

**RESOLUTION NO. 26-LRA-242  
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 NEGOTIATION AND EXECUTION OF  
AN AGREEMENT FOR GENERAL CONTRACTING SERVICES AT 5101  
VIRGINIA AVE.

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**EXECUTIVE SUMMARY:**

This Resolution authorizes The Land Reutilization Authority of the City of St. Louis, Missouri (“LRA”) to negotiate and execute an agreement for general contracting services at 5101 Virginia Ave., also known as the Virginia Theater Building. Funding is available under the LRA Commercial Stabilization 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”).

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**BACKGROUND:**

On May 31, 2023, the LRA Board of Commissioners approved Resolution 23-LRA-077 authorizing acceptance of funds and execution of a subrecipient agreement between CDA and LRA for implementation of the LRA Commercial Stabilization Program in the amount of \$4,500,000.00 utilizing SLFRF funding. The SLFRF funding for this program expires on September 30, 2026.

The Virginia Theater has remained vacant and has experienced substantial deterioration for years. The structure presents ongoing public safety concerns and contributes to blighted conditions in the surrounding neighborhood. Staff recommend the building be stabilized and LRA retain general contractor services to include roof repair, interior debris removal, vegetation removal, board up, and other repairs to keep moisture out of the building to prevent further degradation.

LRA issued a Request for Bids on June 23<sup>rd</sup>, 2026 for such general contractor services and received 6 bids total. A Selection Committee reviewed the bids and recommended Bingman Construction Company, LLC as the lowest, responsive, responsible bidder. Staff now seek authorization to negotiate and execute an agreement for the general contracting services for improvements to the Virginia Theater in accordance with applicable federal, state, and local regulations associated with SLFRF funding with Bingman Construction Company, LLC in an amount not-to-exceed \$115,000.00. This amount is based on Bingman Construction Company, LLC’s bid price of \$99,347.00 plus a contingency of just over 15% (\$14,249.05) to avoid any unforeseen delays that could jeopardize use of the 23-SLFRF-44 funds.

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**REQUESTED ACTION:**

Approval of this Resolution.

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

1. The Board of Commissioners hereby approves this Resolution and authorizes the negotiation and execution of a general contractor services agreement with Bingman Construction Company, LLC in an amount not-to-exceed \$115,000, to complete a scope of work including general contracting services for repairs to the structure at 5101 Virginia Avenue consistent with this Resolution.
2. The final form of any agreement between LRA and Bingman Construction Company, 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 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

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Assistant Secretary