



Land Reutilization Authority

Vacant Land

Challenges and Initiatives

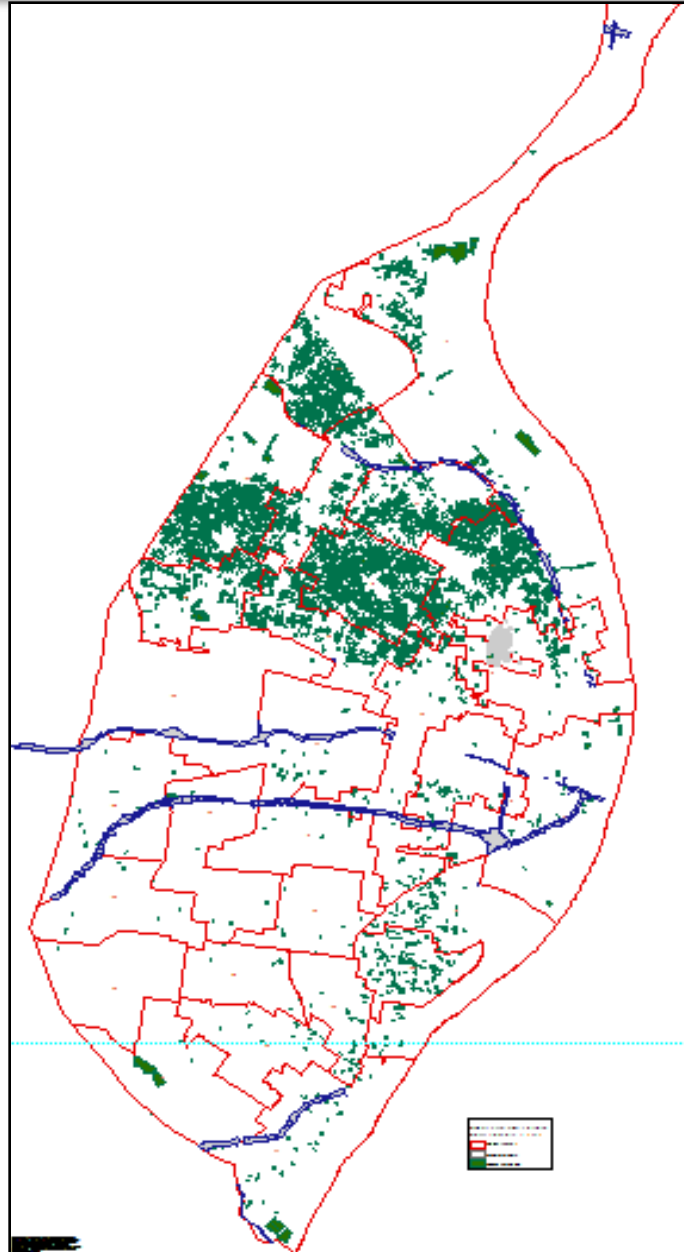
February 2, 2017



Land Reutilization Authority

- The Land Reutilization Authority (LRA) is a public agency created by State statute in 1971 to address problems caused by large-scale abandonment of privately-owned properties.
- LRA acts as the land trustee for tax-foreclosed properties in the City of St. Louis.
- A three-member Board of Commissioners meets monthly to act on offers that have been submitted.
- The Mayor, the Comptroller, and the Board of Education each appoint one Commissioner (§92.200 RSMo).

Agency Owned Parcels





How LRA receives property

- Tax Foreclosure Sales
 - ▣ 5 sales per year.
 - ▣ To date, 80% of LRA parcels were received from tax foreclosure sales.
- Strategic Acquisitions
- Donations
 - ▣ Owners/family abandon property.
 - ▣ Owners cannot continue to maintain.
 - ▣ Banks donate foreclosed properties.

The LRA is typically the owner of last resort.



LRA Parcel facts

- Inventory as of January 2017: 11,937 parcels
 - Vacant lots: 8,386
 - Improvements (billboards, etc.): 71
 - Buildings: 3,480
 - In the City, there are approximately 6,000 abandoned buildings.
- Parcels received from 2010 to 2015: 9,361
- Parcels sold from 2010 to 2015: 6,644
- Agency-owned parcels account for 1,500 acres of the City's parcel acreage.
- LRA has never received purchase offers on 46% of its inventory.



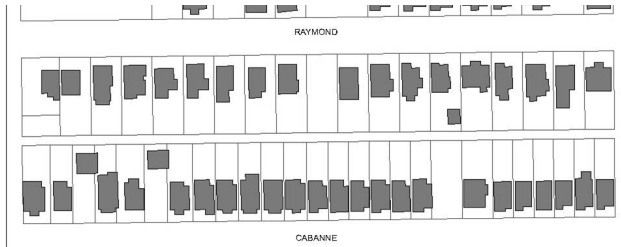
LRA inventory status as of January 2017

Available for sale	10,047
Offer	80
Accepted offer	262
Option	833
Garden lease	466
Lease	90
Unavailable*	625
Total:	11,937

* LCRA/PIEA, 2 cemeteries, McKinley Bridge, Hall Street landfill
St. Louis Enterprise Center & Center for Emerging Technologies (small
business incubators).

Example Agency Ownership by City Block

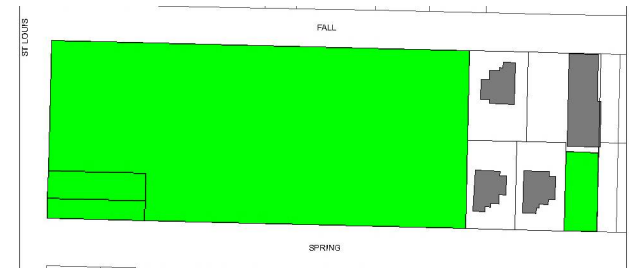
No Agency Properties



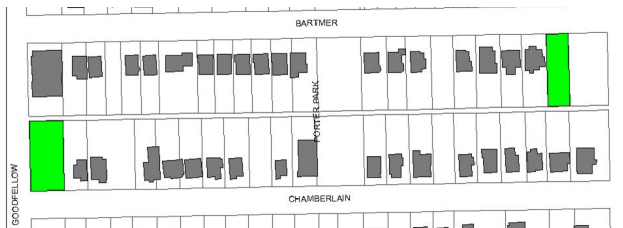
4,174 blocks

59 blocks

61-99% Agency Properties



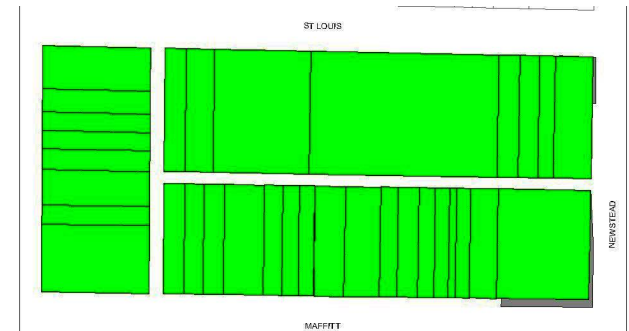
Up to 30% Agency Properties



1,280 blocks

5 blocks

100% Agency Properties



31-60% Agency Properties



324 blocks

There are 5,842 blocks in the City of St. Louis, and the Agencies (LRA, LCRA, PIEA) own property on 1,668 blocks, or on 29% of blocks. The Agencies only own 1 or 2 parcels on 694 of those blocks.

Significant Projects using LRA Parcels

- Arlington Grove
- Cardinal Ritter College Prep
- Harrison Education Center (St. Louis Community College)
- Habitat for Humanity
- Vashon High School
- City Hospital
- CB 6132, Ward 22 MSD Volume Reduction Green Infrastructure Project
- Proposed National Geospatial Intelligence Agency (NGA) Relocation





Vacant Land Initiative Partners

- Center For Community Progress
- Metropolitan St. Louis Sewer District
- National Community Stabilization Trust
- Missouri Department of Economic Development
- RISE
- Community Development Administration
- Planning and Urban Design Agency
- Gateway to Greening

- The LRA receives no general revenue and relies on the sale of its properties to function.
 - ▣ Limited staff
 - ▣ Understaffed maintenance department and equipment
 - ▣ No marketing budget

- Political influence
- Population decline
- Properties coming into the LRA inventory have been abandoned and neglected for at least five years



City of St. Louis Vacant Land Initiatives

- ❑ Claver Works Landscaping Program
- ❑ Energy Efficient Homes Competition
- ❑ Olin School of Business Sustainability Case Competition
- ❑ Fresh Coast Capital
- ❑ MSD Green Infrastructure Program
- ❑ Urban Farming- Family Roots Project
- ❑ Land Lab Sustainability Contest
- ❑ Garden Lease Program and Side Lot Program
- ❑ Mow-to-Own Program
- ❑ Accept creative purchase offers if it leads to a creative sustainable use



Land Tax Sales

2017 Land Tax Sale Dates

<u>Sale 186</u>	<u>May 16, 2017</u>	<u>Sale 189</u>	<u>August 29, 2017</u>
Published*	May 2, 2017	Published*	August 15, 2017
	May 9, 2017		August 22, 2017
<u>Sale 187</u>	<u>June 13, 2017</u>	<u>Sale 190</u>	<u>October 17, 2017</u>
Published*	May 30, 2017	Published*	October 3, 2017
	June 6, 2017		October 10, 2017
<u>Sale 188</u>	<u>July 25, 2017</u>		
Published*	July 11, 2017		
	July 18, 2017		

- Published – the date that the actual properties are listed in the DAILY RECORD

Information is also posted on the website @www.STLSHERIFF.com – Click on Land Tax Sales

Properties will be posted on the website, sometime after the date they are published in the DAILY RECORD

Please Note: Posting on the website is a courtesy to you – “Official Notice” is the DAILY RECORD