

*****Note new bid deadline below*****

REQUEST FOR PROPOSALS



TO PURCHASE REAL PROPERTY LOCATED IN UNINCORPORATED NORTH ST. LOUIS COUNTY

**Issued by the Land Clearance for Redevelopment Authority
of the County of St. Louis**

Responses Due By:

October 2, 2026 at 3:00 PM CT

**Land Clearance for Redevelopment Authority of the County of St. Louis
c/o St. Louis Economic Development Partnership**

ATTN: Sarah Kroner

120 S. Central Ave, Suite 200

St. Louis, Missouri 63105

(314) 615-7663

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Introduction

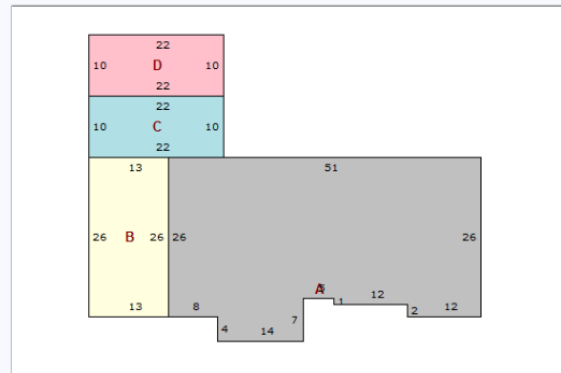
The Land Clearance for Redevelopment Authority of the County of St. Louis (the “LCRA”) is a political subdivision organized pursuant to Chapter 99 of the Missouri Revised Statutes for the purposes, among others, of rehabilitating, redeveloping, and renewing real property for residential, commercial, or mixed-use for the economic benefit and social welfare of St. Louis County. The LCRA owns certain residential real property parcel located in unincorporated North St. Louis County at 11816 Larimore Road, St. Louis, Missouri 63138 (the “Property,” Locator No. 09D430370). The St. Louis Economic Development Partnership provides staff for the LCRA.

The LCRA issues this Request for Proposals (“RFP”) to purchase and complete a redevelopment of the Property to put it to productive use. The LCRA owns the Property by way of a “Collector’s Deed for Taxes” issued pursuant to Chapter 140 of the Missouri Revised Statutes. The Property is located adjacent to Larimore Park and is zoned for residential use. The improvements located on the Property provide 1681 square feet under roof. However, those improvements require major renovation and are not habitable currently.

The intention of this RFP is to solicit proposals from developers (“Respondents”) that will contract to complete the purchase and redevelopment of the Property consistent with this RFP. Terms and conditions may be developed in response to specific proposals and incorporated into agreements that may be necessary to implement the Redevelopment.



Property Sketch Image: 09D430370 - 2018 - Card 1



Scope of Services

The LCRA seeks proposals to contract to purchase the Property and to enter into a redevelopment agreement with LCRA to develop the Property. The Property is sold AS IS, without inspection or warranty as to any matters. Proposals may not be contingent on title, survey, or inspection. THE PURCHASER SHALL BE RESPONSIBLE FOR CLEARING TITLE AND ALL RECORDING COSTS ASSOCIATED THEREIN.

Proposal Content

Proposals must include, at a minimum, the following information:

1. Proposed Project Description (to include but not limited to):
 - a. Use(s)
 - i. What is the project?
 - ii. Why is this opportunity important?
 - b. Improvement characteristics
 - i. Dimensions
 - ii. Square feet by general use
 - iii. Parking
 - iv. Sustainability aspects
 - c. Design
 - i. Unique features
 - ii. Materials
 - d. Total proposed project cost
 - e. A list of sources and uses of funds in the proposed redevelopment and evidence to support financing capability and the capacity to complete the proposed purchase and redevelopment as part of any agreement, including any financial commitment letters from lenders, equity partners, or contributors and/or other sources of financing
 - f. Timeline for redevelopment completion
 - g. Other benefits to the St. Louis or local community, such as number of jobs created, services provided, economic impact, etc.
 - h. Any other information which would provide a full and complete description of the proposed Project or use of the Property
2. Qualifications
 - a. Respondent Information
 - i. Full legal name, address, phone number, and email address for Respondent
 - b. Respondent's Background
 - i. Identification and description of project experience.
 - ii. Experience working with public-private partnerships, including appropriate financial structures.
3. Compliance with Zoning

- a. Proposals must indicate the Respondent's ability to comply with zoning requirements. If the bid is contingent on rezoning of some or all of the Property, then the Respondent must provide the following:
 - i. The zoning changes or variances to be sought
 - ii. Time frame needed to satisfy the requested rezoning; the LCRA reserves the right to negotiate the amount of time allowed to satisfy the zoning contingency
 - b. A proposed zoning change shall not take effect without the LCRA's prior written consent until Respondent has closed on the purchase of the Property
4. Compliance with Closing Requirements
 - a. The Sale Contract shall provide that (i) if the sale is not contingent upon certain conditions to close such as rezoning, financing, or environmental remediation, etc., the Respondent shall close on the purchase of the Property within sixty (60) days after the Sale Contract is signed, or (ii) if the sale is contingent upon certain conditions to close, the Respondent shall close on the purchase of the Property within sixty (60) days after all contingencies are satisfied or waived. If the Sale Contract includes a contingency, it shall provide that if that contingency is not satisfied or waived by the deadline specified, then the LCRA may elect to terminate the Sale Contract.
5. Proposed Purchase Price. Indicate that the Respondent will enter into a contract to purchase and develop the Property per the constraints established in this RFP and provide an offer to purchase the Property for a specified amount of money.
6. Development Agreement. Indicate the Respondent's willingness to enter into a development agreement, which grants the LCRA the right to repurchase the Property if the respondent fails to complete the development of the Property consistent with the submitted development plan within a maximum of two (2) years from the date of the development agreement.

Selection Criteria

Proposals submitted will be reviewed by the LCRA's staff for completeness, redevelopment plan details, purchase price, and other material terms. Selection of a respondent will be made based on the following criteria, in the LCRA's sole discretion:

1. Consistency with the relevant community redevelopment plan and fit with existing adjacent economic development activities, and the proposed project's impact on the community, including elimination, remediation, and prevention of blight;
2. The level of commitment to purchase and redevelop the Property to achieve its highest and best use and economic impact;
3. Experience and history of the respondent in performing similar redevelopment projects;
4. Stability and Credibility of financing/capital stack;
5. Type of proposed land use;
6. Credibility of any contingencies;
7. Responsive of the redeveloper to the terms of this RFP;

8. Size and nature of any economic incentive package required and the likelihood of receiving those incentives;
9. Timeline of redevelopment agreement and completion; and
10. Purchase Price.

The Land Clearance for Redevelopment Authority of the County of St. Louis actively encourages submission of proposals from disadvantaged business enterprises and companies owned by minorities, women, immigrants, and veterans. The LCRA does not discriminate on the basis of race, color, religion, creed, sex, sexual orientation, gender identity, age, ancestry, national origin, disability, or veteran status in consideration of this award. Equal Opportunity Employer.

The LCRA reserves the right to require an interview of Respondents at a place and time to be determined by the selection committee. The LCRA reserves the right to modify or eliminate certain criteria or establish further criteria for evaluation of proposals, to require additional submissions, to waive any informality in submissions, to modify its selection process, to reject any or all proposals, and to negotiate with successful respondent.

Terms and Conditions

The following terms and conditions apply to all proposals:

1. The LCRA reserves the right to reject any and all proposals submitted; to select one or more responding parties; to void this RFP and the review process and/or terminate negotiations at any time; to select separate responding parties for various components of the scope of services; and to select a final party/parties from among the proposals received in response to this RFP. Additionally, any and all RFP project elements, requirements and schedules are subject to change and modification. The LCRA also reserves the unqualified right to modify, suspend, or terminate at its sole discretion any and all aspects of this RFP process, to obtain further information from any and all responding parties, and to waive any defects as to form or content of the RFP or any responses by any party.
2. The LCRA makes no representations as to the zoning of the Property or permissible uses. Potential bidders are to conduct their own inquiry with St. Louis County as to what uses may be permitted. For proposals contingent on rezoning and financing, the LCRA may, in its sole and absolute discretion, determine which such proposals are credible and may disregard those it deems not credible. In making its credibility determination, the LCRA may consider such factors as the LCRA deems relevant, including, but not limited to, the existing zoning on adjacent properties, any likely opposition to, or support for, the requested rezoning, input from St. Louis County and any subsidies requested by the potential developer. If credible, contingent proposals are received, then the LCRA, in its sole and absolute discretion, may (but is not obligated to) extend the time frame for a final selection to allow one or more selected contingent proposals additional time to pursue the contingency.

3. Proposals (with or without contingencies) are binding promises that can be specifically enforced by the LCRA until the earlier of: (i) the date they are withdrawn by the developer, or (ii) until a sale of the Property is consummated by the LCRA.
4. This RFP does not commit the LCRA to award a contract, accept an offer to purchase, accept a planned use, defray any costs incurred in the preparation of a response to this RFP, or procure or contract for any services. All submitted responses to this RFP become the property of the LCRA as public records. All proposals may be subject to public review, on request, unless exempted as discussed elsewhere in this RFP.
5. The LCRA reserves the right to select a non-contingent bid over a higher bid that is contingent.
6. The LCRA also reserves the right to compete bidders in one or more rounds.
7. This RFP does not commit the LCRA to award a contract, accept an offer for purchase, accept a redevelopment plan, defray any costs incurred in the preparation of a response to this request, or procure or contract for services. All submitted responses to this RFP become the property of the LCRA as public records. All proposals may be subject to public review, on request, unless and to the extent exempted in accordance with applicable provisions of the Missouri Sunshine Act.
8. The Respondent is responsible for all costs in assessing, inspecting, surveying and evaluating the Property for its proposed purchase and redevelopment plan.
9. By accepting this RFP and/or submitting a proposal in response thereto, each responding party agrees for itself, its successors and assigns, to hold The Land Clearance for Redevelopment Authority of the County of St. Louis, the St. Louis Economic Development Partnership and its affiliated entities, St. Louis County, and all of their various agents, commissioners, directors, consultants, attorneys, officers and employees harmless from and against any and all claims and demands of whatever nature or type, which any such responding company, its representatives, agents, contractors, successors or assigns may have against any of them as a result of issuing this RFP, revising this RFP, conducting the selection process and subsequent negotiations, making a final recommendation, selecting a responding party/parties or negotiating or executing an agreement incorporating the commitments of the selected responding party.
10. By submitting responses, each responding party acknowledges having read this RFP in its entirety and agrees to all terms and conditions set out in this RFP.
11. Responses shall be open and valid for a period of ninety (90) days from the due date of this RFP.

Submission of Proposals

To be considered, proposals must be received no later than **October 2, 2026, at 3:00 PM CT**. Proposals received after the deadline identified above may not be considered.

Schedule

RFP Newspaper Advertisement #1	September 3, 2026
RFP Newspaper Advertisement #2	September 10, 2026
Questions Submitted by	September 18, 2026
Questions Answered by	September 25, 2026
Submission of Proposals by	October 2, 2026

Questions about this RFP should be sent by email to Sarah Kroner at Skroner@stlpartnership.com. Any answers to questions will be provided to all interested parties and released as an addendum to this RFP on the Partnership's website, <https://stlpartnership.com/rfp-rfq/>, after the date indicated above.

Electronic proposals should be sent by email to skroner@stlpartnership.com.

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