quorum being present, Chair McBride called the meeting to order at 3:15pm.

APPROVAL OF MINUTES

Chair McBride called for a motion to approve the minutes for the September 22, 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11071 – AUTHORIZING THE SALE OF 4010-4012 EVANS AVE. TO HABITAT FOR HUMANITY ST. LOUIS

Stephanie Grise, SLDC, explained the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11071. 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 aye.

RESOLUTION NO. 26-LCRA-11062 - RESOLUTION DECLARING 144 CARROLL STREET TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 144 CARROLL STREET REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2493)

Zach Wilson, SLDC, presented the resolution to the Board. Marshall Cohen, Executive Director, Lift for Life Academy, provided additional details of the project to the Board. Steve Stogel, Volunteer, also shared his support for the project. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11062. A motion was made by Commissioner Koenig and seconded by Commissioner Spencer. Roll was called and the motion passed with three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11063 - RESOLUTION DECLARING 5344-5346 DELMAR BOULEVARD AND 5354-5406 DELMAR PLACE COURT TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5344-5346 DELMAR BOULEVARD AND 5354-5406 DELMAR PLACE COURT REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2494)

Zach Wilson, SLDC, presented the resolution to the Board. Paul Weatherford, SLDC, provided details of the project. Mr. Weatherford also explained the Community Benefits Scorecard and Financial Impact Report to the Board. Samer Aljamal, iDesigners, Developer, provided additional details of the project. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11063. 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11064 - RESOLUTION APPROVING AN AMENDMENT TO THE BLIGHTING STUDY AND PLAN FOR THE MERAMEC ST./S. COMPTON AVE./BATES ST./S. GRAND BLVD. AREA (2323)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11064. 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11065 - RESOLUTION AUTHORIZING AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION ADMINISTRATION SERVICES AT THE FORMER CLEVELAND HIGH SCHOOL (2323)

Henry Shannon, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11065. 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11066 - RESOLUTION APPROVING AN AMENDMENT TO THE BLIGHTING STUDY AND PLAN FOR THE NORTH NEWSTEAD AVE./LEXINGTON AVE./WHITTIER ST./COTTAGE AVE. AREA (2336)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11066. 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11067 - RESOLUTION APPROVING AN AMENDMENT TO THE BLIGHTING STUDY AND PLAN FOR THE 4100-4798 AND 4101-4799 WEST NATURAL BRIDGE AREA (2240)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11067. A motion was made by Commissioner Koenig, with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11068 - RESOLUTION AUTHORIZING THE EXECUTION OF A PARCEL DEVELOPMENT AGREEMENT AND THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (GATEWAY SOUTH REDEVELOPMENT PLAN – PHASE 1/1120 S. 2ND STREET PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE GATEWAY SOUTH REDEVELOPMENT AREA (2448)

Mark Spykerman, G&B, explained the details of the resolution to the Board. He also explained the process of the Taxable Industrial Revenue Bonds. The resolution presented today is the first step to a two-step process. David Koster, Good Developments, proved additional details regarding the project to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11068. 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11069 - RESOLUTION AUTHORIZING THE EXECUTION OF A PARCEL DEVELOPMENT AGREEMENT AND THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (GATEWAY SOUTH REDEVELOPMENT PLAN – PHASE 1/SCHAEFFER HOLDINGS LLC PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE GATEWAY SOUTH REDEVELOPMENT AREA (2448)

Mark Spykerman, G&B, explained the details of the resolution to the Board. Mr. Spykerman also explained the process of the Taxable Industrial Revenue Bonds. The resolution presented today is the first step to a two-step process. David Koster, Good Developments, provided additional details regarding the project to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11069. 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 three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

RESOLUTION NO. 26-LCRA-11070 - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (FIELDS PLACE PROJECT), SERIES 2026, APPROVING CERTAIN DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE WEST END REDEVELOPMENT AREA (2240p2)

Zach Wilson, SLDC, presented the resolution to the Board. Mark Spykerman, G&B, explained the process of the Taxable Industrial Revenue Bonds. The resolution presented today is the second step to a two-step process. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11070. A motion was made by Commissioner Koenig, with request for previous roll and seconded by Commissioner Spencer. With there being no objection, the motion passed with three (3) Commissioners present (McBride, Spencer, Koenig) voting aye.

EXECUTIVE SESSION

A motion to move into Executive Session at 4:27pm to discuss items pursuant to Sections 610.021(1) and 610.021(2) 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 aye.

REGULAR SESSION

After adjourning the Executive Session, the Board returned to Regular Session at 4:59pm with three (3) Commissioners present (McBride, Spencer, Koenig).

OPEN AGENDA

There were no items for Open Agenda.

NEXT MEETING

The next LCRA Board meeting is scheduled for November 17, 2026.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Koenig, seconded by Commissioner Spencer and the meeting was adjourned at 4:59pm.

_____

Matthew McBride, Chair

_____

Stephen Westbrooks, Executive Director

RESOLUTION NO. 26-LCRA-11072
PRESENTED TO THE BOARD NOVEMBER 17, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DESIGNATING LIH ROOSEVELT TOWNE PRESERVATION, LP AS REDEVELOPER OF CERTAIN PROPERTY LOCATED IN THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2130p)
(ALDERWOMAN SHAMEEM CLARK HUBBARD/10TH WARD)

EXECUTIVE SUMMARY:

This Resolution designates LIH Roosevelt Towne Preservation, LP (the "Redeveloper") as redeveloper of 711 N. Euclid Avenue (the "Project Area") within the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. 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 consists of the redevelopment of approximately 154 affordable rental housing units (the "Project") at the cost of approximately $66.6M.

BACKGROUND:

Ordinance No. 70587, approved by the Board of Aldermen on July 18, 2017, approved the Blighting Study and Redevelopment Plan for the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. 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 June 3, and June 10, 2017. The Redeveloper submitted a proposal dated September 4, 2026, for redevelopment of the Project Area. Construction is expected to begin in 2026 and be completed no later than December 31, 2027.

REQUESTED ACTION:

Designation of Redeveloper as redeveloper of the Project Area within the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. Redevelopment Area, approval of entering into a Redevelopment Agreement.

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. Redeveloper is hereby designated and selected as the redeveloper of the Property located in the Area.

2. The Executive Director of the LCRA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides 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 execution thereof by Redeveloper provided that the LCRA shall have 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. 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.

3. The Executive Director, officers, agents, attorneys and employees of the LCRA are hereby authorized to take actions consistent with this Resolution and necessary and appropriate to implement the intent of this Resolution. The final form of necessary instruments may be approved by the Executive Director and his signature, whether manual or facsimile, shall be conclusive evidence of approval by LCRA.

4. 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 17th day of November, 2026

(SEAL)

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

By:_____

Title: Assistant Secretary

ATTEST:

_____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11073
PRESENTED TO THE BOARD NOVEMBER 17, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION APPROVING A PARTIAL RELEASE OF COLLATERAL ASSIGNMENT OF TIF REDEVELOPMENT AGREEMENT IN CONNECTION WITH A PROJECT IN THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD. REDEVELOPMENT AREA
(ALDERMAN MICHAEL BROWNING/9TH WARD)

EXECUTIVE SUMMARY:

On May 23, 2023, the Board of Commissioners adopted Resolution No. 23-LCRA-10780 approving a loan of not to exceed $750,000 (the "Loan") to Kingsway Development, LLC (the "Borrower") for the purpose of financing certain design and other professional fees associated with the construction of public improvements within the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. Redevelopment Area (the "LCRA Redevelopment Area"). The Borrower also entered into a Redevelopment Agreement dated as of September 12, 2023 (the "TIF Agreement") with the City of St. Louis pursuant to which "TIF Notes," payable from tax increment financing ("TIF") revenues generated within the Kingway Commercial Redevelopment Area (the "TIF Redevelopment Area"), would be issued to reimburse the Borrower for certain redevelopment project costs incurred pursuant to the TIF Agreement once such improvements have been completed. As security for the repayment of the Loan, the LCRA took a collateral assignment of the TIF Agreement and future TIF Notes issued pursuant thereto (the "Collateral Assignment"). The proposed public infrastructure improvements contemplated by the TIF Agreement have not been completed and, accordingly, the TIF Notes have not been issued.

The Bridge SPE, LLC ("The Bridge Developer") desires to redevelop certain property within a portion of the LCRA Redevelopment Area and TIF Redevelopment Area for multi-family residential, commercial and parking uses ("The Bridge Project"). In connection with The Bridge Project, The Bridge Developer proposes that:

1. The TIF Agreement, to the extent applicable to The Bridge Project, be released from the Collateral Assignment associated with the Loan (which is the purpose of this Resolution),
2. The TIF Agreement be partially terminated to the extent applicable to The Bridge Project, and that the City enter into a direct TIF redevelopment agreement with The Bridge Developer (which will be the subject of a Board Bill introduced at the Board of Aldermen), and
3. The LCRA terminate its redevelopment agreement with Borrower for the LCRA Redevelopment Area solely to the extent appliable to The Bridge Project, and approve a direct redevelopment agreement with The Bridge Developer for The Bridge Project (which is the subject of a companion LCRA resolution).

Following the release of The Bridge Project from the Collateral Assignment, the Loan will continue to be secured by TIF Notes to be issued for the public infrastructure pursuant to the TIF Agreement, which will be payable on a senior basis from TIF revenues generated from property within the TIF Redevelopment Area outside of the The Bridge Project and on a junior basis from TIF revenues generated from The Bridge

Project (which would only be available if TIF Notes for The Bridge Project are paid off prior to the expiration of TIF within the TIF Redevelopment Area).

BACKGROUND:

The proposed public infrastructure improvements include streetscape improvements to Delmar Boulevard between N. Kingshighway and N. Taylor Avenue. The project has received a grant from the State of Missouri and the Borrower and SLDC staff are working together to identify other funding sources.

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 ("LCRA") as follows:

1. **Release from Collateral Assignment.** The LCRA hereby acknowledges that The Bridge Developer (a) is not assuming, in any way, the obligations of the Borrower pursuant to the Note or Loan Agreement associated with the Loan, and (b) hereby releases, remises, quit-claims, exonerates and discharges the TIF Agreement from the lien and operation of the Collateral Assignment associated with the Loan solely with respect to The Bridge Project. The Executive Director is hereby authorized and directed to execute such 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 such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

2. **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.

3. **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.

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ADOPTED this 17th day of November, 2026.

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

_____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11074
PRESENTED TO THE BOARD NOVEMBER 17, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION REPEALING RESOLUTION NOS. 21-LCRA-10691 AND 21-LCRA-10698, APPROVING A REDEVELOPMENT AGREEMENT AND AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (4700 – 4830 DELMAR BOULEVARD PROJECT), SERIES 2027, 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
(ALDERMAN MICHAEL BROWNING/9TH WARD)

EXECUTIVE SUMMARY:

The LCRA entered into a Redevelopment Agreement (the "Master Redevelopment Agreement") in 2018 with Kingsway Development, LLC (the "Master Redeveloper") for the redevelopment of the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. Redevelopment Area (the "Redevelopment Area"). The Master Redevelopment Agreement contemplates that, from time to time, the LCRA and the Master Redeveloper would enter into Parcel Development Agreements with a sub-developer for a specific redevelopment project within the Redevelopment Area. On November 18, 2021, the LCRA adopted Resolution No. 21-LCRA-10691 authorizing the execution of a Parcel Development Agreement among the LCRA, the Master Redeveloper and The Bridge SPE, LLC (the "Redeveloper"), whereby the Redeveloper would redevelop 4700 – 4830 Delmar Boulevard for a mixed-use development containing residential apartment units, ground floor retail space and structured parking spaces (collectively, the "2021 Project"). The LCRA subsequently approved Resolution No. 21-LCRA-10698 on December 14, 2021 authorizing the issuance of taxable industrial revenue bonds to facilitate a sales and use tax exemption on construction materials. The 2021 Project was, ultimately, not undertaken. The Redeveloper now wishes to complete a revised project scope, consisting of approximately 197 residential apartment units, 5,574 square feet of ground floor retail space and structured parking spaces (collectively, the "Project") at an expected cost of $72,880,000. Similar to the 2021 Project, the Redeveloper seeks 10 years of 90% tax abatement and a sales and use tax exemption on construction materials facilitated through the issuance of taxable industrial revenue bonds. This Resolution repeals Resolution Nos. 21-LCRA 10691 and 21-LCRA-10698 and approves the Redevelopment Agreement and bond documents associated with the incentives for the revised Project.

BACKGROUND:

The Redeveloper anticipates starting construction of the Project in 2027 and substantially completing the Project in 2029.

In lieu of the Parcel Development Agreement concept contemplated by the Master Redevelopment Agreement, this Resolution authorizes a direct Redevelopment Agreement between the LCRA and the Redeveloper.

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 ("LCRA") as follows:

1. **Repeal of Prior Resolutions.** Resolution Nos. 21-LCRA-10691 and 21-LCRA-10698 are hereby repealed in their entirety.

2. **Authorization of the Bonds.** The LCRA is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (4700 – 4830 Delmar Boulevard Project), Series 2027, in the maximum principal amount of $75,000,000 (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 the 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.

3. **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.

4. **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.

5. **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.

6. **Sales Tax Exemption Certificate.** 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 December 31, 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.

7. **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.

8. **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.

[Remainder of Page Intentionally Left Blank]

ADOPTED this 17th day of November, 2026.

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:

_____

Assistant Secretary

RESOLUTION NO. 26-LCRA-11075
PRESENTED TO THE BOARD NOVEMBER 17, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DECLARING 1501 DESTREHAN ST. TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1501 DESTREHAN ST. REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2497)
(ALDERMAN RASHEEN ALDRIDGE/14TH WARD)

EXECUTIVE SUMMARY:

The 1501 Destrehan St. 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 0.14 acres in the Hyde Park neighborhood. This resolution approves the blighting of the 1501 Destrehan St. Redevelopment Area, approves a Blighting Study and Plan dated November 17, 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 90% 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: Truthallah Investments LLC
Prospective Redeveloper: Truthallah Investments LLC

The project consists of the rehabilitation of a multi-family home in the Hyde Park neighborhood. The property owner plans on rehabbing the building consisting of 4 units, each having 2 bedrooms and 1 bathroom at a projected cost of $250,000. 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 90% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of 1501 Destrehan St. 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. 1501 Destrehan St. 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 90% 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 17th day of November 2026

(SEAL)

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

By: _____

Title: Assistant Secretary

ATTEST:_____
Assistant Secretary

Project Area – Legal Description

CB 1180 DESTREHAN ST
53 FT 6 IN X 115 FT 10 5/8 IN
FARRARS ADDN BLK 29
LOTS 1 & 2
Parcel # 1180-9-120.001