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, August 25, 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** July 28, 2026

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on the bulletin board on the first-floor lobby of 1520 Market Street August 24, 2026 prior to 3:00pm and items may be withdrawn or modified during the public meeting at the discretion of the Board.

3. **1450 N. 13th St. AND 1196 R CASS AVE REDEVELOPMENT AREA (Alderman Rasheen Aldridge/14th Ward)**

RESOLUTION NO. 26-LCRA-11036 - RESOLUTION DECLARING 1450 N. 13th STREET AND 1196 R CASS AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1450 N. 13th STREET AND 1196 R CASS AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2491) (Zachary Wilson)

4. **CASS AVE. AND I-44 REDEVELOPMENT AREA (Alderman Rasheen Aldridge/14th Ward)**

RESOLUTION NO. 26-LCRA-11037 - RESOLUTION DESIGNATING JJAAC ENTERPRISES, LLC AS REDEVELOPER OF THE PROPERTY LOCATED IN THE CASS AVENUE AND I-44 REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2482p) (Zachary Wilson)

5. **1122 JONAS HUBBARD ST. REDEVELOPMENT AREA (Alderman Rasheen Aldridge/14th Ward)**

RESOLUTION NO. 26-LCRA-11038 - RESOLUTION DECLARING 1122 JONAS HUBBARD ST. TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1122 JONAS HUBBARD ST. REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2490) (Zachary Wilson)

6. **MERAMEC ST./S. COMPTON AVE./BATES ST./S. GRAND BLVD. REDEVELOPMENT AREA (Alderman Shane Cohn/3rd Ward)**

RESOLUTION NO. 26-LCRA-11039 - RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 4352 LOUISIANA, THE FORMER CLEVELAND HIGH SCHOOL (Peter Phillips)

RESOLUTION NO. 26-LCRA-11040 - RESOLUTION AUTHORIZING A CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE SELECTIVE DEMOLITION SERVICES AGREEMENT FOR 4352 LOUISIANA AND 3451 BINGHAM, THE FORMER CLEVELAND HIGH SCHOOL (Peter Phillips)

7. **N. NEWSTEAD AVE./COTTAGE AVE./WHITTIER ST./PAGE BLVD. REDEVELOPMENT AREA (Alderwoman Sharon Tyus/12th Ward)**

RESOLUTION NO. 26-LCRA-11041 – RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 4322 ALDINE, THE FORMER MARSHALL SCHOOL (2411) (Peter Phillips)

RESOLUTION NO. 26-LCRA-11042 – RESOLUTION AUTHORIZING CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE SELECTIVE DEMOLITION SERVICES AGREEMENT FOR 4322 ALDINE AVE., THE FORMER MARSHALL SCHOOL (Peter Phillips)

8. **3940 DR. MARTIN LUTHER KING DRIVE**
(Alderwoman Sharon Tyus/12th Ward)

RESOLUTION NO. 26-LCRA-11043 - RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 3940 DR. MARTIN LUTHER KING DRIVE, THE MONARCH ON MLK (Rob Orr/Tim Mulligan)

RESOLUTION NO. 26-LCRA-11044 - RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE RESTORATION SERVICES AGREEMENT FOR 3940 DR. MARTIN LUTHER KING DRIVE, THE MONARCH ON MLK (Rob Orr/Tim Mulligan)

RESOLUTION NO. 26-LCRA-11045 - RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS SUBRECIPIENT AGREEMENT WITH CDA FOR THE MONARCH ACQUISITION, DEVELOPMENT AND PROGRAM OPERATIONS (21-SLFRF-40) (Rob Orr)

9. **4690 AND 4700 GOODFELLOW BLVD.**
(Alderwoman Pam Boyd/13th Ward)

RESOLUTION NO. 26-LCRA-11046 - RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT FOR REMEDIATION AND DEMOLITION AT 4690 AND 4700 GOODFELLOW BOULEVARD (9622) (Peter Phillips)

10. **TUCKER/LOCUST GARAGE**
(Alderman Rasheen Aldridge/14th Ward)

RESOLUTION NO. 26-LCRA-11047 - RESOLUTION AUTHORIZING A CONTRACT FOR ENGINEERING ASSESSMENT AND SURVEYING SERVICES FOR THE TUCKER & LOCUST GARAGE (Rob Orr)

RESOLUTION NO. 26-LCRA-11048 - RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR BIDS TO SELECT A PARKING STUDY CONSULTANT TO COMPLETE A FEASIBILITY STUDY OF 306-316 NORTH TUCKER BOULEVARD AND 1122 LOCUST STREET (Rob Orr)

11. **RESOLUTION NO. 26-LCRA-11049** - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (3101-3115 SOUTH JEFFERSON AVENUE 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 (Zachary Wilson)

12. **RESOLUTION NO. 26-LCRA-11050** - ADOPTING 2026 UPDATES TO SLDC PROCUREMENT POLICY FOR ACQUISITION OF PROFESSIONAL SERVICES, OTHER THAN ARCHITECTS, ENGINEERS AND SURVEYORS, ON BEHALF OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS (James Morrow)

13. **RESOLUTION NO. 26-LCRA-11051** - ADOPTING SLDC PROCUREMENT POLICY FOR ACQUISITION OF ALL OTHER SERVICES ON BEHALF OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS (James Morrow)

14. **RESOLUTION NO. 26-LCRA-11052** - RESOLUTION AUTHORIZING A SUPPLEMENTAL AGREEMENT TO AN ENGINEERING SERVICES CONTRACT FOR THE 20TH STREET MULTIMODAL IMPROVEMENTS PROJECT (Rob Orr)

15. **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

16. **OPEN AGENDA**

17. **NEXT BOARD MEETING- SCHEDULED FOR SEPTEMBER 22, 2026**

18. **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, July 28, 2026 – 3:00pm

BOARD MEMBERS PRESENT:	Matt McBride (Chair) Kennard Jones Sean Spencer Lori Koenig (By Phone) Lindsey Evans
BOARD MEMBERS ABSENT:	None
STAFF PRESENT:	Stephen Westbrooks, Zachary Wilson, Rob Orr, Linda Criss, Paul Weatherford, Madeleine Swanstrom, Peter Phillips, Tim Mulligan, Chris Maguire, Deion Broxton, Salise Cobb, Dale Ruthsatz, Sara Wessels, Shelton Anderson, Connor Niebruegge (Legal Intern), Sam Condren (Compliance Intern), Planning (PDA)
COUNSEL PRESENT:	David Meyer, Olivia Findley Mark Spykerman (Outside Counsel for SLDC)
GUESTS PRESENT:	Eric McMahon – Select Development, LLC Tiffany Minx (DeSales CDC) Eric Schmidt – St. Louis Magazine Steph Kukuljan -St. Louis Post Dispatch Kate Marijolovic – St. Louis Business Journal Gerry Connolly, Eric Schultz, Sean Fauss, Myron Minor, Bobby Bonner

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 June 23, 2026, meeting. A motion to approve the minutes was made by Commissioner Evans and seconded by Commissioner Jones. Roll was called, and the motion passed with four (4) Commissioners present (McBride, Jone, Koenig, Evans) voting aye and one (1) abstention (Spencer).

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)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11021. A motion was made by Commissioner Spencer and seconded by Commissioner Koenig. Roll was called, and the motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

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)

Zach Wilson, SLDC, presented the Resolution to the Board. Eric McMahon, Select Development, LLC, provided additional details of the project. Mark Spykerman, Gilmore & Bell, explained the process of the Taxable Industrial Revenue Bond. The resolution presented today is the first step to a two-step process. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11022. A motion was made by Commissioner Evans and seconded by Commissioner Jones. Roll was called, and the motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

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)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11023. A motion was made by Commissioner Jones and seconded by Commissioner Koenig. Roll was called and the motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

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)

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11024. A motion was made by Commissioner Evans and seconded by Commissioner Spencer. Roll was called, and the motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

RESOLUTION NO. 26-LCRA-11025 - RESOLUTION APPROVING THE SALE OF 932 CATALPA TO ANDREW AND REBECCA BOTTS

Zach Wilson, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11025. A motion was made by Commissioner Evans, with a request for previous roll, and was seconded by Commissioner Jones. With there being no objection, motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

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, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11026. A motion was made by Commissioner Evans, with a request for previous roll, and was seconded by Commissioner Koenig. With there being no objection, motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

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, SLDC, presented the resolution to the Board. After discussion, Chair McBride called for a motion to approve Resolution No. 26-LCRA-11027. A motion was made by Commissioner Evans and was seconded by Commissioner Jones. Roll was called, and the motion passed with four (4) Commissioners present (Jones, Spencer, Koenig, Evans) voting aye and one abstention (McBride).

EXECUTIVE SESSION

A motion to move into Executive Session at 3:41pm to discuss items pursuant to Sections 610.021(1), 610.021(2), 610.021(18) and 610.021(19) RSMo. was made by Commissioner Spencer and seconded by Commissioner Evans. Roll was called; and the motion passed with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans) voting aye.

REGULAR SESSION

After adjourning the Executive Session, the Board returned to Regular Session at 6:27pm with all five (5) Commissioners present (McBride, Jones, Spencer, Koenig, Evans).

OPEN AGENDA

There were no items for Open Agenda.

NEXT MEETING

The next LCRA Board meeting is scheduled for August 25, 2026.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Evans, seconded by Commissioner Jones and the meeting was adjourned at 6:29pm.

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Matthew McBride
Chair

____

Stephen Westbrooks
Executive Director

RESOLUTION NO. 26-LCRA-11036
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS | EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DECLARING 1450 N. 13th STREET AND 1196 R CASS AVENUE TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1450 N. 13th STREET AND 1196 R CASS AVENUE REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (**2491**) **(ALDERMAN ALDRIDGE – WARD 14)**

EXECUTIVE SUMMARY:

The 1450 N. 13 Street and 1196 R Cass Avenue Redevelopment Area (the "Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of two parcels developed with a commercial building previously occupied by Cass Bank and subsequently by Greyhound Bus. The Area is approximately 4.08 acres in the Columbus Square neighborhood. This resolution approves the blighting of 1450 N. 13th Street and 1196 R Cass Avenue, approves a Blighting Study and Plan dated August 25, 2026, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes use of eminent domain, up to twenty-five (25) years of tax abatement, and a sustainability impact statement. This resolution also authorizes the advertisement for redevelopers of the Area.

BACKGROUND:

Condition of Property: Poor
Property Owner: Northside Regeneration, LLC
Prospective Redeveloper: Unknown

The project consists of two parcels, one developed with a commercial building and the adjoining vacant parcel, in the Columbus Square neighborhood. The existing structure is in poor condition due to the accumulation of deferred maintenance, a prolonged period of vacancy, and repeated unauthorized access to the site. 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 Amended Area. The incentive package that this plan allows for will help market the area. Staff supports up to twenty-five (25) years of tax abatement.

REQUESTED ACTION:

Declaration of 1450 N. 13th Street and 1196 R Cass 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. 1450 N. 13th Street and 1196 R Cass 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 twenty-five (25) years of tax abatement and a provision for the use of 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 25th day of August, 2026

(SEAL)

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

By: ____________________________________

Title: Assistant Secretary

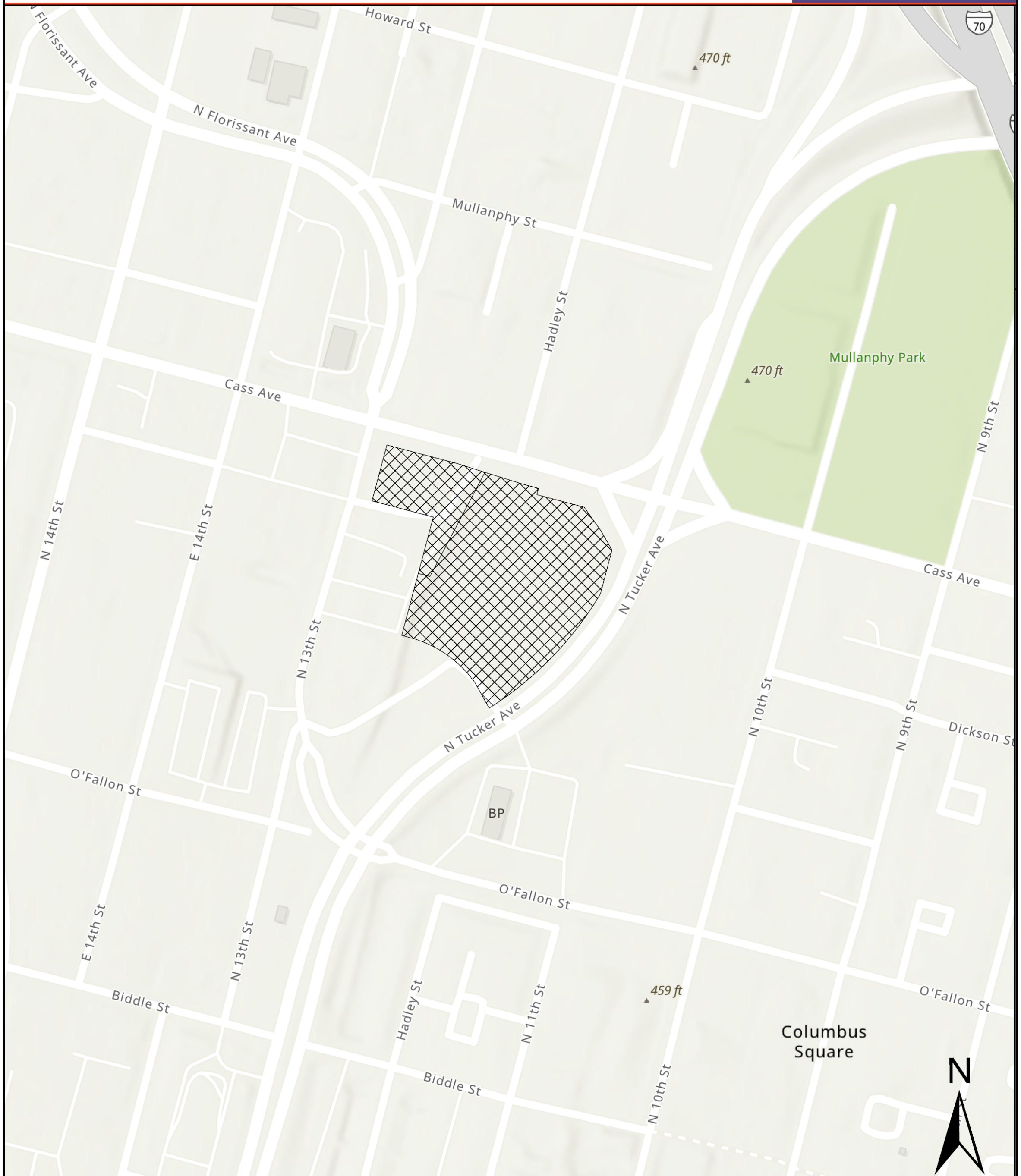
ATTEST:________________________________
Assistant Secretary

1450 N. 13th Street and 1196 R Cass Avenue Redevelopment Area – Legal Description

1. **1450 N. 13th Street**
   Parcel # 0576-9-062.000
   C.B. 0576 N. Tucker Blvd
   0.790 ACS
   Tucker Market Resubdn
   Lot 3

2. **1196 R Cass Avenue**
   Parcel # 0576-9-061.000
   C.B. 0576 Tucker Blvd
   3.289 ACS
   Tucker Market Resubdn
   Lot 2

1450 N. 13th Street and 1196 R Cass Avenue Redevelopment Area - Site Location Map



Created on *Friday, August 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-11037
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DESIGNATING JJAAC ENTERPRISES, LLC AS REDEVELOPER OF THE PROPERTY LOCATED IN THE CASS AVENUE AND I-44 REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2482p)
(ALDERMAN ALDRIDGE – 14TH WARD)

EXECUTIVE SUMMARY:

This Resolution designates JJAAC Enterprises, LLC as Redeveloper ("Redeveloper") of the property located in City Blocks 603, 604 and 610 of the Cass Ave. and I-44 Redevelopment Area (the "Area") and approves entering into a Redevelopment Agreement.

BACKGROUND:

The Redevelopment Plan for the Area ("Plan") was approved by Ordinance #72142 effective May 30, 2026. The LCRA Board approved advertising for proposals for the Area and ads were placed in the St. Louis Daily Record on March 2, 2026, March 7, 2026, March 8, 2026 and March 9, 2026.

Redeveloper submitted a proposal dated July 16, 2026 for the development of commercial uses.

The projects consist of construction of a complex for special events, lodging, and conferences in the Old North neighborhood. Ordinance #72142 authorizes up to 25-year tax abatement.

REQUESTED ACTION:

Designation of Redeveloper as redeveloper of the property located in City Blocks 603, 604 and 610 ("Property") in the Area (see Exhibit "A" for Property Description) and approval of entering into a Redevelopment Agreement therewith.

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 for a up to twenty-five (25) years of tax abatement and 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, 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 25th day of August 2026

(SEAL)

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

By:________________________________

Title: Assistant Secretary

ATTEST:

____

Assistant Secretary

RESOLUTION NO. 26-LCRA-11038
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DECLARING 1122 JONAS HUBBARD ST. TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1122 JONAS HUBBARD ST. REDEVELOPMENT AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2490)
(ALDERMAN ALDRIDGE – 14TH WARD)

EXECUTIVE SUMMARY:

The 1122 Jonas Hubbard St. Redevelopment Area (the “Area”) more fully described in Attachment “A” attached hereto and incorporated herein by reference, consists of a vacant parcel. The Area is approximately 0.21 acres in the Carr Square neighborhood. This resolution approves the blighting of the 1122 Jonas Hubbard St. Redevelopment Area, approves a Blighting Study and Plan dated August 25 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 75% 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:	Tammika Hubbard
Prospective Redeveloper:	Tammika Hubbard

The project consists of the construction of a single-family home in the Carr Square neighborhood. The homeowner plans on constructing the home consisting of 3 bedrooms and 3 bathrooms at the cost of $365,000. 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 75% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of 1122 Jonas Hubbard St. 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.

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. 1122 Jonas Hubbard St. 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 10-year tax abatement based on 75% 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 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 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 25th day of August, 2026

(SEAL)

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

By: ____________________________________

Title: Assistant Secretary

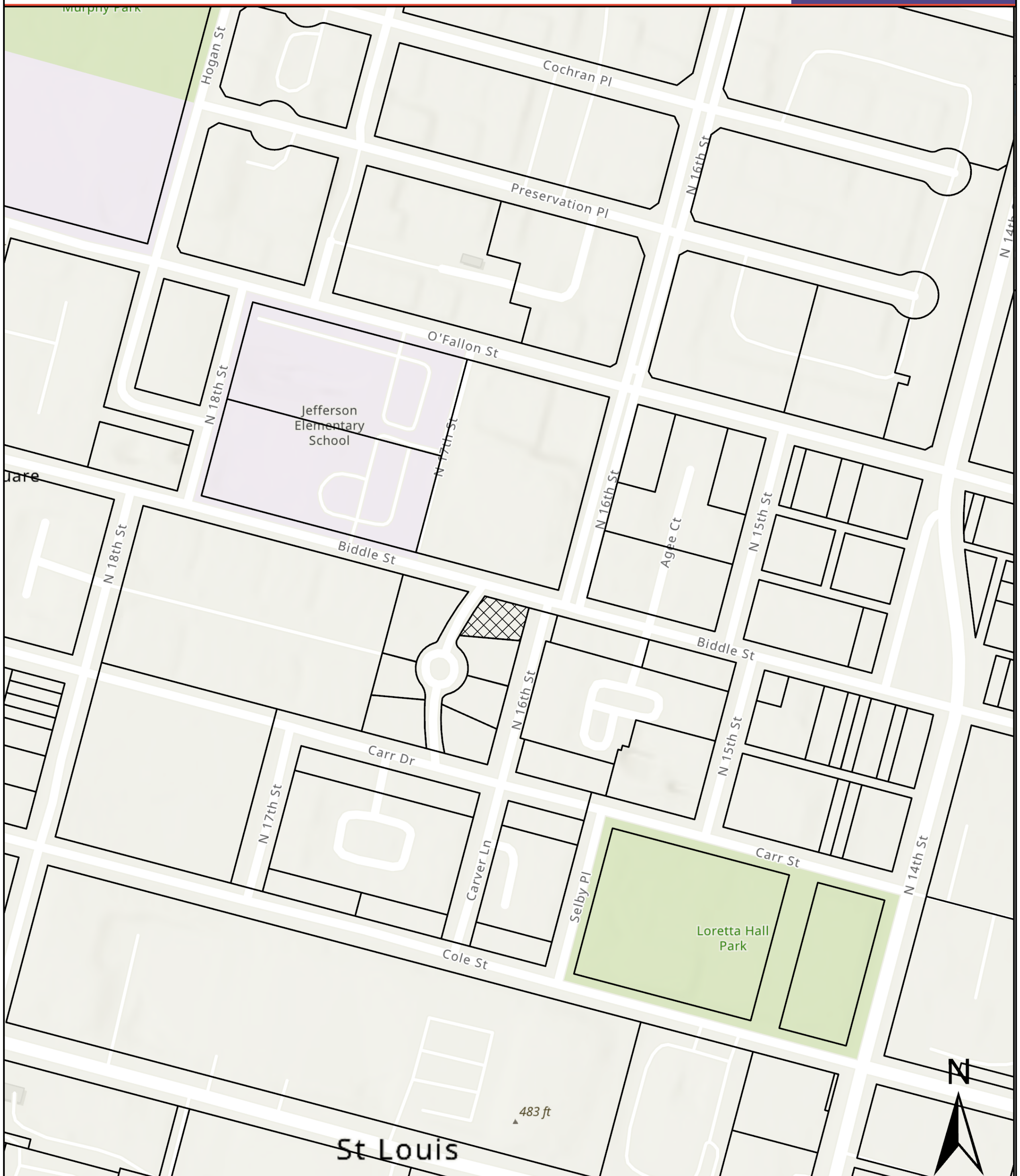
ATTEST:________________________________
Assistant Secretary

Project Area – Legal Description

1. C.B. 0552 JONAS HUBBARD ST,
   0.21 ACS,
   JONAS HUBBARD ESTATE ADDN,
   LOT 1
   Parcel # 0552-9-011.000

1122 Jonas Hubbard Street - Site Location Map

SLDC
ST. LOUIS DEVELOPMENT CORPORATION



Created on *Thursday, August 20, 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-11039
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: PETER PHILLIPS - VP - LAND ASSEMBLAGE & REDEVELOPMENT

RE: RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 4352 LOUISIANA, THE FORMER CLEVELAND HIGH SCHOOL

EXECUTIVE SUMMARY:

This Resolution authorizes LCRA to increase the previously approved contingency amount for the general contracting services agreement ("Agreement") for construction work at 4352 Louisiana, otherwise known as "Cleveland High School," to $200,000.00. This Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, provided such change orders do not exceed $200,000.00. Funds are available through the LCRA Proactive Development & Site Assembly Fund (23-SLFRF-43).

BACKGROUND:

In February 2026, the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") completed the acquisition of the property known as the closed Cleveland High School, located at 4352 Louisiana, 4352 Grand Ave, and 3451 Bingham Ave. ("Cleveland High School"). These parcels include the main school building, an attached ancillary gymnasium, and a former track and field lot. The structures on these parcels are in a state of disrepair and require stabilization and interior and exterior improvements to keep the property from complete structural failure and to best position the site for future redevelopment.

In June 2026, LCRA authorized entering into the Agreement with Pro Build Demolition Experts, LLC for $2,728,500.00. (26-LCRA-11011). The resolution further authorized a contingency of 5%, which is $136,425.00, to cover any minor change orders, subject to CDA's approval and confirmation that funds are available in 23-SLFRF-43. As the project deadline approaches, staff now recommend increasing the contingency to $200,000.00 in order to most efficiently process and execute any necessary change orders to complete the desired scope of work. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement with Pro Build Demolition Experts, LLC, provided the total cost of such change orders does not exceed $200,000.00 and the funds are available from 23-SLFRF-43.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 increasing the contingency for the agreement with Pro Build Demolition Experts, LLC for general contracting services at Cleveland High School to $200,000.00 to cover any minor change orders, subject to CDA's approval and confirmation that funds are available in 23-SLFRF-43. The Executive Director, or his designee, is authorized to negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $200,000.00

2. The final form of any such change orders or agreement between LCRA and Pro Build Demolition Experts, LLC 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Secretary

ATTEST:

____

Assistant Secretary

RESOLUTION NO. 26-LCRA-11040
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: PETER PHILLIPS - VP - LAND ASSEMBLAGE & REDEVELOPMENT

RE: RESOLUTION AUTHORIZING A CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE SELECTIVE DEMOLITION SERVICES AGREEMENT FOR 4352 LOUISIANA AND 3451 BINGHAM, THE FORMER CLEVELAND HIGH SCHOOL

EXECUTIVE SUMMARY:

This Resolution authorizes a contingency of 10%, or $36,273.50, to the previously approved agreement ("Agreement") between LCRA and EJ Spirtas Group LLC d/b/a Spirtas Worldwide ("Spirtas Worldwide") for selective demolition services at 4352 Louisiana and 3451 Bingham, otherwise known as "Cleveland High School." Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, not to exceed the contingency amount. Funds are available through the LCRA Proactive Development & Site Assembly Fund (23-SLFRF-43).

BACKGROUND:

In February 2026, the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") completed the acquisition of the property known as the closed Cleveland High School, located at 4352 Louisiana, 4352 Grand Ave, and 3451 Bingham Ave. ("Cleveland High School"). These parcels include the main school building, an attached ancillary gymnasium, and a former track and field lot. The structures on these parcels are in a state of disrepair and require stabilization and interior and exterior improvements to keep the property from complete structural failure and to best position the site for future redevelopment.

In June 2026, LCRA authorized entering into the Agreement with Spirtas Worldwide for $362,735.00. (26-LCRA-11012). As the project deadline approaches, staff now recommend allowing for a contingency of 10%, or $36,273.50, in order to most efficiently process and execute any necessary change orders to complete the desired scope of work. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement with Spirtas Worldwide, provided the total cost of such change orders does not exceed $36,273.50 and the funds are available from 23-SLFRF-43.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 a contingency of $36,273.50 for the agreement

with EJ Spirtas Group LLC d/b/a Spirtas Worldwide for selective demolition services at Cleveland High School to cover any minor change orders, subject to CDA's approval and confirmation that funds are available in 23-SLFRF-43. The Executive Director, or his designee, is authorized to negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $36,273.50.

2. The final form of any such change orders or agreement between LCRA and EJ Spirtas Group LLC d/b/a Spirtas Worldwide 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Secretary

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11041
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: PETER PHILLIPS - VP - LAND ASSEMBLAGE & REDEVELOPMENT

RE: RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 4322 ALDINE, THE FORMER MARSHALL SCHOOL

EXECUTIVE SUMMARY:

This Resolution authorizes LCRA to increase the previously approved contingency amount for the general contracting services agreement ("Agreement") for construction work at 4322 Aldine, otherwise known as "Marshall School," to $100,000.00. This Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, provided such change orders do not exceed $100,000.00. Funds are available through the LCRA Proactive Development & Site Assembly Fund (23-SLFRF-43).

BACKGROUND:

In February 2026, the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") completed the acquisition of the property known as the former Marshall School, located at 4322 Aldine, 4319 and 4333 Dr. Martin Luther King Dr. ("Marshall School"). These parcels include the main school building, an ancillary one-story classroom building, and a parking lot. The structures on these parcels are in a state of disrepair and require stabilization and interior and exterior improvements to keep the property from complete structural failure and to best position the site for future redevelopment.

In June 2026, LCRA authorized entering into the Agreement with VIP Construction Group, LLC for general contracting services at Marshall School for $998,050.00. (26-LCRA-11013). The resolution further authorized a contingency of 5%, which is $49,902.50, to cover any minor change orders, subject to CDA's approval and confirmation that funds are available in 23-SLFRF-43. As the project deadline approaches, staff now recommend increasing the contingency to $100,000.00, approximately 10% of the contract amount, in order to most efficiently process and execute any necessary change orders to complete the desired scope of work. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement with VIP Construction Group, LLC, provided the total cost of such change orders does not exceed $100,000.00 and the funds are available from 23-SLFRF-43.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 increasing the contingency for the agreement with VIP Construction Group, LLC for general contracting services at Marshall School to $100,000.00 to cover any minor change orders, subject to CDA's approval and confirmation that funds are available in 23-SLFRF-43. The Executive Director, or his designee, is authorized to negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $100,000.00

2. The final form of any such change orders or agreement between LCRA and VIP Construction Group, LLC 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Secretary

ATTEST:

____

Assistant Secretary

RESOLUTION NO. 26-LCRA-11042
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: PETER PHILLIPS - VP - LAND ASSEMBLAGE & REDEVELOPMENT

RE: RESOLUTION AUTHORIZING CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE SELECTIVE DEMOLITION SERVICES AGREEMENT FOR 4322 ALDINE AVE., THE FORMER MARSHALL SCHOOL

EXECUTIVE SUMMARY:

This Resolution authorizes a contingency for the previously approved selective demolition services agreement ("Agreement") for work at 4322 Aldine Ave., otherwise known as "Marshall School," for $25,000.00. This Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, provided such change orders do not exceed $25,000.00. Funds are available through the LCRA Proactive Development & Site Assembly Fund (23-SLFRF-43).

BACKGROUND:

In February 2026, the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") completed the acquisition of the property known as the former Marshall School, located at 4322 Aldine, 4319 and 4333 Dr. Martin Luther King Dr. ("Marshall School"). These parcels include the main school building, an ancillary one-story classroom building, and a parking lot. The structures on these parcels are in a state of disrepair and require stabilization and interior and exterior improvements to keep the property from complete structural failure and to best position the site for future redevelopment.

In June 2026, LCRA authorized entering into the Agreement with Making America Better, Inc. ("MAB") for selective demolition services at Marshall School for $165,318.00. (26-LCRA-11014). As the project deadline approaches, staff now recommend allowing for a contingency of $25,000.00 in order to most efficiently process and execute any necessary change orders to complete the desired scope of work. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement MAB, provided the total cost of such change orders does not exceed $25,000.00 and the funds are available from 23-SLFRF-43.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 a contingency for the agreement with Making

America Better, Inc. (“MAB”) for selective demolition services at Marshall School of $25,000.00 to cover any minor change orders, subject to CDA’s approval and confirmation that funds are available in 23-SLFRF-43. The Executive Director, or his designee, is authorized to negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $25,000.00

2. The final form of any such change orders or agreement between LCRA and Making America Better, Inc. (“MAB”) 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Secretary

ATTEST:

____

Assistant Secretary

RESOLUTION NO. 26-LCRA-11043
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ROB ORR - SVP – REAL ESTATE DEVELOPMENT

RE: RESOLUTION AUTHORIZING CONTINGENCY INCREASE AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE GENERAL CONTRACTING SERVICES AGREEMENT FOR 3940 DR. MARTIN LUTHER KING DRIVE, THE MONARCH ON MLK

EXECUTIVE SUMMARY:

This Resolution authorizes LCRA to increase the previously approved contingency amount for the general contracting services agreement ("Agreement") for construction work at 3940 Dr. Martin Luther King Drive, otherwise known as "The Monarch on MLK," to $850,000.00, which is approximately 15% of the contract value. This Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, provided such change orders do not exceed $850,000.00. Funds are available through the Killark (Monarch) Properties Acquisition Maintenance & Redevelopment Fund (21-SLFRF-40).

BACKGROUND:

In June 2026, LCRA authorized entering into the Agreement with AME Construction LLC, dba A. Eilers Construction for a total amount not to exceed $6,358,905.00. (26-LCRA-11015). The amount included a contingency of 10%, which is $578,083, to cover unanticipated change orders, subject to CDA's approval and confirmation that funds are available in 21-SLFRF-40. As the project deadline approaches, staff now recommend increasing the contingency to $850,000.00 in order to most efficiently process and execute any necessary change orders to complete the desired scope of work. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement with AME, provided the total cost of such change orders does not exceed $850,000.00, the funds are available from 21-SLFRF-40, and the work can be completed by September 30, 2026.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 increasing the contingency for the agreement with AME Construction LLC, dba A. Eilers Construction, for general contracting services at 3940 Dr. Martin Luther King Drive (The Monarch) to $850,000.00 to cover change orders, subject to CDA's approval, confirmation that funds are available in 21-SLFRF-40, and confirmation that the work can be completed by September 30, 2026. The Executive Director, or his designee, is authorized to

negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $850,000.00.

2. The final form of any such change orders or agreement between LCRA and A. Eilers 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:______________________________

Title: Secretary

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11044
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ROB ORR - SVP – REAL ESTATE DEVELOPMENT

RE: RESOLUTION AUTHORIZING CONTINGENCY AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CHANGE ORDERS RELATING TO THE RESTORATION SERVICES AGREEMENT FOR 3940 DR. MARTIN LUTHER KING DRIVE, THE MONARCH ON MLK

EXECUTIVE SUMMARY:

This Resolution authorizes LCRA to increase the not to exceed contract amount for emergency water damage remediation services agreement ("Agreement") for work at 3940 Dr. Martin Luther King Drive, otherwise known as "The Monarch ." If approved, the new not-to-exceed contract amount will be $155,000.00. This Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, provided such change orders do not exceed $56,200.00. Funds are available through 21-SLFRF-40.

BACKGROUND:

In July 2026, LCRA ratified an executed Agreement with EJ Spirtas Group, LLC d/b/a Spirtas Worldwide, for a total amount not to exceed $98,880.00. (26-LCRA-11026). The amount did not include a contingency to cover unanticipated change orders. Since then, additional damage has been discovered and needs to be remediated. LCRA staff propose increasing the not-to-exceed contract amount to $155,000. This increase is subject to CDA's approval and confirmation that funds are available in 21-SLFRF-40. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement with Spirtas, provided the total cost of such change orders does not exceed $56,200.00, the funds are available from 21-SLFRF-40, and the work can be completed by September 30, 2026.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 increasing the contract not to exceed amount to $155,000.00 with EJ Spirtas Group, LLC d/b/a Spirtas Worldwide, for emergency water damage remediation services at 3940 Dr. Martin Luther King Drive (The Monarch). This increase will cover change orders, subject to CDA's approval, confirmation that funds are available in 21-SLFRF-40, and confirmation that the work can be completed by September 30, 2026. The Executive Director, or his

designee, is authorized to negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $56,200.00.

2. The final form of any such change orders or agreement between LCRA and EJ Spirtas Group, LLC d/b/a Spirtas Worldwide 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Secretary

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11045
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ROB ORR

RE: RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS SUBRECIPIENT AGREEMENT WITH CDA FOR THE MONARCH ACQUISITION, DEVELOPMENT AND PROGRAM OPERATIONS (21-SLFRF-40)

EXECUTIVE SUMMARY:

This Resolution authorizes the execution of a Second Amendment to the Coronavirus State and Local Fiscal Recovery Funds ("SLFRF") Subrecipient Agreement between LCRA and the City of St. Louis, acting through its Community Development Administration ("CDA") for The Monarch Acquisition, Development and Program Operations (21-SLFRF-40). This Second Amendment will authorize the transfer of an additional $880,000.00 into the agreement, increasing the total amount of the agreement to $9,630,000.00.

BACKGROUND:

LCRA is party to a subrecipient agreement with the City of St. Louis, through CDA, pursuant to which $8,750,000.00 of SLFRF funding is available for the acquisition, development, and program operations at 3940 Dr. Martin Luther King Drive, known as "The Monarch." LCRA completed acquisition of The Monarch in October 2023. Since that time, LCRA has been engaged in securing, repairing, and maintaining The Monarch site to prepare for redevelopment. Additional funds from another program (21-SLFRF-41) in the amount of $880,000.00 are available to be transferred to The Monarch project. The additional funds would support the ongoing security, remediation, stabilization, and rehabilitation efforts at The Monarch.

The Second Amendment will increase the total amount of The Monarch Acquisition, Development and Program Operations Fund to $9,630,000.00. The Second Amendment will also update compliance requirements and programmatic outputs consistent with recategorization of the funds as "Revenue Replacement" and in consideration of updated Federal guidelines and requirements.

Approval of this Resolution authorizes LCRA to execute the Second Amendment with CDA, increasing the amount of funds available for The Monarch Acquisition, Development and Program Operations by $880,000.00. The additional funds will allow LCRA to best carry out the goals of this program and aid in the redevelopment of The Monarch.

REQUESTED ACTION:

Approval of this Resolution 26-LCRA-11045

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 this Resolution and authorizes the execution of a Second Amendment to the Coronavirus State and Local Fiscal Recovery Funds Subrecipient Agreement between LCRA and the City of St. Louis, acting through its Community Development Administration ("CDA") for The Monarch Acquisition, Development and Program Operations (21-SLFRF-40) which increases the total amount of the agreement to $9,630,000.00.

2. The final form of any such documents authorized under this Resolution, with such changes as the Executive Director may approve which are consistent with this Resolution, may be approved by the Executive Director of the Authority, 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, and to carry out, comply with and perform the duties of LCRA 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 LCRA.

ADOPTED this 25th day of August 2026.

(SEAL)

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

By: ____________________________________

Title: ________Assisted Secretary__________

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11046
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: PETER PHILLIPS – VP LAND ASSEMBLAGE AND REDEVELOPMENT

RE: RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT FOR REMEDIATION AND DEMOLITION AT 4690 AND 4700 GOODFELLOW BOULEVARD

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, as well as a 1st amendment increasing the contract amount by $21,390.00 to a total of $3,713,390.00. In an effort to preempt other potential costs incurred to get the project to completion by the required timeframe, additional authorization of a project contingency in the amount of $200,000.00 is requested. This Resolution further authorizes the Executive Director to negotiate and execute any necessary change orders relating to the Agreement, if necessary and funding is available.

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. Authorization to increase the contract to $3,713,390.00 was approved by Resolution 26-LCRA-11027.

As the project deadline approaches, staff now recommend authorizing a project contingency of $200,000.000 in order to most efficiently process and execute any necessary change orders to complete the desired scope of work. This resolution further authorizes the Executive Director to negotiate and execute necessary change orders to the Agreement with S. Shafer Excavating, Inc, provided the total cost of such change orders does not exceed $200,000.00 and the funds are available from 23-SLFRF-43.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 a project contingency amount to the agreement with S. Shafer Excavating, Inc. for remediation and demolition services at 4690 and 4700

Goodfellow Boulevard of an amount of $200,000.00 to cover any minor change orders, subject to CDA's approval and confirmation that funds are available in 23-SLFRF-43. The Executive Director, or his designee, is authorized to negotiate and execute such change orders consistent with this Resolution in an amount not to exceed $200,000.00.

2. The final form of any change orders or amendments 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 Executive Director, and/or his designee(s), and the appropriate officers, 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 effectuate 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 25th day of August, 2026.

(SEAL)

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

By:______________________________________

Title:__ Secretary__________________

ATTEST:

Secretary

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11047
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ROB ORR

RE: RESOLUTION AUTHORIZING A CONTRACT FOR ENGINEERING ASSESSMENT AND SURVEYING SERVICES FOR THE TUCKER & LOCUST GARAGE
(ALDERMAN RASHEEN ALDRIDGE - 14TH WARD)

EXECUTIVE SUMMARY:

This Resolution authorizes the execution of an agreement for professional engineering and survey services with CDG Engineers related to the demolition of the parking structure located at the southeast corner of Tucker and Locust owned by LCRA.

BACKGROUND:

The parking structure at the southeast corner of Tucker and Locust has been determined to be significantly deteriorated and obsolete to the point of which demolition is the only viable option. Prior to issuing a request for bids to procure a demolition contractor, professional engineering and survey services are necessary. The structure is connected to an adjacent building with which it shares access to an elevator, a non-vacated alley circumvents the garage, and underground utilities and other facilities are unknown. LCRA wants to ensure that if the parking structure is demolished that damage to adjacent or underground assets is minimized. A survey is also necessary to identify property boundaries, rights-of-way, and easements impacting the site.

LCRA established a selection committee and identified CDG Engineers as its preferred consultant. CDG submitted a proposal to complete the desired service which is attached as Exhibit A. Subsequent to the request for this proposal, it was determined that an evaluation of the existing structure and its potential redevelopment viability is no longer needed. The structure is beyond repair.

The proposed fee for the engineering and surveying scope of services is $117,000.00. This will be billed on an hourly not-to-exceed basis. Adding a 10% contingency ($11,700.00) to cover any unanticipated conditions, this Resolution authorizes a professional service agreement for an amount not-to-exceed $128,700.00.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LCRA THAT:

1. The Executive Director is hereby authorized to execute a professional services agreement with CDG Engineers for an amount not to exceed $128,700.00 to provide engineering and survey services for LCRA's existing parking facility located at the southeast corner of Tucker and Locust.

2. The Executive Director may take any action and execute any instruments, documents or affidavits to effectuate 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 LCRA.

ADOPTED this 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Executive Director

ATTEST:

____

Assistant Secretary

CDG ENGINEERS

One Campbell Plaza
St. Louis, Missouri 63139
T. 314 781 7770 F. 314 781 9075
www.cdgengineers.com

June 25, 2026
Revised: August 21, 2026

Mr. Rob Orr
Director of Major Projects & Engineering
LAND CLEARANCE for REDEVELOPMENT AUTHORITY
of the CITY OF ST. LOUIS
1520 Market Street, Suite 2000
St. Louis, Missouri 63103

RE: Proposal for Professional Services
Tucker & Locust Garage
CDG Proposal No. M26191 (Rev. 1)

Dear Mr. Orr:

In accordance with your recent email and discussions, CDG Engineers, Inc. ("CDG") submits this professional services proposal for your review and consideration.

It is CDG's understanding that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") would like to have the existing parking garage located at the southeast corner of Tucker Boulevard and Locust Street evaluated for potential demolition. The existing parking structure was constructed around 1967, is currently shored, and is in poor condition.

Requested work includes review and outline of requirements for the demolition of the existing garage for possible future site redevelopment. Consideration will be given to site restoration requirements for possible redevelopment as a surface parking lot, and requirements for possible redevelopment as new construction. Photographs and limited sketches will be used where helpful to illustrate general and special requirements of the demolition. Adjacent improvements, including building(s), sidewalk, underground utilities, etc. will be identified and recommendations for their protection included where appropriate. The existing chiller unit on the garage rooftop that serves the adjacent Front Page Lofts building must be relocated to the rooftop of the Lofts building. Recommendations for the chiller relocation along with general requirements and estimated costs for this work will be included.

Additionally, LCRA has requested that CDG perform an ALTA/NSPS survey for the following two (2) parcels: 306-314 North Tucker Boulevard; 1118-1126 Locust Street. Information from this survey will be used, where relevant, to inform the demolition options.

SCOPE OF WORK/PROJECT APPROACH:

The services that CDG proposes to render are as follows:

General:

1. Attend a virtual kick-off meeting with the client to review/confirm available information, establish procedure/protocol for site access, coordinate project schedule, etc.

2. Perform on-site reviews for demolition options. Photographs will be taken to document and illustrate various items and conditions, as appropriate. It is assumed that the parking garage and surrounding site will generally be available to CDG and our partners during normal business hours. Some coordination for access is expected.

3. CDG has partnered with EFK Moen to provide surveying services for the ALTA/NSPS survey for the two (2) parcels noted above. The survey scope of work is identified in detail in the attached copy of their proposal. CDG will coordinate this work with EFK Moen.

4. Develop a written report, with photographs and sketches (if needed) documenting existing conditions. Information will be provided to cover possible demolition options. Report will include concept-level budgetary cost information and major work items.

5. Attend a virtual meeting with LCRA to review the report.

6. Incorporate LCRA comments and issue Final Report.

ALTA/NSPS Survey:

By CDG subconsultant EFK Moen: See attached separate proposal for scope of work.

Architectural:

1. Coordinate with LCRA/SLDC and adjacent building owner for access to the parking garage.

2. Perform site investigation.

3. Provide general observations on connection points between the garage and the existing Front Page Lofts building, including where the concrete elevator core for the garage engages the north façade of the Lofts building (which matches the full height of the lofts). Recommend protection measures for all existing elements of the Lofts building (and garage, if any) to remain after garage demolition. Identify possible repairs to the remaining structures including tuckpointing of brick/block and infill of openings created by the removal of elements of the garage during demolition such as the elevator core.

4. Review requirements for possible screening of existing chiller/cooling tower for relocation from existing parking garage to rooftop of Front Page Lofts building.

5. There are issues with the existing façades on the commercial spaces which endanger the public. Detailed façade investigations are outside the scope of this proposal. CDG recommends a detailed inspection of all façades be performed to ensure public safety. Cursory review in the field and comment in the report recommending further inspection and evaluation will be provided. Cost estimating for this work is not included.

Structural Engineering:

Demolition of the parking structure will require careful planning due to the presence of the existing shoring system, structural deterioration, post-tensioned elements, and adjacent improvements that must be protected. The structural scope to assess demolition requirements for the existing parking structure are as follows:

1. Review existing structure plans and other available information at critical interfaces with existing improvements for elements that could be impacted by demolition.

2. Coordinate with LCRA/SLDC and adjacent building owner for access to the parking garage.

3. Perform high-level field review of existing structure at critical interfaces with existing improvements to confirm conditions.

4. Review structural capacity of below-grade walls to determine possible bracing/shoring needs during/after demolition.

5. Perform cursory review of existing in-place shoring system. Photographs will be taken to document existing conditions.

6. Review ALTA/NSPS survey for information on utilities adjacent to the site, property boundaries, and other relevant information.

7. Review demolition requirements for removal of existing post-tensioned elements (slabs, beams, girders) and other structural elements including existing shoring. Develop demolition guidelines for each of the following:

    a. Case where structure is removed to adjacent grade for possible backfill and use as a surface parking lot. Includes review of needs for permanent or temporary bracing under this case.

    b. Case where structure removal extends below-grade for possible new construction. Include review of adjacent improvements that could be impacted or may require protection during or after demolition.

8. Develop conceptual level budgetary cost estimate for structure demolition.

9. Perform outreach to specialty contractor experienced with demolition of post-tensioned parking structures to review and confirm demolition guidelines and concept-level demolition costs.

10. Organize information, prepare report sections and documentation, finalize cost estimate, and assemble into written report.

11. Perform QA/QC review.

Mechanical Engineering:

To demolish the parking garage, the cooling tower (located in the existing permanent easement) must be relocated. The mechanical scope to assess relocating the cooling tower (cooler) and other demolition activities is as follows:

1. Coordinate with building and easement owner to determine the preferred relocated cooling tower position and an acceptable outage window(s). The current owner of the Front Page Lofts building (Screaming Eagle Developer) may have a prior plan they can share for relocation of the cooling tower.

2. Obtain vendor documentation (specifications and drawings) for the cooling tower and pump(s) to aid in performance verification for the cooler at the new location.

3. Verify the new cooler location will not adversely affect the performance by following manufacturer recommendations for unobstructed air flow and analyzing the change in pressure drop (for the water piping).

4. Cooling Tower Pumps Evaluation: Determine if existing cooling tower recirculation pumps are adequate for the new tower location by estimating changes in head and power and comparing to pump curves.

5. Verify the new cooler location meets St. Louis City mechanical code.

6. Prepare a plan (using Google Earth) to show the cooler's new location.

7. Cooling Tower Report Subsection: Make engineering recommendations for design and construction within the (full) written report containing the findings from items 1-4 above. The report will contain major design elements, challenges, a construction estimate, and supplemented with pictures.

Electrical:

Demolition Scope:

1. Conduct a site walkdown to address existing site conditions.

2. Develop a cost estimate to provide power to the relocated cooler. CDG assumes existing cooling tower control panels will be relocated to new location with cooling tower.

3. Develop a report outlining the requirements to provide power to the relocated cooler.

ASSUMPTIONS/CLARIFICATIONS:

General Clarifications/Exclusions:

1. CDG has copies of the existing parking garage architectural and structural drawings. It is assumed that existing mechanical/electrical drawings are also available. CDG plans to use available drawing information to understand and illustrate requirements for various work items under each option. Should existing mechanical/electrical drawings not be available or should any existing drawings provide insufficient information, additional field investigations to outline and illustrate the various work items may be needed.
2. Contents of the report and the cost estimates will not consider concealed or unforeseen elements that may prove to complicate or increase the scope of work needed to complete either the Demolition. Elements requiring special access to observe such as lifts or scaffolding is one example of this.
3. Correction of defects in condition of the Front Page Loft building that were estimated to have been present prior to the execution of Demolition will not be provided for within the scope and cost estimate of this work.
4. Damage that may occur during the demolition due to neglect, negligence, or failure to exercise a reasonable amount of care on the part of the Contractor and Subcontractors cannot be anticipated and therefore will not be addressed here.
5. It is assumed that environmental remediation and abatement, if needed, will be completed before demolition. Evaluation to confirm the presence of any suspect materials and determination of estimated costs for remediation/abatement is not included in this scope of work.
6. It is assumed that the existing cooling tower is in satisfactory operable condition and can be relocated and reconnected in an alternate location. No work is included to confirm the condition of the existing cooling tower.
7. No work is included for possible relocation of thru-site utilities or other utilities adjacent to the site that may be impacted by the demolition.
8. It is assumed that existing mechanical/electrical equipment, piping, conduits, etc. are currently disconnected and can be removed with the building as part of the overall demolition. No specialty demolition for these items is considered under this proposal.
9. All cost estimate information provided is considered conceptual level budgetary estimates with ±30% accuracy.

Architectural Clarifications/Exclusions:

No testing of exterior cladding materials is included in this scope, which may affect the ultimate cost of securing or removing façade elements to protect public safety, as well as quantities and extents of work including tuckpointing, sealing of joints, waterproofing, and more.

Structural Clarifications/Exclusions:

1. Existing shoring will be evaluated from limited visual observations and walk-through reviews only. No testing of existing shoring to confirm tightness, soundness, etc. will be performed under this scope of work.

2. Existing shoring is the property of SLDC/LCRA. It is assumed that these materials can be removed from the garage during demolition and need not be salvaged by the current owner or original installer.

3. No structural evaluation of the existing Front Page Lofts rooftop to confirm structural adequacy for relocation of the existing chiller from the parking structure top level is included.

Mechanical Clarifications/Exclusions:

1. Deliverables exclude construction drawings.

2. The report will recommend the outage (for the cooling tower) window follow the easement agreement: "the "unit" can only be removed and reinstalled between December 1st and April 1st of each year."

3. CDG is not evaluating the capacity or condition of the existing cooling tower, and it is assumed to be in working condition.

4. It is assumed the cooling tower and ancillary equipment (pump, etc.) are newer models (not vintage) and that documentation will be readily available. Assumptions will be made if documentation is not readily available.

5. Client driven revisions to the report after final submittal are not included.

6. CDG is not responsible for permitting to relocate the cooling tower.

7. It is assumed that the existing city water (make-up) and existing sewer (blowdown, drain, and overflow) connections will continue to service the cooler at the new location. Identifying new tie-ins for water and sewer is excluded.

8. It is assumed that the same water treatment technology will be used to service the cooler at the new location.

Electrical Clarifications/Exclusions:

1. CDG assumes existing power sources are viable to refeed existing cooling tower in new location. CDG assumes all existing controls for the cooling tower will be relocated with existing cooling tower and will be in working order.

2. CDG excludes any electrical construction drawings.

PROFESSIONAL SERVICES FEE:

CDG proposes to provide professional services on an hourly not-to-exceed basis at the rates identified on the attached Schedule of Billing Rates. Billing rates are anticipated to increase generally in accordance with the CPI (consumer price index) each January when annual salary adjustments are evaluated and determined for CDG employees.

The total amount of fee to be paid for the services identified in this proposal, including reimbursable expenses, will not exceed One Hundred Seventeen Thousand Dollars ($117,000) without prior authorization.

Please refer to the attached fee/man-hour estimates for more detail.

TIME OF PERFORMANCE:

CDG will commence work after receipt of written notice-to-proceed. The anticipated schedule is as follows:

TASK	COMPLETION DATE
Notice to Proceed (on or before)	September 8, 2026
ALTA/NSPS Survey (EFK Moen)	November 13, 2026
Draft Report to LCRA/SLDC	January 8, 2027
Final Report to LCRA/SLDC	January 22, 2027

Cost of starting, stopping or delaying the project: The fees for professional services identified in this proposal are based on the project schedule provided within this proposal. If the project is delayed, or stopped and restarted by the client for an extended period of time, the overall project fee may be subject to an adjustment depending upon the impact of the delay on CDG project efficiency. This adjustment will be determined by identifying actual increased costs and determined in negotiations with the client.

TERMS AND CONDITIONS:

CDG proposes to provide professional services in accordance with the Prequalification Terms and Conditions Engineering Services between CDG and SLDC/LCRA. Attached to this proposal are CDG's Standard Terms and Conditions. These terms will apply where not in conflict with the Prequalification Terms and Conditions Engineering Services.

AUTHORIZATION:

If you would like to authorize CDG to perform the professional services outlined in this proposal, please indicate your acceptance of the terms and conditions of this proposal letter by issuing a professional services agreement or by communicating some other form of written acceptance.

Respectfully submitted,

CDG Engineers, Inc.

Gregory E Brunkhorst

Gregory E. Brunkhorst, AIA, LEED AP
Principal

Timothy R. Nugent

Timothy R. Nugent, PE
Project Manager

TRN/jt

Attachments: EFK Moen Proposal
Schedule of Billing Rates
Fee/Man-hour Estimates
CDG Standard Terms and Conditions

AGREEMENT FOR PROFESSIONAL SURVEYING SERVICES

This agreement made between CDG Engineers, Inc. One Campbell Plaza, St. Louis, MO 63139, hereinafter referred to as the OWNER, and EFK Moen, LLC, Civil Engineering Design, 1355 North Highway Drive, Suite 200, Fenton, Missouri 63026, hereinafter referred to as the SURVEYOR.

WITNESSETH:

The OWNER desires the following described Professional Land Surveying services on the property located at 306-316 Tucker Boulevard and 1122 Locust Street:

> Preparation of an ALTA/NSPS Land Title Survey (2016 Standards) including Table A items: 1, 2, 4, 5, 7(a), 7(a)(1), 8, 11(b), 13, and 15 (See attached). The survey will also meet the current Missouri standards for property boundary surveys. Owner has already provided a commitment for title insurance with easement information and backup documents. No survey work will be performed inside of the parking garage structure and pertaining to item 15, EFK Moen will provide an orthophoto of the subject building as well as the surrounding buildings and public streets, tied to set horizontal and vertical control targets.
>
> One drawing will be prepared in AutoCad format utilizing EFK Moen's standard cell library and layering convention.
>
> Survey to be completed no later than August 31, 2026.

NOW THEREFORE:

The SURVEYOR agrees to provide Professional Land Surveying services, as described above.

The OWNER agrees to compensate the SURVEYOR for providing the above described services the lump sum amount of Twenty Eight Thousand Six Hundred Sixty Six Dollars and no cents ($28,666.00).

IT IS MUTUALLY AGREED THAT:

Payment for the services rendered shall be made when drawings are filed with the OWNER. Invoices, or any part thereof, which are not paid within 30 days after the date of issue shall bear interest at the rate of 1-1/2% for each month or fraction thereof from the date 30 days after issue to time of payment. OWNER will pay on demand all collection costs, legal expenses and attorneys' fees incurred or paid by SURVEYOR in collecting payment, including interest, for services rendered.

The OWNER and the SURVEYOR each binds himself, his partners, successors, executors, administrators and assignees to each other party hereto in respect to all covenants and agreements herein and, except as above, neither the OWNER nor the SURVEYOR shall assign, sublet or transfer any part of his interest in this AGREEMENT without the written consent of the other party hereto. This AGREEMENT, and its construction, validity and performance, shall be governed and construed in accordance with the laws of the State of Missouri. This AGREEMENT is subject to the General Conditions attached hereto.

GENERAL CONDITIONS:

1. Warranty

In performing its professional services hereunder, the SURVEYOR will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. No other warranty, express, or implied is made or intended by the SURVEYOR'S undertaking herein or its performance of services hereunder.

2. Risk Allocation

The total liability, in the aggregate, of the SURVEYOR and SURVEYOR'S officers, directors, employees, agents and consultants, and any of them, to OWNER and anyone claiming by, through or under OWNER, for any and all injuries, claims, losses, expenses or damages arising out of the SURVEYOR'S services, the project or this agreement, including but not limited to the negligence, errors, omissions, strict liability or breach of contract of SURVEYOR or SURVEYOR'S officers, directors, employees, agents or consultants, or any of them, shall not exceed $50,000 under this agreement.

3. Reuse of Document

All documents including Drawings and Specifications prepared by SURVEYOR pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by OWNER or others on extensions for the Project or on any other project. Any reuse without written verification or adaptation by SURVEYOR for the specific purpose intended will be at OWNER'S sole risk and without liability or legal exposure to SURVEYOR; and OWNER shall indemnify and hold harmless SURVEYOR from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.

4. Termination

This Agreement may be terminated by either party upon seven days prior written notice. In the event of termination, the SURVEYOR shall be compensated by the client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services and records as are necessary to place the SURVEYOR'S files in order and/or to protect its professional reputation.

5. Parties to the Agreement

The services to be performed by the SURVEYOR under this Agreement are intended solely for the benefit of the OWNER. Nothing contained herein shall confer any rights upon or create any duties on the part of the SURVEYOR toward any person or persons not a party to this Agreement including, but not limited to any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

In WITNESS WHEREOF, the parties have affixed their hands.

OWNER: CDG Engineers, Inc.	**EFK Moen, L.L.C.**
______________________________	______________________________
Tim Nugent, P.E., Principal & Mgr. Transportation Structures	Linda L. Moen, PE, President
Date:____________	Date:__________

CDG Project Number:________________

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: When any of the first twenty (20) items of Table A are selected, the exact wording of and fee for any selected item may be negotiated between the surveyor and client. Note that some items may be required by state statute, administrative rule or local ordinance in which case they must be included pursuant to Section 3.B. Any additional items negotiated between the surveyor and client must be identified as 21(a), 21(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 21.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. ✓ *Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.*

2. ✓ *Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.*

3. ________ *Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.*

4. ✓ *Gross land area (and other areas if specified by the client).*

5. ✓ *Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.*

6. ________ *(a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.*

   ________ *(b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.*

7. ✓ *(a) Exterior dimensions of all buildings at ground level.*

   (b) Square footage of:

   ✓ *(1) exterior footprint of all buildings at ground level.*

   ________ *(2) other areas as specified by the client.*

   ________ *(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.*

8. ✓ *Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).*

9. ________ *Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.*

10. _______ *As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.*

11. *Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:*

_______ *(a) plans and/or reports provided by client (with reference as to the sources of information)*

___✓___ *(b) markings coordinated by the surveyor or client pursuant to a private utility locate request.*

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

12. _______ *As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.*

13. ___✓___ *Names of owners of adjoining properties according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."*

14. _______ *Distance to the nearest intersecting street.*

15. ___✓___ *Features, other than the boundary survey portion of an ALTA/NSPS Land Title Survey and the location of features in close proximity to a boundary or other title or relevant setback line, may be shown using imagery; however, the surveyor* ***must:***

(a) agree with the client in writing on imagery to utilize, including source, date and/or version of imagery, and licensing costs and requirements,

(b) discuss the ramifications of such practices (e.g., the potential accuracy, precision and completeness of the imagery gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and

(c) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such imagery.

16. _______ *Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.*

17. _______ *Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.*

18. _______ *Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.*

19. _______ *Professional liability insurance policy obtained by the surveyor in the minimum amount of $___________ to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map, unless required by the jurisdiction.*

20. _______ *When observed in the process of conducting the fieldwork or otherwise identified in the process of preparing the survey the following conditions and potential encroachments must be summarized in a table and indicated on the face of the plat or map. Without expressing a statement of legal opinion or an opinion as to ownership, the table must identify the physical conditions, and provide a means by which the conditions can be readily located on the face of the plat or map by a reviewer; however, this table may not be a comprehensive list of all concerns shown on the plat or map of the survey.*

- *Potential encroachments over boundary lines onto the surveyed property from adjoining property and onto adjoining property from the surveyed property.*
- *Potential encroachments into rights of way and easements for which written documentation of the existence of such rights of way and easements was provided to or obtained by the surveyor pursuant to Section 4.*
- *Potential encroachments of front, side or rear setbacks, but only when the setback requirements specific to the surveyed property were provided to the surveyor pursuant to Table A item 6(a) or 6(b) or provided in recorded documents.*
- *Physical access between adjoining parcels without benefit of an easement for which written documentation of the existence of such easement was provided to or obtained by the surveyor pursuant to Section 4.*
- *Use of adjoining parcels by apparent occupants of the surveyed property without benefit of an easement for which written documentation of the existence of such easement was provided to or obtained by the surveyor pursuant to Section 4.*

21. _______ ____

Adopted by the American Land Title Association on October 8, 2025. More at: www.alta.org.
Adopted by the National Society of Professional Surveyors on October 17, 2025. More at: www.nsps.us.com.

SCHEDULE OF BILLING RATES:

Billing Rates – Effective through December 31, 2026

POSITION	HOURLY BILLING RATES
Project Executive	$228.50 - $364.00
Senior Project Manager	$187.50 - $255.00
Project Manager	$176.50 - $219.00
T&D Automation & Testing Specialist	$162.00 - $278.50
Project Engineer / Project Architect	$166.00 - $246.50
Senior Engineer / Senior Architect	$162.00 - $235.00
Engineer / Architect	$121.50 - $177.50
Designer	$121.50 - $193.50
CADD Technician	$89.00 - $145.50
Administrative Assistant	$60.00 - $129.50

General expenses already included in the above Billing Rates include the costs for general office and administrative overhead, supplies, networked computer workstations, typical project software, local area phone service, standard postage, in-house printing and plotting, long distance telephone calls, cell telephone charges, and local travel (within twenty miles of CDG Engineers' office).

Reimbursable Expenses:

Reimbursable expenses will be included as authorized. Receipts will be provided for items in excess of twenty-five dollars ($25).

Travel Expenses:

- Travel expenses for airline or rental cars will be invoiced at cost. CDG Engineers will arrange travel plans economically. However, airline prices are subject to date and availability.
- Trips beyond twenty (20) miles from CDG Engineers' offices will be invoiced based on the current standard IRS rate (currently $0.725/mile).
- Overnight lodging and meals will be invoiced at cost. Personnel will make arrangements at reasonably priced facilities relative to the region.

Sub-Consultant Fees:

- Sub-consultant fees will be billed including a five percent (5%) mark-up to cover CDG's overhead and liability insurance costs.

Miscellaneous:

- Out of house printing, or additional printing requested by the client, which has not been indicated in the proposal/contract will be invoiced at cost.
- Expenses for delivery services, i.e.: courier, FedEx, etc. will be invoiced at cost.
- Total Station Surveyor equipment will be invoiced at $200/day; Ultrasonic Thickness Gauge will be invoiced at $100/day.
- Drone will be invoiced at $250/day.
- LiDAR Scanner equipment will be invoiced at $900/day, $2,900 per week or $5,000 per month.
- If special equipment is needed (i.e. GPS equipment, etc.), rental costs will be provided upon use and invoiced at cost.

St. Louis Development Corporation
Tucker & Locust Garage
Demolition

CDG ENGINEERS
FEE - HOUR ESTIMATE
SUMMARY

By: TRN
Print Date: 21-Aug-26
Print Time: 11:30 AM

CDG Proposal M26191
Revision: 1
Revision Date: 21-Aug-26
nal\M26191.00 - SLDC - Tucker Locust Garage\Proposal\[M26191 SLDC - REV Fee-Man-hour Estimate for Demolition (2026-08-21).xlsx]Summary

ITEM	# of DWGS.	PROJ. EXEC./ SR. PROJ. MGR.	PROJECT MANAGER	PROJ. ENGR./ PROJ. ARCH.	SR. ENGR./ SR. ARCH.	ENGINEER/ ARCHITECT	DESIGNER	CADD TECHNICIAN	ADMIN.	SUBTOTAL HOURS	SUBTOTAL $$$
GENERAL	0									**74**	**$14,100.00**
ARCHITECTURAL DESIGN	0									**104**	**$19,000.00**
STRUCTURAL ENGINEERING DESIGN	0									**202**	**$35,600.00**
MECHANICAL ENGINEERING DESIGN	0									**65**	**$13,100.00**
ELECTRICAL ENGINEERING DESIGN	0									**26**	**$4,850.00**
Total Project Drawings	0										
Total Hours										**471**	
Average Hourly Rate											
SUBTOTAL HOURLY FEES											**$86,700**

REIMBURSABLES/EXPENSES									**SUBTOTAL**
Travel Expenses	Trip #1							Subtotal Travel Expenses:	$108.75
Mileage (private car)	150	miles @	$0.725	per mile	=	$108.75			
Sub-Consultant Fees (at 5% markup)								Subtotal Consultant Expenses:	$30,099.30
EFK Moen - Surveying		$28,666	*	105%	=	$30,099.30			
SUBTOTAL REIMBURSABLES									**$30,300**

FEE ESTIMATE SUMMARY		**TOTAL**
Fee-Hour Estimate Subtotal		$86,700
Reimbursable Expenses Subtotal		$30,300
	FEE ESTIMATE TOTAL	**$117,000**

St. Louis Development Corporation
Tucker & Locust Garage
Demolition

CDG ENGINEERS
FEE - HOUR ESTIMATE
ARCHITECTURE

By: TRN
Print Date: 21-Aug-26
Print Time: 11:30 AM

CDG Proposal M26191
Revision: 1
Revision Date: 21-Aug-26 tional\M26191.00 - SLDC - Tucker Locust Garage\Proposal\[M26191 SLDC - REV Fee-Man-hour Estimate for Demolition (2026-08-21).xlsx]General

ITEM	# of DWGS.	PROJ. EXEC./ SR. PROJ. MGR.	PROJECT MANAGER	PROJ. ENGR./ PROJ. ARCH.	SR. ENGR./ SR. ARCH.	ENGINEER/ ARCHITECT	DESIGNER	CADD TECHNICIAN	ADMIN.	SUBTOTAL HOURS	SUBTOTAL $$$
General - Rehab/Reuse										0	$0.00
1 Attend Kick-off Meeting with Client (virtual)			2	1	1	1				5	$1,018.50
2 Perform On-site Review (included under each discipline)										0	$0.00
3 ALTA/NSPS Survey (by EFK Moen) CDG to Coordinate			4							4	$876.00
4 Assemble Report			8	2	2	2			8	22	$3,949.00
5 Attend Meeting to Review Report (virtual)			2	1	1	1				5	$1,018.50
6 Incorporate LCRA Comments and Issue Final Report			4	2	2	2			4	14	$2,555.00
7 Coordination and General Project Management/Admin			8	4	4	4			4	24	$4,592.00
Total Project Drawings	0										
Total Hours		0	28	10	10	10	0	0	16	74	
Average Hourly Rate		$244.00	$219.00	$196.00	$208.00	$176.50	$131.50	$131.50	$129.50		
SUBTOTAL HOURLY FEES		$0.00	$6,132.00	$1,960.00	$2,080.00	$1,765.00	$0.00	$0.00	$2,072.00	$14,100	$14,100

St. Louis Development Corporation
Tucker & Locust Garage
Demolition

CDG ENGINEERS
FEE - HOUR ESTIMATE
ARCHITECTURE

By: TRN
Print Date: 21-Aug-26
Print Time: 11:30 AM

CDG Proposal M26191 Revision: 1
Revision Date: 21-Aug-26 notional\M26191.00 - SLDC - Tucker Locust Garage\Proposal\[M26191 SLDC - REV Fee-Man-hour Estimate for Demolition (2026-08-21).xlsx]Arch.

ITEM	# of DWGS.	PROJ. EXEC./ SR. PROJ. MGR.	PROJECT MANAGER	PROJ. ENGR./ PROJ. ARCH.	SR. ENGR./ SR. ARCH.	ENGINEER/ ARCHITECT	DESIGNER	CADD TECHNICIAN	ADMIN.	SUBTOTAL HOURS	SUBTOTAL $$$
1 Coordinate for Access to Building			2			2				4	$685.00
2 Perform Site Investigation			8		8					16	$3,168.00
3 Protect/Repair/Restore Adjacent Building After Demolition of Garage			4	12	12	8	16		1	53	$9,085.50
4 Screening for Relocated Chiller/Cooling Tower on Roof of Front Page Lofts Building			1	4	4					9	$1,831.50
5 Existing Facades on 1st and 2nd Floor Commercial			2	2	2				1	7	$1,341.50
										0	$0.00
QA/QC			4	6	2	2			1	15	$2,866.50
										0	$0.00
Total Project Drawings	0										
Total Hours		0	21	24	28	12	16	0	3	104	
Average Hourly Rate		$244.00	$197.50	$210.00	$198.50	$145.00	$131.50	$131.50	$129.50		
SUBTOTAL HOURLY FEES		$0.00	$4,147.50	$5,040.00	$5,558.00	$1,740.00	$2,104.00	$0.00	$388.50	**$19,000**	**$19,000**

St. Louis Development Corporation
Tucker & Locust Garage
Demolition

CDG ENGINEERS

FEE - HOUR ESTIMATE
STRUCTURAL ENGINEERING

By: TRN
Print Date: 21-Aug-26
Print Time: 11:30 AM

CDG Proposal M26191

Revision: 1
Revision Date: 21-Aug-26 otional\M26191.00 - SLDC - Tucker Locust Garage\Proposal\[M26191 SLDC - REV Fee-Man-hour Estimate for Demolition (2026-08-21).xlsx]Struct.

ITEM	# of DWGS.	PROJ. EXEC./ SR. PROJ. MGR.	PROJECT MANAGER TRN	PROJ. ENGR./ PROJ. ARCH. TRR	SR. ENGR./ SR. ARCH.	ENGINEER/ ARCHITECT	DESIGNER	CADD TECHNICIAN	ADMIN. CLB	SUBTOTAL HOURS	SUBTOTAL $$$
1 Review Existing Plans/Available Info			8			16				24	$4,168.00
2 Coordinate Access to Site			4			4				8	$1,480.00
3 Perform High-level Field Review			4			4				8	$1,480.00
4 Review Structural Capacity Below-grade (4 locations)			8			16				24	$4,168.00
5 Perform Cursory Review of Shoring System			2			4				6	$1,042.00
6 Review ALTA/NSPS Survey Information			2			2				4	$740.00
7 Review & Develop Demolition Requirements											
a Removal to Adjacent Grade			8			16				24	$4,168.00
b Full Removal			8			16				24	$4,168.00
8 Prepare Concept Level Cost Estimate			8			8				16	$2,960.00
9 Review Costs/Demo Scope with Contractor (Vee-Jay)			8			8				16	$2,960.00
10 Organize Info, Prepare Report, Finalize Estimate			12			24			4	40	$6,702.00
11 Perform QA/QC Review			4			4				8	$1,480.00
Total Project Drawings	0										
Total Hours		0	76	0	0	122	0	0	4	202	
Average Hourly Rate		$244.00	$219.00	$151.00	$198.50	$151.00	$131.50	$131.50	$112.50		
SUBTOTAL HOURLY FEES		$0.00	$16,644.00	$0.00	$0.00	$18,422.00	$0.00	$0.00	$450.00	$35,600	$35,600

St. Louis Development Corporation
Tucker & Locust Garage
Demolition

FEE - HOUR ESTIMATE
MECHANICAL ENGINEERING

By: ACM
Print Date: 21-Aug-26
Print Time: 11:30 AM

CDG Proposal M26191 Revision: 1
Revision Date: 21-Aug-26 ›tional\M26191.00 - SLDC - Tucker Locust Garage\Proposal\[M26191 SLDC - REV Fee-Man-hour Estimate for Demolition (2026-08-21).xlsx]Mech.

ITEM	# of DWGS.	PROJ. EXEC./ SR. PROJ. MGR.	PROJECT MANAGER	PROJ. ENGR./ PROJ. ARCH.	SR. ENGR./ SR. ARCH. ACM	ENGINEER/ ARCHITECT	DESIGNER	CADD TECHNICIAN	ADMIN.	SUBTOTAL HOURS	SUBTOTAL $$$
1 Coordinate w/ BLDG Owner to Locate Cooler					2					2	$397.00
2 Obtain Vendor Docs											
Cooling Tower Docs (make calls, look online)					4					4	$794.00
Pump Docs (make calls, look online)					4					4	$794.00
3 Verify Cooler Location Design Reqs											
Use Vendor DWGs for Distances to Walls					1					1	$198.50
Call Evapco Rep if No Cert. DWGs Available					2					2	$397.00
Estimate Old Piping Equivalent L					4					4	$794.00
Estimate New Piping Equivalent L					4					4	$794.00
4 IMC (Code) Research					8					8	$1,588.00
5 Google Earth Plan to Relocate Cooler					4					4	$794.00
6 Cooling Tower Report Subsection					8					8	$1,588.00
Site Visit for Pictures to use in report (2 visits, log pics)					8					8	$1,588.00
Contact Brudovich (or others for Crane costs)					8					8	$1,588.00
Coordinate with Other Disciplines					4					4	$794.00
QA/QC		4								4	$976.00
Total Project Drawings	0										
Total Hours		4	0	0	61	0	0	0	0	65	
Average Hourly Rate		$244.00	$197.50	$210.00	$198.50	$145.00	$131.50	$131.50	$129.50		
SUBTOTAL HOURLY FEES		$976.00	$0.00	$0.00	$12,108.50	$0.00	$0.00	$0.00	$0.00	$13,100	$13,100

St. Louis Development Corporation
Tucker & Locust Garage
Demolition

FEE - HOUR ESTIMATE
ELECTRICAL ENGINEERING

By: TRN
Print Date: 21-Aug-26
Print Time: 11:30 AM

CDG Proposal M26191 Revision: 1
Revision Date: 21-Aug-26 notional\M26191.00 - SLDC - Tucker Locust Garage\Proposal\[M26191 SLDC - REV Fee-Man-hour Estimate for Demolition (2026-08-21).xlsx]Elect.

ITEM	# of DWGS.	PROJ. EXEC./ SR. PROJ. MGR.	PROJECT MANAGER	PROJ. ENGR./ PROJ. ARCH.	SR. ENGR./ SR. ARCH.	ENGINEER/ ARCHITECT	DESIGNER	CADD TECHNICIAN	ADMIN.	SUBTOTAL HOURS	SUBTOTAL $$$
1 Site Time					6					6	$1,191.00
2 Report Verbiage					6					6	$1,191.00
3 Develop Cost Estimate for Cooler Relocation					4	8				12	$1,954.00
										0	$0.00
QA/QC		2								2	$488.00
Total Project Drawings	0										
Total Hours		2	0	0	16	8	0	0	0	26	
Average Hourly Rate		$244.00	$197.50	$210.00	$198.50	$145.00	$131.50	$131.50	$129.50		
SUBTOTAL HOURLY FEES		$488.00	$0.00	$0.00	$3,176.00	$1,160.00	$0.00	$0.00	$0.00	$4,850	$4,850

TERMS AND CONDITIONS

AGREEMENT These terms and conditions constitute an agreement between CDG Engineers, Inc. ("CDG") and the Client addressed in the accompanying proposal letter to which these Terms and Conditions are attached. Any changes to these Terms and Conditions must be mutually agreed to in writing. Both CDG and the Client are deemed to have accepted these Terms and Conditions for the project described when this work is authorized.

PROFESSIONAL SERVICES; STANDARD OF CARE a) CDG shall provide only those basic services described in the accompanying proposal letter unless additional services are added upon mutual written agreement between both parties. Specialty services such as geotechnical engineering, hazardous waste removal identification, etc. are not provided unless otherwise specified in the accompanying proposal through the use of sub-consultants. Client has reviewed the scope of services and has determined that it does not need or want a greater level of service than that being provided. b) CDG will perform all services in a good and workmanlike manner consistent with the standard of care normally exercised by others in the profession in question and in the same community. Nothing in this Contract shall be construed to constitute an expressed or implied warranty, including (but not limited to) any warranty of merchantability or fitness for a particular purpose. c) CDG shall be responsible only for its activities and those of its employees on site. CDG will not direct the work activities of the Client's employees or any construction contractors, sub-contractors or any of their employees, or other individuals not employed by CDG. CDG will abide by any job-site safety programs identified by the Client but will not be responsible for job-site safety of any workers or persons not employed by CDG. CDG will not control or be responsible for the construction means, methods, sequencing or procedures of any construction contractors, sub-contractors or any of their employees. CDG will not be responsible for the failure of any Contractor to perform the Work in accordance with the Contract Documents. In addition, CDG will not be responsible for identification of unsafe conditions, nor for the identification, handling, or removal of hazardous or toxic substances.

COMPLIANCE WITH LAWS CDG possesses all licenses, permits and other authorizations from any governmental entity necessary for the performance of services hereunder. CDG shall comply with all applicable laws, statutes, ordinances, codes, regulations, orders rules and other requirements related to the performance of services hereunder.

ESTIMATES As CDG has no control over construction costs or contractor's prices, any construction cost estimates are made on the basis of CDG's experience and judgment as a design professional; but it cannot and does not warrant or guarantee the contractor's proposals, bids or costs will not vary from its estimates.

INSURANCE During the term of this Contract, CDG shall procure and keep in effect a policy or policies of comprehensive general liability insurance including public liability, property damage, contractual liability, vehicular liability, professional liability and workers compensation insurance, each with a minimum combined single limit of Two Million Dollars ($2,000,000). To the extent that property insurance covers a loss, the parties waive all rights against each other, including the rights of subrogation, to the extent of such insurance coverage.

TIME OF PERFORMANCE CDG will commence work immediately after receipt of written notice-to-proceed and receipt of all required information from the Client. CDG will endeavor to complete the project within the time stated in the proposal, but will not be responsible for delays caused by events beyond CDG's control.

TERMINATION OF SERVICES This Contract may be terminated by either party upon not less than fourteen (14) days written notice should the other party fail to substantially perform in accordance with these terms and conditions, which includes the failure to make payments to CDG in accordance with this Contract.

DISPUTE RESOLUTION a) Any claim, dispute, or other matter in question arising out of this Contract, shall first be submitted to nonbinding mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association ("AAA"). Mediation shall be held where the project is located and both parties shall share equally in the mediator's fees and filing fees. b) Any claims, disputes, or other matters in question arising out of or relating to this Contract that are not resolved by mediation shall be decided by binding arbitration in accordance with the Construction Industry Arbitration Rules of the AAA. A demand for arbitration must be made within a reasonable time, and before the expiration of the applicable statute of limitations. Arbitration shall be held where the project is located and both parties shall share equally in the arbitrator's fees and filing fees.

COMPENSATION The Client agrees to compensate CDG in the amount stated in the accompanying proposal letter for the basic services described therein and agrees to additional compensation for such additional services as may be subsequently amended to this Contract. Unless stated otherwise in the accompanying proposal letter, the quoted compensation for the services described is fixed for a period of thirty days from the date of the proposal letter. An invoice for progress payments will be submitted monthly during the performance period of this Contract. It is agreed that monthly progress payments for fees earned under this contract are due and payable within thirty (30) days of submission of invoices. It is further understood that if the project is terminated, or if any work being performed is suspended in whole or in part prior to the completion of any phase, payment will be due in direct proportion to the amount of work accomplished. Unless specifically itemized in the accompanying letter, reimbursable expenses are in addition to the stated compensation for basic and additional services.

LIMITATION OF LIABILITY To the fullest extent permitted by law, CDG's liability to the Client for any claims, losses, expenses, or other damages arising out of this Contract shall be limited to and shall not exceed the agreed upon and paid compensation for basic and additional services covered under this Contract. Neither party shall have any liability to the other party for loss of profit, loss of use, or any other indirect, incidental, special or consequential damages ("Consequential Damages") incurred by the other party, whether brought in an action for breach of contract, tort, or strict liability, and irrespective of whether caused by or allegedly caused by either party's negligence, and both parties waive all rights to bring any claims for Consequential Damages.

CONFIDENTIALITY CDG acknowledges that in connection with this Contract it may receive certain confidential or proprietary technical and business information of Client ("Confidential Information"). CDG, its agents and employees shall hold and maintain in strict confidence all Confidential Information, shall not disclose Confidential Information to any third party, and shall not use any Confidential Information except as necessary to perform services hereunder or except as may be required by any governmental authority. Notwithstanding the foregoing, Confidential information shall not include any information that is in the public domain or becomes publicly known through no fault of CDG, or is otherwise properly received by a third party without an obligation of confidentiality.

DOCUMENTS CDG shall retain all rights to all documents and electronic media produced by CDG under this Contract, and they may be used by the Client only for the project stated in the accompanying proposal letter.

MISCELLANEOUS This Contract and the rights of the parties shall be governed by the laws of the state of Missouri. If any provision contained herein is found to be illegal or unenforceable, the enforceability of the remaining provisions shall not be impaired. This Contract is entered into by the parties for the sole benefit of the parties and nothing contained herein is intended to nor shall create any rights or benefits in any third party. Neither party may assign this Contract to a third party without the written consent of the other.

RESOLUTION NO. 26-LCRA-11048
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ROB ORR

RE: RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR BIDS TO SELECT A PARKING STUDY CONSULTANT TO COMPLETE A FEASIBILITY STUDY OF 306-316 NORTH TUCKER BOULEVARD AND 1122 LOCUST STREET
(ALDERMAN RASHEEN ALDRIDGE - 14TH WARD)

EXECUTIVE SUMMARY:

This Resolution authorizes and approves the issuance of a Request for Proposal (RFP) for the selection of a consultant to complete a parking study for a potential replacement parking structure to be located at 306-316 North Tucker Boulevard and 1122 Locust Street owned by LCRA. Additionally, this Resolution authorizes the establishment of a selection committee for the selection of the most appropriate consultant and authorizes the Executive Director of LCRA to negotiate a contract with the preferred consultant.

BACKGROUND:

LCRA seeks authorization to issue an RFP to procure a parking consultant to prepare a feasibility study for a potential new parking structure to be constructed as a replacement for the 476-space structure located at the southeast corner of Tucker and Locust owned by LCRA. This study will evaluate the feasibility of a new structure based on demand analysis including revenue projections, construction cost estimates, and operational cost projections.

It has been determined that prohibitive costs associated with repairing and renovating the existing parking structure make such an investment infeasible. Multiple redevelopment efforts have been undertaken by multiple developers over the past decade, and none of them have been able to move forward.

This resolution further authorizes the Executive Director to establish a selection committee to identify a preferred consultant and negotiate a contract with that firm. The contract will be presented to the LCRA board prior to execution.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LCRA THAT:

1. The Executive Director is hereby authorized to issue a Request for Proposals to procure a qualified parking consultant to evaluate the feasibility of constructing a new parking structure that will replace LCRA's existing facility at the southeast corner of Tucker and Locust.

2. This Resolution further authorizes the Executive Director to establish a selection committee to evaluate the submitted proposals and recommend a preferred consultant. The Executive Director is further authorized to negotiate a contract with the preferred consultant and present the contract to the LCRA board prior to execution.

3. The Executive Director may take any action and execute any instruments, documents or affidavits to effectuate the intent of this Resolution.

4. This Resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of LCRA.

ADOPTED this 25th day of August, 2026.

(SEAL)

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

By:____________________________________

Title: Executive Director

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11049
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (3101-3115 SOUTH JEFFERSON AVENUE 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
(ALDERWOMAN ALISHA SONNIER/7TH WARD)

EXECUTIVE SUMMARY:

Pursuant to Resolution No. 26-LCRA-11022, the LCRA designated 3101 South Jefferson LLC (the "Redeveloper") as redeveloper of certain property located in the 3101-3115 South Jefferson Ave. in the 3101-3115 South Jefferson Ave. & 2614-2624 Arsenal St. Redevelopment Area (the "Redevelopment Area"). Resolution No. 26-LCRA-11022 contemplates that (a) the Redeveloper will construct 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) and approximately 800 square feet of commercial space that could be leased to a coffee shop or similar uses (the "Project") and (b) the LCRA will provide 15 years of real property tax abatement (10 years at 90% and 5 years at 50%) and a sales tax exemption on construction materials. This Resolution (1) authorizes the issuance of taxable industrial revenue bonds in a maximum principal amount of $16,000,000 to facilitate a sales tax exemption on construction materials purchased for the Project and (2) approves forms of bond documents in connection therewith.

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:

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. **Authorization of the Bonds.** The LCRA is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (3101-3115 South Jefferson Avenue Project), Series 2026, in the maximum principal amount of $16,000,000 (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 25th day of August, 2026.

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

By: ________________________________

Title: ________________________________

ATTEST:

____
Assistant Secretary

RESOLUTION NO. 26-LCRA-11050
PRESENTED TO THE BOARD AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: JAMES MORROW

RE: ADOPTING 2026 UPDATES TO SLDC PROCUREMENT POLICY FOR ACQUISITION OF PROFESSIONAL SERVICES, OTHER THAN ARCHITECTS, ENGINEERS AND SURVEYORS, ON BEHALF OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

EXECUTIVE SUMMARY:

This Resolution amends the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA")'s professional services procurement policy for acquisition of non-Architect, Engineer and Surveyor ("Non-AES") professional services.

BACKGROUND:

LCRA, and other agencies supported by St. Louis Development Corporation ("SLDC") have adopted SLDC's procurement policies and revisions thereto, to ensure consistency across development authorities and compliance with federal, state, and local rules concerning acquisitions of services.

SLDC approved further revisions to its Non-AES professional services procurement policy at its August, 2026 Board meeting. Such changes recognize the evolving market for professional services, contemplate the winddown of ARPA-funded contracts, and generally include:

<u>Definitions</u>

- Defining the services subject to the Non-AES PSA Policy.

<u>Small Purchase Procedures</u>

- Increase cap from $20k to $25k.
- The cap tracks costs within a fiscal year rather than calendar year to align with the budget process.

<u>Noncompetitive Negotiation</u>

- Increase cap from $50k to $150k, consistent with amended City rules.
- Clarify circumstances when noncompetitive negotiation is appropriate.
- Clarify if a funding source allows for higher noncompetitively negotiated contracts; SLDC may use the higher cap, consistent with amended City rules.

<u>Competitive Negotiation</u>

- Delegate authority to the President & CEO approve issuing RFP/RFQs.
- Adds requirement that solicitations be posted for at least 3 weeks in SLDC's contract planroom.

<u>Substantial Awards process</u>

- Contracts which are not paid from "public funds" under the sunshine law do not require Substantial Awards review.
- Substantial Awards Committee's role is to ensure the procurement was conducted in an open and competitive manner.
- Publicly-funded contracts which, after execution, later exceed the $250k cost threshold do not require retroactive Substantial Awards Committee review.
- Prohibit artificial division or phasing of contracts to avoid Substantial Awards Committee review.

Selection Committees

- Clarifies requirements for the procurement file and execution of conflicts disclosures for respondents.

A copy of the revised policy is attached hereto as Exhibit A. It is anticipated that other development agencies will similarly adopt the revised non-AES policy.

REQUESTED ACTION: Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 ("LCRA") hereby approves this Resolution and adopts the updated procurement policy attached to this Resolution as Exhibit A.

2. The Executive Director and/or his designee, and the appropriate officers, agents and employees of LCRA, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.

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

ADOPTED this 25th day of August 2026.

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

By:____________________________________

Title: Assistant Secretary

(SEAL)

ATTEST:

____

Title: Assistant Secretary

EXHIBIT A

ST. LOUIS DEVELOPMENT CORPORATION

PROCUREMENT POLICY FOR PROFESSIONAL SERVICES OTHER THAN ARCHITECT, ENGINEERING, OR LAND SURVEYING

ST. LOUIS DEVELOPMENT CORPORATION

PROCUREMENT POLICY FOR PROFESSIONAL SERVICES OTHER THAN ARCHITECT, ENGINEERING, OR LAND SURVEYING

INTRODUCTION / PURPOSE

The following procurement policy is established to provide for the selection of consultants for professional services, other than architect, engineering, or land surveying services, in a competitive, equitable, and uniform manner, consistent with all applicable local, state, and federal laws and guidelines, to secure for the St. Louis Development Corporation ("SLDC") the most qualified, competent, and reliable contractors at a cost-effective rate for the services provided.

For purposes of this policy, professional services, other than architect, engineering, or land surveying services, include knowledge-based services requiring specialized advanced education and/or professional licensure, as well as consultant services, and include the types of services as outlined in City of St. Louis Ordinance 64102. Professional Services shall not include software as a service and similar services if they are sold "off-the-shelf" or through a national market without any significant for localized services.

DETERMINATION OF PROCUREMENT APPROACH

1. Where the funding source for a professional service mandates a specific procedure for the procurement of professional services, SLDC shall adhere to the procedures so required by the funding source during the procurement process for that service.

2. Where the funding source for a professional service is SLDC, or where the funding source does not mandate specific procedures for the procurement of professional services, SLDC shall adhere to the procedures outlined below during the procurement process for that service.

PROCUREMENT REQUIREMENTS FOR PROFESSIONAL SERVICES OTHER THAN ARCHITECT, ENGINEER, AND LAND SURVEYING

I. METHOD OF PROCUREMENT

Procurement made under this policy shall be made by one of the following methods, as described herein: (A) small purchase procedure; (B) noncompetitive negotiation (sole source selection); or (C) competitive proposals/responses.

A. **Small purchase procedures** are those relatively simple and informal procurement methods that are sound and appropriate for a procurement of services costing in the aggregate not more than $25,000 over the course of one fiscal year. Small purchase procedures may be executed by the SLDC President & CEO without requiring approval by the SLDC Board of Directors and without convening a Selection Committee. Small Purchase contracts that are commenced for amounts below $25,000 that have change orders which exceed that amount must be approved by the SLDC Board of Directors before payments in excess of $25,000 are permitted. In no event shall contracts be artificially divided for the purpose of avoiding the requirement to obtain approval by the SLDC Board of Directors prior to execution of such contract(s).

B. **Noncompetitive negotiation** (sole source selection) is procurement through negotiation with a single source.

1. Noncompetitive negotiation may be used only when, in the opinion of the SLDC Board of Directors, at least one of the following justifications is present:

    a. Continuity of service must be maintained,

    b. Prior or specialized knowledge and experience would make other considerations unfeasible and/or uneconomical; or

    c. There exists a *bona fide* exigency such that the needs of SLDC will not permit a delay resulting from the competitive proposals/responses process in Section I.C. herein. SLDC shall nonetheless endeavor to obtain as many competitive quotations for services as the exigency allows. This justification shall be used only sparingly, and the expectation is that the competitive proposals/responses outlined in Section I.C. herein shall be the norm.

2. The maximum compensation paid to a professional service firm for any noncompetitive negotiated contract shall not exceed $150,000 over the course of one fiscal year.

    a. In the event the laws and regulations of a contract funding source allow for sole source selections exceeding $150,000, the cap on compensation under this noncompetitive negotiation policy shall be the maximum compensation as allowed under the laws and regulations applicable to that funding source.

3. Contracts awarded through noncompetitive negotiation must be approved by the SLDC Board of Directors prior to execution.

C. **Competitive proposals/responses** (formal advertising) entail public solicitation for services through a Request for Proposal (“RFP”) or Request for Qualifications (“RFQ”), and a contract is awarded to a responsible respondent whose proposal or qualifications, conforming with all the material terms and conditions of the RFP or RFQ, is best and able to provide the requested service based on the criteria in the RFP or RFQ.

1. Formal advertising is appropriate when, at a minimum the following are present:

    a. The availability of a complete, adequate, and realistic specification for services.

b. Two or more responsible firms are willing and able to compete effectively for the procuring party's business.

2. If formal advertising is used for a procurement, the following requirements shall apply:

   a. SLDC staff shall prepare a RFP or RFQ outlining the material scope of the services requested and relevant parameters of the contract. The substance of the RFP or RFQ shall be approved by the SLDC President & CEO.

   b. Responses shall be solicited from an adequate number of firms. SLDC shall publish the RFP or RFQ for a period of not less than three calendar weeks on its website, on the City's procurement website, in the SLDC Plan Room and, if appropriate, in relevant publications or with organizations germane to the substance of the services requested.

   c. SLDC shall convene a Selection Committee to evaluate each proposal received in response to the RFP or RFQ.

   d. The Selection Committee, after considering the proposals, and finding one or more acceptable, shall recommend a firm or firms for contract to the SLDC Board of Directors for approval.

   e. Any or all bids may be rejected when there are sound business reasons in the best interest of SLDC.

II. SELECTION COMMITTEES

A. Each Selection Committee shall be comprised of the following:

1. For contracts estimated to be $250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the department which will benefit from the proposed services; and a minimum of one other person approved by the President & CEO of SLDC with knowledge or expertise relevant to the services being requested.

2. For contracts estimated to be in excess of $250,000 using public funds: the Selection Committee described in subpart 1. above shall review responses consistent with Part III. below but the Selection Committee's recommendation shall be reviewed by the Substantial Awards Committee to ensure the procurement process was conducted in an open and competitive manner. The Substantial Awards Committee shall be composed of the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the

department which will benefit from the proposed services; and one member selected by the Mayor; one member selected by the Comptroller; and one member selected by the President of the Board of Aldermen.

3. Contracts which were procured pursuant to Subsection A.1. above and which are amended to later exceed $250,000 shall not require review by the Substantial Awards Committee**.** In no event shall contracts be phased or artificially divided for the purpose of avoiding the requirement for review by the Substantial Awards Committee prior to execution of such contract(s).

B. Each committee member shall execute a disclosure statement in the form as attached as Exhibit A prior to voting on any selection. If any member feels for any reason their further participation in the selection process may cause the selection process to be questioned, they shall recuse themselves. If the Chairperson recuses themself, the committee shall elect a new Chairperson in advance of the selection vote.

III. SELECTION PROCEDURES

A. All Selection Committee meetings (1) for contracts which are funded, or which may be in the future funded, by public funds, or (2) which may recommend how to expend public funds shall be considered public meetings subject to the notice and open meetings provision of the Missouri Sunshine law, Section 610 RSMo.

B. Meetings of a Selection Committee where some or all members attend via telephonic or video conference means are permitted.

C. The Chair shall prepare and distribute minutes of each Selection Committee meeting with meeting notices for the next subsequent meeting, for approval by the Selection Committee at its next subsequent meeting.

- The minutes of the last meeting of the committee for a particular selection shall be distributed to committee members by mail or email. If any committee member objects to the contents of the minutes, the Chair shall revise such minutes to either correct the content objected to or to record the objection to the content if there is disagreement as to which version of the content is correct. In the case of the minutes of the last meeting, the Chair shall distribute any corrected minutes by mail to each committee member.

D. The Selection Committee shall meet to discuss the strong and weak points of the responses and to vote to select a firm to perform the service requested in the RFP or RFQ.

- The Committee may, by affirmative vote, eliminate responses from consideration due to failure to adequately address the RFP or RFQ requirements and/or failure to adequately address selection criteria.
- The Selection Committee shall then rate each response using selection criteria with clear and concise values so as to best evaluate the relative strengths and weaknesses

of the responses. Each member of the Selection Committee shall complete a rating sheet for each remaining respondent.

E. The Selection Committee may invite responding firms to make a presentation in support of their response. If presentations will be made, the Committee shall defer the selection vote until after presentations are complete.

F. The Selection Committee may use the assistance of consultants to review and analyze the responses, but the Committee shall not be bound by any recommendation or review of any consultant. Any consultant who assists the Selection Committee with review and analysis is ineligible for a contract award under the issued RFP or RFQ.

G. In making a decision to select a firm to provide professional services, the Selection Committee may consider the following, as related to the particular selection:

- Specialized experience, qualification and technical competence of the firm, its principals, project manager and key staff;
- Ability of the firm to provide innovative solutions;
- Approach to the project and any unusual problems anticipated;
- The capacity and capability of the firm to perform the work within the time limitations;
- Past record and performance of the firm with respect to schedule compliance, cost control, contractor integrity, compliance with public policy, and quality of work;
- Proximity of the firm to the City;
- Fees or fee structure as may be appropriate for the designated service;
- Availability of financial and operating resources as required to complete the work
- M/WBE and/or DBE participation if required by ordinance;
- Ability of the firm to meet statutory or ordinance requirements;
- Other items that arise as the result of the proposal or interview.

Awards shall be made only to responsible contractors that possess the potential ability to perform success fully under the terms and conditions of a proposed procurement.

H. Every affirmative action by the Selection Committee with respect to an RFP or RFQ must be decided by vote and a vote by a majority of a quorum of Selection Committee members is required for a motion to pass. No proxy votes are permitted.

I. Once a selection is made, the Selection Committee shall adhere to the following procedures:

1. For contracts estimated to be $250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the Chair shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until

a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

2. For contracts estimated to be more than $250,000 using public funds: the Selection Committee shall rank respondents and make a recommendation of a successful respondent. The procurement process shall then be reviewed by the Substantial Awards Committee to ensure it was conducted in an open and competitive manner. SLDC shall furnish, not less than forty-eight (48) hours prior to a meeting of the Substantial Awards Committee, the following:

    - A copy of the Request for Proposal or Request for Qualifications;
    - Copies of all responses received from respondents;
    - The scoring criteria used by the Selection Committee with clear and concise values;
    - Ratings sheet(s) for respondents;
    - Total scores of all respondents; and
    - Minutes of the Selection Committee

The Substantial Awards Committee, after review of the procurement process, shall make its recommendation to the SLDC Board of Directors.

After the Substantial Awards Committee has made its recommendation, the Chair of the Selection Committee shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

J. Once a contract procured through the competitive bidding process is executed, the President & CEO of SLDC may execute a change order without obtaining further approval by the SLDC Board of Directors, provided the maximum total compensation paid under the change order does not exceed $25,000.

IV. Pre-Qualified List Procedures

A. SLDC may, through publication of a Request for Qualifications, seek to create a list of pre-qualified firms to provide professional services.

B. Procedures to select firms for a pre-qualified list shall follow procedures outlined in Subsections II and III above, provided however, that firms selected from a pre-qualified list created by Selection Committee convened pursuant to Subsection II(A)(1) shall not be awarded a contract estimated to exceed $250,000 in value without further review by the Substantial Awards Committee.

V. Procurement Records

SLDC shall maintain records sufficient to detail the significant history of procurement for not less than five (5) years. These records shall include but are not necessarily limited to:

- Copies of all Selection Committee appointment documentation.
- Copies of all meeting notices.
- Copies of all meeting agendas.
- Copies of all correspondence related to the selection.
- Copies of all written materials distributed to Committee members.
- Copies of final Requests for Proposals or Requests for Qualifications.
- Copies of all responses submitted in response to the RFP or RFQ.
- Copies of any other materials submitted by respondents or others with respect to the selection.
- Copies of the Selection Committee's selection criteria.
- Copies of rating sheets from each member of the Selection Committee.
- Minutes of all committee meetings, including telephone meetings and closed sessions.
- Records of all votes.
- Sign-in sheets for those individuals making presentations, if any.
- Executed disclosure forms

VI. REQUEST FOR PROPOSAL/REQUEST FOR QUALIFICATIONS PROVISIONS

In addition to language clearly defining the material scope of services sought and the method of compensation, each Request for Proposal or Request for Qualifications shall include provisions addressing the following:

A. Except as otherwise permitted, no contact from any proposing firm or agent therefor with any member of the Selection Committee following the formation of the Committee and during the Committee's consideration of the proposed RFP or RFQ is allowed. Any such contact, either oral or written, may render the process invalid or disqualify the proposing firm if, in the opinion of the Chair of the Committee, the contact was intended to influence the outcome of the selection process.

B. The name and information for a designated Committee contact person, and that any questions concerning the RFP, RFQ, or selection process must be submitted in writing.

C. The procuring party shall require contractors to maintain all required records for five (5) years after final payments and all other pending matters are closed.

D. All respondents must include as part of their RFP or RFQ submittal the executed Conflict of Interest Disclosure Statement attached as Exhibit B.

If required under applicable law or regulation, the following provisions shall also be included in each RFP or RFQ:

E. To the extent the contractor is expressly permitted to enter into any sub-agreement for work: Minority and Women-owned Business Enterprises (MBE/WBE) shall have an equal opportunity to participate in the performance of the contract.

F. For contracts with an estimated value of $5,000 or more: compliance with the Unauthorized Alien Employees Act, Sections 285.525 – 285.550 RSMo.

G. For contracts with an estimated value of $50,000 or more: compliance with the City of St. Louis' Living Wage Ordinance 65597.

H. For contracts with an estimated value of $100,000 or more and where the contractor employs ten (10) or more employees: compliance with the "Anti-Discrimination Against Israel Act," Section 34.600 RSMo.

Revised: July 16, 2026

Exhibit A

STATE OF MISSOURI)
) ss
CITY OF ST. LOUIS)

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, _______________, first being duly sworn on my oath, state:

In conjunction with my service as a member of the Selection Committee on behalf of ___[agency]___, pursuant to a ___[request for proposals/qualifications for xxx services]___, I hereby certify that, to the best of my knowledge, information and belief, at no time during the selection process, neither I nor any of my relatives[1], whether singularly or collectively:

a) have any ownership interest, directly or indirectly, in the business entity under consideration, or

b) serve as an officer, director, employee of the business entity under consideration; or

c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of this committee's selection or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of_____________________ ____

Subscribed and sworn to before me this _____ day of __________ 202__.

____
Notary Public

My commission expires:

1 "Relatives" include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

Exhibit B

CONFLICT OF INTEREST DISCLOSURE STATEMENT

RESPONSE TO REQUEST FOR __[proposals/qualifications/bids_____________
FOR __________[services]_______ON BEHALF OF ______________[procuring agency]______

With my signature below, I hereby certify and acknowledge to the best of my information and belief, the following:

1. I am an authorized representative of _____________[respondent name]_____________________________ ("Respondent"), and submit this Conflict of Interest Disclosure Statement on behalf of said Respondent and its owners, officers, and employees as part of Respondent's Response to a Request ______[proposals/qualifications/bids_____________ for __________________[services]_______ ______on behalf of ____________[procuring agency]____________________.

2. I understand that by submitting this document I am subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo.[2]

3. Respondent has not employed nor solicited any person to obtain an agreement resulting from this solicitation, and will not make any payment or other compensation in connection with obtaining an agreement resulting from this solicitation.

4. Except for those persons disclosed in Paragraph 6 below, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or ____________________________[procuring agency]___________________; or any of their relatives[3] have or has a pecuniary interest in acquisition of the above-referenced services.

5. Except for those persons disclosed in Paragraph 6, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or ___________________________[procuring agency]___________________; or any of their relatives have or has, within the last five (5) years, an ownership or pecuniary interest in Respondent, nor otherwise received any salary, gratuity or other compensation or remuneration from Respondent.

6. I am aware of the following persons who may have such interest(s) as discussed in Paragraphs 4 and 5 above (add another page if needed)

	PERSON	RELATIONSHIP	COMPENSATION/INTEREST
1.			
2.			
3.			
4.			

____
Signature   Date

[2] The language of Sections 575.040 and 575.060 can be found here: https://revisor.mo.gov/main/OneChapter.aspx?chapter=575
If you are unsure how this statute or this document applies to you, please consult with your legal counsel.

[3] "Relatives" include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

RESOLUTION NO. 26-LCRA-11051
PRESENTED TO THE BOARD AUGUST 25, 2026

TO:	LCRA BOARD OF COMMISSIONERS STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR
FROM:	JAMES MORROW
RE:	ADOPTING SLDC PROCUREMENT POLICY FOR ACQUISITION OF ALL OTHER SERVICES ON BEHALF OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

EXECUTIVE SUMMARY:

This Resolution adopts St. Louis Development Corporation's ("SLDC") procurement policy for all other services.

BACKGROUND:

LCRA, and other agencies supported by SLDC have adopted SLDC's procurement policies and revisions thereto, to ensure consistency across development authorities and compliance with federal, state, and local rules concerning acquisitions of services.

At its August, 2026 Board meeting, SLDC approved adoption of a procurement policy for the acquisition of all services not otherwise covered by its professional services procurement policies. A copy of the policy is attached hereto and substantively tracks SLDC's revised procurement policy for professional services other than architect, engineering, or land surveying, but incorporates language expressly authorizing requests for bids.

It is anticipated that other development agencies will similarly adopt this all-other services procurement policy.

REQUESTED ACTION: Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THIS 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 ("LCRA") hereby approves this Resolution and adopts the procurement policy attached to this Resolution as Exhibit A.

2. The Executive Director and/or his designee, and the appropriate officers, agents and employees of LCRA, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.

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

ADOPTED this 25th day of August 2026.

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

By:_____________________________________

Title: Assistant Secretary

(SEAL)

ATTEST:

____

Title: Assistant Secretary

EXHIBIT A

ST. LOUIS DEVELOPMENT CORPORATION

PROCUREMENT POLICY FOR ALL OTHER SERVICES

ST. LOUIS DEVELOPMENT CORPORATION

PROCUREMENT POLICY FOR ALL OTHER SERVICES

INTRODUCTION / PURPOSE

The following procurement policy is established to provide for the selection of consultants for services which do not fall under St. Louis Development Corporation's procurement policy for professional services other than architect, engineering, or land surveying, or St. Louis Development Corporation's procurement policy for architect, engineering, or land surveying professional services. Such services shall be procured in a competitive, equitable, and uniform manner, consistent with all applicable local, state, and federal laws and guidelines, to secure for the St. Louis Development Corporation ("SLDC") the most qualified, competent, and reliable contractors at a cost-effective rate for the services provided.

The services procured under this policy shall generally include, but are not limited to, services which prioritize hands-on experience over formal education. Such services shall also include those services requiring vocational, but not professional, licensure. Such services shall not include software as a service and similar services if they are sold "off-the-shelf" or through a national market without any significant need for localized services.

DETERMINATION OF PROCUREMENT APPROACH

1. Where the funding source for a service mandates a specific procedure for the procurement of services, SLDC shall adhere to the procedures so required by the funding source during the procurement process for that service.

2. Where the funding source for a service is SLDC, or where the funding source does not mandate specific procedures for the procurement of services, SLDC shall adhere to the procedures outlined below during the procurement process for that service.

PROCUREMENT REQUIREMENTS FOR ALL OTHER SERVICES

I. METHOD OF PROCUREMENT

Procurement made under this policy shall be made by one of the following methods, as described herein: (A) small purchase procedure; (B) noncompetitive negotiation (sole source selection); or (C) competitive solicitation.

A. **Small purchase procedures** are those relatively simple and informal procurement methods that are sound and appropriate for a procurement of services costing in the aggregate not more than $25,000 over the course of one fiscal year. Small purchase procedures may be executed by the SLDC President & CEO without requiring approval by the SLDC Board of Directors and without convening a Selection Committee. Small Purchase contracts that are commenced for amounts below $25,000 that have change orders which exceed that amount must be approved by the SLDC Board of Directors before payments in excess of $25,000 are permitted. In no event shall contracts be artificially divided for the purpose of avoiding the requirement to obtain approval by the SLDC Board of Directors prior to execution of such contract(s).

B. **Noncompetitive negotiation** (sole source selection) is procurement through negotiation with a single source.

1. Noncompetitive negotiation may be used only when, in the opinion of the SLDC Board of Directors, at least one of the following justifications is present:

    a. Continuity of service must be maintained,

    b. Prior or specialized knowledge and experience would make other considerations unfeasible and/or uneconomical; or

    c. There exists a *bona fide* exigency such that the needs of SLDC will not permit a delay resulting from the competitive proposals/responses process in Section I.C. herein. SLDC shall nonetheless endeavor to obtain as many competitive quotations for services as the exigency allows. This justification shall be used only sparingly, and the expectation is that the competitive proposals/responses outlined in Section I.C. herein shall be the norm.

2. The maximum compensation paid to a service provider any noncompetitive negotiated contract shall not exceed $150,000 over the course of one fiscal year.

    a. In the event the laws and regulations of a contract funding source allow for sole source selections exceeding $150,000, the cap on compensation under this noncompetitive negotiation policy shall be the maximum compensation as allowed under the laws and regulations applicable to that funding source.

Contracts awarded through noncompetitive negotiation must be approved by the SLDC Board of Directors prior to execution.

C. **Competitive solicitation** (formal advertising) entail public solicitation for services through a Request for Proposal ("RFP"), Request for Qualifications ("RFQ"), or Request for Bids ("RFB") (collectively, a "Solicitation"), and a contract is awarded to the respondent whose proposal or qualifications, conforming with all the material terms and conditions of the Solicitation, is best and able to provide the requested service for the lowest reasonable price.

1. Formal advertising is appropriate when, at a minimum the following are present:

    a. The availability of a complete, adequate, and realistic specification for services.

b. Two or more responsible firms are willing and able to compete effectively for the procuring party's business.

2. If formal advertising is used for a procurement, the following requirements shall apply:

   a. SLDC staff shall prepare a Solicitation outlining the material scope of the services requested and relevant parameters of the contract. The substance of the Solicitation shall be approved by the SLDC President & CEO.

   b. Responses shall be solicited from an adequate number of firms. SLDC shall publish the Solicitation for a period of not less than three calendar weeks on its website, on the City's procurement website, in the SLDC Plan Room and, if appropriate, in relevant publications or with organizations germane to the substance of the services requested.

   c. SLDC shall convene a Selection Committee to evaluate each proposal received in response to the Solicitation.

   d. The Selection Committee, after considering the proposals, and finding one or more acceptable, shall recommend a firm or firms for contract to the SLDC Board of Directors for approval.

   e. Any or all bids may be rejected when there are sound business reasons in the best interest of SLDC.

II. SELECTION COMMITTEES

A. Each Selection Committee shall be comprised of the following:

1. For contracts estimated to be $250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the department which will benefit from the proposed services; and a minimum of one other person approved by the President & CEO of SLDC with knowledge or expertise relevant to the services being requested.

2. For contracts estimated to be in excess of $250,000 using public funds: the Selection Committee described in subpart 1. above shall review responses consistent with Part III. below but the Selection Committee's recommendation shall be reviewed by the Substantial Awards Committee to ensure the procurement process was conducted in an open and competitive manner. The Substantial Awards Committee shall be composed of the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the department which will benefit from the proposed services; and one member

selected by the Mayor; one member selected by the Comptroller; and one member selected by the President of the Board of Aldermen.

3. Contracts which were procured pursuant to Subsection A.1. above and which are amended to later exceed $250,000 shall not require review by the Substantial Awards Committee**.** In no event shall contracts be phased or artificially divided for the purpose of avoiding the requirement for review by the Substantial Awards Committee prior to execution of such contract(s).

B. Each committee member shall execute a disclosure statement in the form as attached as Exhibit A prior to voting on any selection. If any member feels for any reason their further participation in the selection process may cause the selection process to be questioned, they shall recuse themselves. If the Chairperson recuses themself, the committee shall elect a new Chairperson in advance of the selection vote.

III. SELECTION PROCEDURES

A. All Selection Committee meetings (1) for contracts which are funded, or which may be in the future funded, by public funds, or (2) which may recommend how to expend public funds shall be considered public meetings subject to the notice and open meetings provision of the Missouri Sunshine law, Section 610 RSMo.

B. Meetings of a Selection Committee where some or all members attend via telephonic or video conference means are permitted.

C. The Chair shall prepare and distribute minutes of each Selection Committee meeting with meeting notices for the next subsequent meeting, for approval by the Selection Committee at its next subsequent meeting.

- The minutes of the last meeting of the committee for a particular selection shall be distributed to committee members by mail or email. If any committee member objects to the contents of the minutes, the Chair shall revise such minutes to either correct the content objected to or to record the objection to the content if there is disagreement as to which version of the content is correct. In the case of the minutes of the last meeting, the Chair shall distribute any corrected minutes by mail to each committee member.

D. The Selection Committee shall meet to discuss the strong and weak points of the proposals and to vote to select a firm to perform the service requested in the Solicitation.

- The Committee may, by affirmative vote, eliminate responses from consideration due to failure to adequately address the Solicitation requirements and/or failure to adequately address selection criteria.
- The Selection Committee shall then rate each response using selection criteria with clear and concise values so as to best evaluate the relative strengths and weaknesses of the responses. Each member of the Selection Committee shall complete a rating sheet for each remaining respondent.

E. The Selection Committee may invite responding firms to make a presentation in support of their response. If presentations will be made, the Committee shall defer the selection vote until after presentations are complete.

F. The Selection Committee may use the assistance of consultants to review and analyze the responses, but the Committee shall not be bound by any recommendation or review of any consultant. Any consultant who assists the Selection Committee with review and analysis is ineligible for a contract award under the issued Solicitation.

G. In making a decision to select a firm to provide services, the Selection Committee may consider the following, as related to the particular selection:

- Specialized experience, qualification and technical competence of the firm, its principals, project manager and key staff;
- Ability of the firm to provide innovative solutions;
- Approach to the project and any unusual problems anticipated;
- The capacity and capability of the firm to perform the work within the time limitations;
- Past record and performance of the firm with respect to schedule compliance, cost control, contractor integrity, compliance with public policy, and quality of work;
- Proximity of the firm to the City;
- Fees or fee structure as may be appropriate for the designated service;
- Availability of financial and operating resources as required to complete the work
- M/WBE and/or DBE participation if required by ordinance;
- Ability of the firm to meet statutory or ordinance requirements;
- Other items that arise as the result of the proposal or interview.

Awards shall be made only to responsible contractors that possess the potential ability to perform success fully under the terms and conditions of a proposed procurement.

H. Every affirmative action by the Selection Committee with respect to a Solicitation must be decided by vote and a vote by a majority of a quorum of Selection Committee members is required for a motion to pass. No proxy votes are permitted.

I. Once a selection is made, the Selection Committee shall adhere to the following procedures:

1. For contracts estimated to be $250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the Chair shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

2. For contracts estimated to be more than $250,000 using public funds: the Selection Committee shall rank respondents and make a recommendation of a successful respondent. The procurement process shall then be reviewed by the Substantial Awards Committee to ensure the it was conducted in an open and competitive manner. SLDC shall furnish, at a minimum and not less than forty-eight (48) hours prior to a meeting of the Substantial Awards Committee, the following:

   - A copy of the Request for Proposal or Request for Qualifications;
   - Copies of all responses received from respondents;
   - The scoring criteria used by the Selection Committee with clear and concise values;
   - Ratings sheet(s) for respondents;
   - Total scores of all respondents; and
   - Minutes of the Selection Committee

The Substantial Awards Committee, after review of the procurement process, shall make its recommendation to the SLDC Board of Directors.

After the Substantial Awards Committee has made its recommendation, the Chair of the Selection Committee shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

J. Once a contract procured through the competitive sealed bidding process is executed, the President & CEO of SLDC may execute a change order without obtaining further approval by the SLDC Board of Directors, provided the maximum total compensation paid under the change order does not exceed $25,000.

IV. PRE-QUALIFIED LIST PROCEDURES

A. SLDC may, through publication of a Request for Qualifications, seek to create a list of pre-qualified firms to provide services.

B. Procedures to select firms for a pre-qualified list shall follow procedures outlined in Subsections II and III above, provided however, that firms selected from a pre-qualified list created by Selection Committee convened pursuant to Subsection II(A)(1) shall not be awarded a contract estimated to exceed $250,000 in value without further review by the Substantial Awards Committee.

V. PROCUREMENT RECORDS

SLDC shall maintain records sufficient to detail the significant history of procurement for not less than five (5) years. These records shall include but are not necessarily limited to:

- Copies of all Selection Committee appointment documentation.
- Copies of all meeting notices.
- Copies of all meeting agendas.
- Copies of all correspondence related to the selection.
- Copies of all written materials distributed to Committee members.
- Copies of the final Solicitation.
- Copies of all responses submitted in response to the Solicitation.
- Copies of any other materials submitted by respondents or others with respect to the selection.
- Copies of the Selection Committee's selection criteria.
- Copies of rating sheets from each member of the Selection Committee.
- Minutes of all committee meetings, including telephone meetings and closed sessions.
- Records of all votes.
- Sign-in sheets for those individuals making presentations, if any.
- Executed disclosure forms

VI. REQUEST FOR PROPOSAL/REQUEST FOR QUALIFICATIONS PROVISIONS

In addition to language clearly defining the material scope of services sought and the method of compensation, each Request for Proposal or Request for Qualifications shall include provisions addressing the following:

A. Except as otherwise permitted, no contact from any proposing firm or agent therefor with any member of the Selection Committee following the formation of the Committee and during the Committee's consideration of the proposed Solicitation is allowed. Any such contact, either oral or written, may render the process invalid or disqualify the proposing firm if, in the opinion of the Chair of the Committee, the contact was intended to influence the outcome of the selection process.

B. The name and information for a designated Committee contact person, and that any questions concerning the RFP, RFQ, or selection process must be submitted in writing.

C. The procuring party shall require contractors to maintain all required records for five (5) years after final payments and all other pending matters are closed.

D. All respondents must include as part of their Solicitation submittal the executed Conflict of Interest Disclosure Statement attached as Exhibit B.

If required under applicable law or regulation, the following provisions shall also be included in each Solicitation:

E. To the extent the contractor is expressly permitted to enter into any sub-agreement for work: Minority and Women-owned Business Enterprises (MBE/WBE) shall have an equal opportunity to participate in the performance of the contract.

F. For contracts with an estimated value of $5,000 or more: compliance with the Unauthorized Alien Employees Act, Sections 285.525 – 285.550 RSMo.

G. For contracts with an estimated value of $50,000 or more: compliance with the City of St. Louis' Living Wage Ordinance 65597.

H. For contracts with an estimated value of $100,000 or more and where the contractor employs ten (10) or more employees: compliance with the "Anti-Discrimination Against Israel Act," Section 34.600 RSMo.

Adopted: July 16, 2026

Exhibit A

STATE OF MISSOURI)
) ss
CITY OF ST. LOUIS)

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, _______________, first being duly sworn on my oath, state:

In conjunction with my service as a member of the Selection Committee on behalf of ___[agency]___, pursuant to a ___[request for proposals/qualifications for xxx services]___, I hereby certify that, to the best of my knowledge, information and belief, at no time during the selection process, neither I nor any of my relatives[1], whether singularly or collectively:

a) have any ownership interest, directly or indirectly, in the business entity under consideration, or

b) serve as an officer, director, employee of the business entity under consideration; or

c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of this committee's selection or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of_____________________ ____

Subscribed and sworn to before me this _____ day of __________ 202__.

____
Notary Public

My commission expires:

[1] "Relatives" include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

Exhibit B

CONFLICT OF INTEREST DISCLOSURE STATEMENT

RESPONSE TO REQUEST FOR __[proposals/qualifications/bids____________
FOR __________[services]_______ON BEHALF OF ______________[procuring agency]______

With my signature below, I hereby certify and acknowledge to the best of my information and belief, the following:

1. I am an authorized representative of _____________[respondent name]_____________________________ ("Respondent"), and submit this Conflict of Interest Disclosure Statement on behalf of said Respondent and its owners, officers, and employees as part of Respondent's Response to a Request ______[proposals/qualifications/bids_____________ for __________________[services]_______ ______on behalf of ____________[procuring agency]____________________.

2. I understand that by submitting this document I am subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo.[2]

3. Respondent has not employed nor solicited any person to obtain an agreement resulting from this solicitation, and will not make any payment or other compensation in connection with obtaining an agreement resulting from this solicitation.

4. Except for those persons disclosed in Paragraph 6 below, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or ___________________________[procuring agency]_____________________; or any of their relatives[3] have or has a pecuniary interest in acquisition of the above-referenced services.

5. Except for those persons disclosed in Paragraph 6, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or ___________________________[procuring agency]____________________; or any of their relatives have or has, within the last five (5) years, an ownership or pecuniary interest in Respondent, nor otherwise received any salary, gratuity or other compensation or remuneration from Respondent.

6. I am aware of the following persons who may have such interest(s) as discussed in Paragraphs 4 and 5 above (add another page if needed)

PERSON	RELATIONSHIP	COMPENSATION/INTEREST
1.		
2.		
3.		
4.		

____
Signature   Date

[2] The language of Sections 575.040 and 575.060 can be found here:
https://revisor.mo.gov/main/OneChapter.aspx?chapter=575
If you are unsure how this statute or this document applies to you, please consult with your legal counsel.

[3] "Relatives" include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

RESOLUTION NO. 25-LCRA-11052
PRESENTED TO THE BOARD ON AUGUST 25, 2026

TO: LCRA BOARD OF COMMISSIONERS

FROM: ROB ORR – SVP, REAL ESTATE DEVELOPMENT

RE: RESOLUTION AUTHORIZING A SUPPLEMENTAL AGREEMENT TO AN ENGINEERING SERVICES CONTRACT FOR THE 20TH STREET MULTIMODAL IMPROVEMENTS PROJECT **(ALDMERMAN RASHEEN ALDRIDGE /14TH WARD)**

EXECUTIVE SUMMARY:

This Resolution authorizes Supplemental Agreement #4 to a design and engineering services contract with Crawford, Murphy and Tilly, Inc. ("CMT") of St. Louis, Missouri, for the 20th Street Multimodal Improvements Project increasing the contract amount up to, but not to exceed, $1,565,321.03.

BACKGROUND:

LCRA and its affiliate LCRA Holdings Corporation committed to provide traffic movement improvements in the vicinity of the new National Geospatial-Intelligence Agency ("NGA") headquarters. The 20th Street Multimodal Improvement Project from Market Street to St. Louis Avenue was identified as one of the priority infrastructure improvement projects to support the NGA and the surrounding neighborhoods including St. Louis Place, Carr Square, and Downtown West.

This $15,250,532.92 construction project is funded by a FY2020 Congestion Mitigation and Air Quality (CMAQ) Grant in the amount of $5,000,000.00, a $500,000.00 contribution from Great Rivers Greenway, an inflation adjustment from East West Gateway in the amount of $1,000,000.00, and the $8,750,532.92 balance from LCRA's NGA bond issue.

CMT was selected to provide design and engineering services in 2021. The original contract amount was $1,349,375.77. Supplemental Agreement #1 increased the contract amount by $36,662.23. Supplemental Agreement #2 increased the contract amount by $58,180.02 Supplemental Agreement #3 increased the amount by $83,782.00. This Supplemental Agreement #4 increases the not to exceed contract amount by $44,936.56, bringing the contract cap to $1,565,321.03. This increase is primarily due to issues related to underground utilities including additional coordination required.

SOURCE OF FUNDS: NGA Bond Proceeds

REQUESTED ACTION:

Approval of this resolution.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority as follows:

1. The Executive Director is authorized to execute Supplemental Agreement #4 with Crawford, Murphy and Tilly, Inc., on behalf of LCRA, for the 20th Street Multimodal Improvements Project increasing the amount not to exceed $1,565,321.03. The final form of the supplemental agreement, with such changes as the Executive Director may approve which are consistent with this Resolution, may be approved by the Executive Director of the Authority, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the Authority.

2. The Executive Director, his/her designee, and the appropriate officers, agents and employees of LCRA and St. Louis Development Corporation are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.

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

ADOPTED this 25th day of August, 2026.

(SEAL)

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

By:________________________________

Title: Assistant Secretary

ATTEST:

____
Assistant Secretary

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
20th Street Multimodal Improvements

SUPPLEMENTAL AGREEMENT NO. 4
TO ENGINEERING SERVICES CONTRACT

This Supplemental Agreement No. 4 is made part of an original agreement dated November 2, 2021, previous Supplemental Agreement No. 1 dated April 12, 2022, previous Supplemental Agreement No. 2 dated September 8, 2022, and previous Supplemental Agreement No. 3 dated January 5, 2025 between Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA), Missouri and Crawford, Murphy & Tilly, Inc. (CMT) for engineering design services of the 20th Street Multimodal Improvements Project. The purpose of this Supplemental Agreement is to:

- **Task 1 – CMT Project Administration:** Additional client and agency coordination effort, billings, and meetings due to the length of the project being extended beyond the anticipated construction completion date, which has extended from the Fall 2026 timeframe shown in job special provisions to an anticipated Summer 2027 timeframe.

- **Task 7 – CMT Utility Coordination:** Additional services requested for utility coordination during the extended construction project, including:
    - Resolving unforeseen storm drainage modifications and conflicts due to initial data collection discrepancies and inaccuracies on existing maps that were beyond the control of CMT. As of July 1, 2026, the contractor has completed less than half the storm drainage on the east side of 20th and has yet to start on the west side. Work is expected to extend into the first quarter of 2027.
    - Resolving new city permits that were submitted by utility companies after the construction notice to proceed; they are affecting the design at times throughout the corridor, including a new Ameren vault and an MCI line placed after the construction letting.
    - Including scope to coordinate Ameren's power service connections for the new signals.
    - Resolving placement issues with relocated STLWD water main and other utilities beyond control of the design team.

- **Task 8 – CMT Bidding & Construction:** Significant lighting and watermain design adjustments added after the contractor award due to changes initiated by the city after final plan approval, along with additional effort to coordinate design changes due to post-award city-approved permits affecting the project's design.

The total additional engineering design services shall be in an amount not to exceed forty-four thousand, nine hundred and thirty-six dollars and fifty-six cents **($44,936.56)** without further authorization. The total engineering design services (original plus supplemental nos. 1, 2, 3 and 4) shall not exceed one million, five hundred and sixty-five thousand, three hundred and twenty-one dollars and three cents ($1,565,321.03). A fee summary and task breakdown follow and outlines the costs associated with this Supplemental Agreement.

Original Contract Amount:	$1,349,375.77
Supplemental No. 1 Amount:	$36,662.23
Supplemental No. 2 Amount:	$58,180.02
Supplemental No. 3 Amount:	$76,165.45
Supplemental No. 4 Amount:	**$44,937.56**
Maximum Contract Amount:	**$1,565,321.03**

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
20th Street Multimodal Improvements

SUPPLEMENTAL AGREEMENT NO. 4
TO ENGINEERING SERVICES CONTRACT

Supplemental Agreement No. 4 is accepted as defined herein:

OWNER:	LCRA	ENGINEER:	Crawford, Murphy & Tilly, Inc.
BY:		BY:	Brian Eads
TITLE:	Executive Director	TITLE:	Director of Surface Transportation
ATTEST:			
BY:		BY:	Kevin Fuller
TITLE:	Associate City Counselor	TITLE:	Vice President

Executed on the ______day of ______________2026

Attachment B
ESTIMATE OF COST
PER SUBCONSULTANT - after Supplement No. 4

FEE SUMMARY

FIRM		FEE	HOURS	% OF TOTAL FEE	
CMT, Inc.	$	722,747.27	5644	46.17%	
ABNA Engineering, Inc. *	$	382,070.24	2713	24.41%	*
CBB	$	201,279.78	1816	12.86%	
SWT Design	$	98,655.06	711	6.30%	
EFK Moen, LLC ^	$	74,833.68	528	4.78%	^
ARC of St. Louis, Inc. ^	$	32,735.00	N/A	2.09%	^
Trailnet	$	39,000.00	370	2.49%	
Blackrock Consulting	$	14,000.00	168	0.89%	
TOTAL	**$**	**1,565,321.03**	**11950**	**100.00%**	

* MBE Estimated Participation =	24.41%	percentage of fee
^ WBE Estimated Participation =	6.87%	percentage of fee

St. Louis Development Corporation
20th Street Multimodal Improvements

ESTIMATE OF COST
CMT - Supplement No. 4

Attachment B

CMT Tasks, Hours and Fee Summary

Task No.	Task Description	Principal	Senior Project Engineer / Manager	Project Engineer / Manager	Senior Engineer	Engineer	Senior Technician II	Total Hours	Labor Costs
1	**CMT PROJECT ADMINISTRATION**								
	Client and Agency Coordination		12					12	
	Sub Total CMT Hours	**0**	**12**	**0**	**0**	**0**	**0**	**12**	
	Hourly Salary	$100.00	$88.00	$81.00	$60.00	$41.00	$46.00		
	Sub Total CMT Labor Cost	$0.00	$1,056.00	$0.00	$0.00	$0.00	$0.00		**$1,056.00**
	Task Hours Check								12
7	**CMT UTILITY COORDINATION**								
	Utility coordination during construction						250	250	
	Sub Total CMT Hours	**0**	**0**	**0**	**0**	**0**	**250**	**250**	
	Hourly Salary	$100.00	$88.00	$81.00	$60.00	$41.00	$46.00		
	Sub Total CMT Labor Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$11,500.00		**$11,500.00**
	Task Hours Check								250
8	**CMT BIDDING & CONSTRUCTION**								
	Lighting and watermain out-of-scope design adjustments		2	12	80	60		154	
	Sub Total CMT Hours	**0**	**2**	**12**	**80**	**60**	**0**	**154**	
	Hourly Salary	$100.00	$88.00	$81.00	$60.00	$41.00	$46.00		
	Sub Total CMT Labor Cost	$0.00	$176.00	$972.00	$4,800.00	$2,460.00	$0.00		**$8,408.00**
	Task Hours Check								154
	Total CMT Hours	0	14	12	80	60	250	**416**	
	Hourly Salary	$100.00	$88.00	$81.00	$60.00	$41.00	$46.00		
	Total CMT Labor Cost	$0.00	$1,232.00	$972.00	$4,800.00	$2,460.00	$11,500.00		**$20,964.00**

CMT

Labor	$20,964.00
Overhead (168.90%)	+ $35,408.20
Subtotal	$56,372.20
Fixed Fee (12%)	+ $6,764.66
Subtotal	$63,136.86
Task 14 Give Back (Old Alta Engineering Task)	-$18,499.30
CMT Direct Costs	+ $300.00
CMT FEE	**$44,937.56**

CMT AND DESIGN TEAM SUMMARIES

DIRECT COSTS

	Task	Labor Costs	Payroll Overhead	General & Admin Overhead	Profit	Direct Costs	Total Cost	Services By Others	Mileage	Misc.	Total
			52.90%	**116.00%**	**12%**						
1	CMT PROJECT ADMINISTRATION	$1,056.00	$558.62	$1,224.96	$340.75	$0.00	$3,180.33	$0.00	$0.00	$0.00	$0.00
7	CMT UTILITY COORDINATION	$11,500.00	$6,083.50	$13,340.00	$3,710.82	$300.00	$34,934.32	$0.00	$300.00	$0.00	$300.00
8	CMT BIDDING & CONSTRUCTION	$8,408.00	$4,447.83	$9,753.28	$2,713.09	$0.00	$25,322.21	$0.00	$0.00	$0.00	$0.00
14	CMT MISC FOR CONST/UTILITIES (old ALTA task)					($18,499.30)	($18,499.30)				
	TOTAL	$20,964.00	$11,089.96	$24,318.24	$6,764.66	($18,199.30)	**$44,937.56**	$0.00	$300.00	$0.00	$300.00