Land Reutilization Authority
Vacant Land
Challenges and Initiatives

February 2, 2017
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).
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

<table>
<thead>
<tr>
<th>Status</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Available for sale</td>
<td>10,047</td>
</tr>
<tr>
<td>Offer</td>
<td>80</td>
</tr>
<tr>
<td>Accepted offer</td>
<td>262</td>
</tr>
<tr>
<td>Option</td>
<td>833</td>
</tr>
<tr>
<td>Garden lease</td>
<td>466</td>
</tr>
<tr>
<td>Lease</td>
<td>90</td>
</tr>
<tr>
<td>Unavailable*</td>
<td>625</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>11,937</strong></td>
</tr>
</tbody>
</table>

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

- 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
## 2017 Land Tax Sale Dates

<table>
<thead>
<tr>
<th>Sale</th>
<th>Date</th>
<th>Published*</th>
<th>Date</th>
<th>Published*</th>
</tr>
</thead>
</table>

*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