



City of Brentwood

2348 S. Brentwood Blvd.
Brentwood, MO 63144
www.brentwoodmo.org
314.962.4800

For more information, contact:

Janet Levy, Communications Manager
314.963.8653 or 314.793.7957 (mobile)
jlevy@brentwoodmo.org

Brentwood Board of Aldermen Approves \$436 Million Manchester Road Corridor Redevelopment Project

Brentwood, Missouri – July 19, 2023 – The City of Brentwood Board of Aldermen voted unanimously July 17 to approve a \$436 million redevelopment agreement with Green Street Real Estate Ventures LLC.

The redevelopment area consists of approximately 77.2 acres located on both sides of Manchester Road between Mary Avenue (just east of Brentwood Boulevard) and Hanley Road in Brentwood. The Green Street project will focus on redevelopment of 40+ acres in this area.

The agreement provides for the use of real property tax abatement to incentivize the redevelopment and revitalization of the area.

“The Board of Aldermen has made a bold decision to ensure a bright future for the Brentwood community by renewing an area of our city,” said Brentwood Mayor David Dimmitt. “This opportunity was made possible by the Brentwood Bound projects that have helped us overcome some of the community’s long-term challenges, including flooding and public safety. We are pleased to partner with Green Street Real Estate Ventures as the master developer for this revitalization project.”

The City’s Brentwood Bound projects include Deer Creek Flood Mitigation, Manchester Road Improvements, and the Deer Creek Greenway Connector. Construction on these projects began in late 2019 and is due to wrap up in 2024.

“Green Street has been continually impressed by the professionalism and proactive community outreach that the City has engaged in and the community’s dedication to being involved in the process,” said Joel Oliver, Chief Development Officer for Green Street Real Estate Ventures. “We are honored to have been chosen as the Developer of Record for the Manchester Corridor Redevelopment Area. Our team is eager to continue our partnership with the City and Community to fulfill their vision.”

Green Street Real Estate Ventures presented their proposal for redevelopment of Brentwood's Manchester Road Corridor at the Brentwood 353 Redevelopment Corporation Board meeting on July 19, 2022, and to the Board of Aldermen on August 15, 2022. On August 30, 2022, Green Street hosted an open house session for community members to learn more and ask questions about the proposal.

On September 19, 2022, the Board of Aldermen unanimously voted in favor of the resolution to designate Green Street as the preferred developer of the Manchester Redevelopment Area.

After the September 19 meeting, the City of Brentwood began the process of negotiating an agreement with Green Street.

On June 21, 2023, the Brentwood Redevelopment Corporation held a public meeting to review the proposed Manchester Road Corridor Redevelopment Area Development Plan. At this meeting, the Brentwood Redevelopment Corporation recommended by a vote of 5 to 1 that the Board of Aldermen approve the plan.

On July 5, 2023, the Board of Aldermen held a public hearing regarding the Development Plan and the proposed Master Redevelopment Agreement. The July 5 meeting included a first reading of the proposed ordinance.

At the July 17, 2023, Board of Aldermen meeting, the Board held a second reading of the proposed ordinance and voted unanimously to approve the Master Redevelopment Agreement.

###

The **City of Brentwood, Missouri** was incorporated in 1919. Brentwood is a full-service community with a unique blend of quality residential neighborhoods and one of the most thriving business districts in the St. Louis metropolitan area. Located within minutes of downtown St. Louis, Brentwood is known as the “City of Warmth” because of its small-town charm and friendly atmosphere. Learn more at www.brentwoodmo.org.