

**RESOLUTION NO. 26-LRA-243
PRESENTED TO THE BOARD AUGUST 4, 2026**

TO: LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS,
MISSOURI BOARD OF COMMISSIONERS

FROM: SHELTON ANDERSON - DIRECTOR OF REAL ESTATE

RE: RESOLUTION AUTHORIZING THE USE OF LRA PROACTIVE
DEVELOPMENT & REHABILITATION ARPA FUNDS TO CONSTRUCT
TENANT IMPROVEMENTS FOR A NEW MAINTENANCE OPERATIONS
CENTER

EXECUTIVE SUMMARY:

This Resolution authorizes the Land Reutilization Authority of the City of St. Louis, Missouri (“LRA”) to direct up to \$500,000.00 for the build-out of a new Operations Center in the Land Clearance for Redevelopment Authority’s (“LCRA”) complex at 3940 Dr. Martin Luther King Drive. This resolution further authorizes the Executive Director to negotiate a lease with LCRA for the space. Funding is provided under the LRA Proactive Development and Rehabilitation Fund subrecipient agreement (23-SLFRF-44), funded with State and Local Fiscal Recovery Funds (“SLFRF”) administered through the City of St. Louis Community Development Administration (“CDA”).

BACKGROUND:

LRA is party to a subrecipient agreement with the City of St. Louis, pursuant to which \$4,500,000.00 of SLFRF funding is available rehabilitate LRA properties.

The LRA Maintenance Crew currently operates out of the building at 3740 Sullivan, which is dilapidated and rapidly failing. LCRA is working to make improvements to its buildings located at 3940 Dr. Martin Luther King Drive, which is branded as “The Monarch on MLK.” The LRA Maintenance Operations Center will be relocated to The Monarch. A developer has expressed an immediate interest in acquiring and redeveloping LRA’s Sullivan property once it is vacated.

LCRA has solicited bids to complete the necessary improvements in The Monarch. LCRA has worked with LRA staff to design a new Operations Center that will serve LRA’s needs for many years. LCRA is requesting LRA’s financial contribution for leasehold improvements on behalf of LRA in an amount up to \$500,000.00.

The new LRA Operations Center will include exclusive use of approximately 11,300 square feet. LRA will also be entitled to share approximately 1,000 square feet located in a common area, will be provided up to 20,600 square feet of fenced outside storage space, and 22 employee parking spaces. This amounts to a per square foot cost of \$44.25 for the leasehold improvements. LCRA and LRA will negotiate a lease agreement for its space, which shall be presented to this Board for approval prior to execution.

REQUESTED ACTION: Approval of this Resolution.

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

1. The Board of Commissioners hereby approves this Resolution and authorizes the expenditure of up to \$500,000.00 to pay for building and tenant improvements at 3940 Dr. Martin Luther King Drive, owned by the Land Clearance For Redevelopment Authority of the City of St. Louis ("LCRA") to prepare it for occupancy as the new LRA Operations Center.
2. The final form of any agreement between LRA and LCRA 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 actions of the Executive Director, his designee(s), officials, agents, and employees of LRA heretofore taken in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed.
4. This Resolution shall take effect and be in full force immediately upon its passage and approval by the governing body of LRA.

ADOPTED this 4th of August 2026

(SEAL)

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

By: _____

Title: Secretary

ATTEST:

Secretary

Assistant Secretary