



# DEMOLITION BEST PRACTICES IN THE CITY OF ST. LOUIS

MAYOR LYDA KREWSON

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This report outlines key process improvements, increased standards, and new and developing projects and collaborations as they relate to demolitions of vacant and abandoned buildings in the City of St. Louis.

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Report Prepared by Laura Ginn  
St. Louis Development Corporation  
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## PROCESSES & STANDARDS

### Demolition Handbook

The updated [City of St. Louis Demolition Handbook](#) outlines the process and requirements for all demolitions completed within the City, and includes hyperlinks to relevant websites, forms, contacts, and more. With its release in October of 2018, minimum standards were increased to reduce the potential environmental and public health risks of demolition, for example:

- **Dust Control Requirements Created**

The use of misting fans for dust control is now required on all demolition projects while wrecking activity is taking place. The Building Division purchased two misting fans (one connects to fire hydrants, the other to a mobile water tank) that can be rented for \$250 per day. Rental includes Building Division staff to operate the machinery. Contractors are also encouraged to purchase their own equipment, and at least two companies have invested in mobile tankers. Penalties for improperly managing fugitive dust are: first offense - \$500 per-day fine, and 30-day suspension of bidding and permitting privileges; second offense - \$500 per-day fine, and 90 suspension of bidding and permitting privileges; third offense - \$500 per-day fine and suspension of bidding privileges until reinstated by the City's Demolition Board.

- **Buried Materials Further Restricted & Topsoil Amounts Increased**

Fill materials can not contain any wood, metals, lumber, glass, plaster, or any other materials considered C&D debris. Fill material should consist only of clean, uncontaminated brick, broken concrete, stone, mortar, sand, gravel, or dirt. Topsoil requirements were increased from six to twelve inches.

- **Responsibility for Non-Building Materials Enhanced and Clarified**

Any vegetation less than four inches in diameter is required to be removed, as well as fences and fence line growth when the adjacent property is a vacant lot. These additions decrease the maintenance burden of vacant lots by reducing opportunities for overgrowth and illegal dumping.

- **Waste Management Plans Required**

Waste management plans are required for demolitions of buildings more than 10,000 square feet. Blank and sample forms are provided.

The standards defined in the Handbook apply to all demolitions, whether publicly funded or private, and project sites receive a minimum of four inspections: pre-visit and building measurement, clean hole inspection, final inspection, and at least one random site visit.

*Handbook published by the Department of Public Safety – Building Division. Project Managed by St. Louis Development Corporation & Building Division. Written by Delta Institute. Funded by the Environmental Protection Agency - Region 7.*



## Building Review & Prioritization

Increased funding has provided the opportunity to transition from a complaint-driven, reactive process for identifying demolition candidates to an increasingly proactive selection process. Buildings tend to be reviewed for demolition for any of the following reasons:

- The building is vacant, and structurally condemned or lacking an updated inspection;
- The building is recommended for demolition through the Citizens' Service Bureau;
- The building or block is recommended for review through neighborhood collaborations;
- The block is identified for review through the BlockOps program, a data-driven approach to planning for vacant property condition improvements. (Blocks are prioritized for field surveys based on the combined rates of calls for services related to vacant properties, violent crime activity, and the amount of Forestry services encumbered to the City).

Buildings are prioritized based primarily on structural condition, and the extent of damage and risk relative to the potential for timely stabilization, *e.g.* collapsed or collapsing roof or wall, major fire or water damage, and falling brick or stone. Buildings may also be prioritized by the number of years neglected and surrounding conditions; persistent criminal activity (*e.g.* repeated removal of boards, violent and drug hotspots, persistent illegal dumping); through neighborhood collaborations; or as a component of collaborative projects like the Urban Greening Program or Operation Clean Sweep.

*Demolition project managers from the Building Division and the Land Reutilization Authority assess and photograph recommended buildings, research property ownership and history, receive authorizations, and post and award contracts. Buildings within historic review districts are also reviewed by the Cultural Resources Office.*



## Permit Process Improvements

Beginning in January, 2018, demolition permitting transitioned from a primarily paper-based system to STL City Permits ([www.stlcitypermits.com](http://www.stlcitypermits.com)) - the Building Division's web-based software. Many steps are now automatically generated, including requests for utility disconnections from Ameren and Spire; requests for inspection by the Department of Health for asbestos and air pollution and by Streets Department for sidewalk inspections; and letters for property owners. Building Division staff can access inspection and permit information on tablets, upload photos, and apply fines.

*Project managed by WBlue and Building Division, in collaboration with Information Technology and Services Agency.*



## Neighborhood Collaboration & Communication

Representatives from the Building Division and St. Louis Development Corporation attend neighborhood and ward meetings to provide residents with updates to the City’s demolition process and standards, and to create opportunities for neighborhood collaborations. Since January 2018, staff have participated in neighborhood or ward events at an average of once per week. In addition, notices of demolition are provided through signage and an interactive website:

- **Demolition Coming Soon Stickers & Site Signage**

Buildings that have been awarded to a contractor for demolition are now marked with bright orange ‘Demolition Coming Soon’ stickers. The Building Division’s Board-Up Crew places the stickers each week following the award of a demolition contract.

- **Demolition Site Signage**

Once a permit is issued, contractors are required to display proper signage including contact information and a copy of the demolition permit. Companies not displaying proper signage are fined \$50 per day.

- **Demo Tracker Webpage**

The Demo Tracker is an interactive web map ([www.stlvacancy.com/demo](http://www.stlvacancy.com/demo)) of all publicly-funded demolitions in the City of St. Louis. Tracked demolitions include projects that have been completed since January 1, 2018; all demolitions that are in progress (contract awarded and/or permit issued); and those that are planned or ‘coming soon.’ The data are updated at least twice per month, providing a tool for residents, neighborhood organizations, etc. to stay informed. For each demolition, the following information is provided: Address, Building Owner, Funding Source, Contract Amount, Fiscal Year, Demolition Contractor, Date of Contract Award, Date of Permit Issue, Date of Permit Completion, Neighborhood, and Ward.

*Project managed by St. Louis Development Corporation. Website hosted by The Vacancy Collaborative.*



## NEW & ONGOING PROJECTS

### Urban Greening Program

The [Urban Greening Program](#) (UGP) guides the spending of \$13.5 million on the demolition of vacant and abandoned buildings in the City of St. Louis for the purpose of removing impervious surface and reducing combined sewer overflows. The funding is provided by the Metropolitan St. Louis Sewer District' Project Clear as described in a [2012 Consent Decree](#). Through an [agreement](#) between MSD and LCRA, the funding is managed by St. Louis Development Corporation staff as a program of Green City Coalition.

The selection of buildings for demolition includes a combination of data-driven prioritization and neighborhood engagement. The Vacancy Demolition Prioritization Model ranks City blocks based on their high potential for storm water absorption through open space maintenance. Green City Coalition also hosts neighborhood participatory mapping and open space planning workshops in high-priority neighborhoods and offers technical assistance to neighborhood-supported small-scale development projects.

Vacant and condemned buildings are selected for UGP demolitions based on the following:

- the building is within high-priority areas for removing impervious surface (top 20th percentile of prioritization model);
- the building poses a high risk to public health and/or safety (*e.g.* falling bricks, crumbling walls, foundation decay, repeat problem properties for illegal dumping or crime);
- and/or the building has been prioritized through Green City Coalition neighborhood workshops or technical assistance programs.

After impervious surfaces are removed from a parcel (demolition is complete), a deed restriction is applied which limits the total amounts of impervious surface that can be constructed in the future. These 'Green Liens' can be applied to the parcel where the demolition occurred, or they can be 'swapped' for another. Swapped parcels must meet each of the following conditions:

- the parcel does not contain a structure and is owned by LRA;
- the parcel is available for purchase from the LRA (no pending offers or sales);
- the parcel size is comparable to that of the parcel receiving UGP funding;
- and the parcel is within the same city watershed as the parcel receiving UGP funding.

Urban Greening Program demolitions are required to meet the standards outlined in the City of St. Louis Demolition Handbook, with the following key differences:

- No man-made materials are permitted to remain on site. This includes the complete removal of basements and foundations, removal of any remnant fencing materials, concrete pads, retaining walls, sheds, garages, etc., and no burying of any materials;

- Tested and approved soil fill is provided to the contractor and delivered after clean-hole inspection;
- In addition to the core requirement of certification by the Demolition Board, contractors must attend a program orientation before being eligible to bid on UGP demos. There are currently four companies in the program.

*Project managed by St. Louis Development Corporation, in consultation with the GCC - Urban Greening Program Working Group. Funded by Metropolitan St. Louis Sewer District.*



## **USGS Research: Demolitions & Stormwater**

This collaborative field research project is measuring the absorption of stormwater in vacant lots after two types of demolition (standard vs. UGP). The eight parcels included in the study are owned by the Land Reutilization Authority and maintained by Green City Coalition. Data collection began in October 2018, and results will inform a set of findings and recommendations for the City, from USGS and the EPA.

*Project managed by United States Geological Survey. Funded by the Environmental Protection Agency Office of Research and Development.*



## **Deconstruction Contractor Training**

Contractors certified to complete demolitions within the City of St. Louis will be eligible to apply for a contractor training opportunity with St. Louis Community College Workforce Solutions. This 40-hour training will include both on-site and classroom sessions focused on building assessment, materials resale, and deconstruction safety and methods. (Delayed due to Covid-19.)

*Project managed by St. Louis Community College Workforce Solutions and St. Louis Development Corporation as a program of the Green City Coalition, in collaboration with EPA Region 7, Building Division, Details Deconstruction, and St. Louis Regional Business Council. Funding provided by Missouri Department of Natural Resources.*

## **Residential Deconstruction Pilot & Cost-Benefit Analysis**

Contractors that complete the training program will be eligible to bid to participate in the deconstruction of thirty (30) residential, vacant and condemned buildings. A data-driven short list of 100 potential vacant buildings is being assessed to identify pilot structures. With funding from the EPA and support of Delta Institute, findings will be compared to thirty (30) standard demolitions. This comparative analysis will review building details, employee hours and wages, and materials salvaged. Findings will inform program development and workforce development opportunities. (Delayed due to Covid-19.)

*Project managed by St. Louis Development Corporation and Building Division as a program of the Green City Coalition, in collaboration with EPA Region 7 and Delta Institute. Funding provided by EPA Region 7, Missouri Department of Natural Resources, and the Urban Greening Program.*



## Operation Clean Sweep

Initiated in 2017 as block clean ups by Better Family, Clean Sweep grew to include St. Louis Regional Business Council members providing in-kind labor and equipment for demolitions. In 2019, SLDC and City departments provided parcel-level planning and support. The program now includes: vacant building demolitions as defined by the City's Demolition Handbook; alley and lot debris and trash removal; clearing of vegetation overgrowth and remnant concrete and fencing; tree trimming and removal; door-to-door check-ins by the Neighborhood Stabilization Office; and targeted marketing of LRA vacant lots for sale as mow-to-own or side lot purchases.

*Project managed by St. Louis Development Corporation and Better Family Life, in collaboration with the Building Division, Department of Health, Forestry Division, Streets Department, Neighborhood Stabilization Office, Ameren, Spire, and St. Louis Regional Business Council. In-kind services provided by Fred Weber Inc., Keeley Companies, McCarthy Building Company, S.M. Wilson, and more.*



## Strategic Code Enforcement Mapping & Program Review

In March 2019, representatives from multiple City departments and the Vacancy Collaborative participated in the [Strategic Code Enforcement Management Academy \(SCEMA\)](#) at the University of Memphis School of Law. A dozen cities discussed best practices and tools for equitable and effective code enforcement for vacant properties and are working to map existing processes, identify challenges for both departments and residents, and inform improvements to both process and resident communications.

*Project managed by the Stabilization, Maintenance, Demolition Working Group of the Vacancy Collaborative, in coordination with the Building Division, Department of Health, Legal Services of Eastern Missouri, St. Louis Development Corporation, Information Technology and Services Agency, and the University of Memphis.*



## COMPLETED PROJECTS

### Demolition Best Practices Contractors Workshop

*October 5, 2018* - With the release of the updated Demolition Handbook, a mandatory 90-minute workshop was held for companies certified to conduct demolitions within the City. Staff from the Building Division and Delta Institute outlined increased standards for demolition and penalties for noncompliance, followed by an in-depth discussion to reduce potential for misunderstandings and barriers to implementation.

*Event hosted by the Building Division and managed by Delta Institute. Funded by EPA Region 7.*

### Demolition Best Practices Partners Tour

*October 4, 2018* - The Building Division and St. Louis Development Corporation hosted a tour of three active residential demolitions and a commercial deconstruction pilot site, followed by discussion of the City's updated standards, enforcement, and next steps.

*Participants included representatives from the Building Division, Mayor's Office, Department of Health, Fire Department, Neighborhood Stabilization Office, St. Louis Development Corporation, Environmental Protection Agency, Missouri Department of Natural Resources, Delta Institute, Washington University in St. Louis Environmental Law Clinic, Metropolitan St. Louis Sewer District, and US Geological Survey.*



### Deconstruction Regional Market Assessment

*April 2019* - To first understand the regional market potential for reclaimed building materials, Delta Institute and St. Louis Development Corporation completed a [market assessment](#) that outlines the feasibility for deconstruction in St. Louis. The report suggests that about ten percent (10%) of vacant and abandoned buildings are good candidates for full deconstruction and provides recommendations for supporting the local market and ensuring a successful program.

*Project managed by St. Louis Development Corporation – Green City Coalition. Assessment completed and written by Delta Institute. Funded by Environmental Improvement and Energy Resources Authority, subsidiary of Missouri Department of Natural Resources.*

### Cross-City Learning with Baltimore, MD and Details Deconstruction

*February 2019* – Representatives from City government and local construction and materials reuse industries visited Baltimore, MD to learn about the Baltimore protocol and the use of deconstruction to reduce public and environmental health risks and increase job opportunities. The team toured Details Deconstruction's facilities and an active job site and discussed best practices with Baltimore's Mayor and Housing Commissioner.

*Project funded by the St. Louis Regional Business Council.*



## **Commercial Deconstruction Pilot**

2019 - The City's first publicly funded deconstruction project was of a vacant commercial warehouse at 4208 Dr. Martin Luther King Drive. The building was planned for demolition as a component of the relocation of Rhema Church from within the National Geospatial Agency site. As a deconstruction project, 95% of the building materials were salvaged and five people were employed full-time for nine months. A report of findings for this pilot is in development.

*Project managed by St. Louis Development Corporation. Funded by Land Clearance for Redevelopment Authority.*



## RELATED WORKING GROUPS

### **Stabilization, Maintenance, and Demolition Working Group** – Vacancy Collaborative and **Subgroup: Demolitions & Public Health**

Public monthly working group of the Vacancy Collaborative to support and work toward action items outlined in the VC Work Plan, including strategic code enforcement, demolition standards and public health monitoring, building stabilization and deconstruction, and receivership. There are two subgroups focused on code enforcement mapping and on monitoring and reducing the public health risks posed by demolitions.

*Participants: representatives from multiple City departments, legal services, community organizations, historic preservation, academia, and neighborhoods.*



### **Vacant Building Strategy Meetings** – City of St. Louis

Internal monthly meetings to discuss cross-departmental coordination as it relates to building selection and program implementation for demolitions and Proposition NS.

*Participants: Building Division – Commissioner, Permits, Building & Demo Inspections, Contract Management, IT; SLDC – LRA Demolitions, LRA Real Estate; Health Department – Air Pollution Inspections.*



### **Urban Greening Program Working Group** – Green City Coalition

Monthly meeting to coordinate partners around the implementation and tracking of Urban Greening Program demolitions.

*Participants: St. Louis Development Corporation – Green City Coalition, Metropolitan St. Louis Sewer District, Planning & Urban Design Agency, Building Division.*



### **Data Committee** – St. Louis Area Violence Prevention Commission

Monthly cross-sector analysis of gun violence data and the potential relationships between violence and the built environment (including vacant lots and buildings and building demolitions).

*Participants: St. Louis Development Corporation, Department of Health, St. Louis Mental Health Board, St. Louis Area Violence Prevention Commission, St. Louis Metropolitan Police Department, Washington University in St. Louis, Missouri Office of the Attorney General, and BJC Healthcare.*



## DEMOLITION FUNDING

General revenue funding for the demolition of vacant and condemned buildings was increased from an average of \$1M per year to \$2.9M in fiscal year 2019 and \$3.5 million in fiscal year 2020. In addition to general revenue, the Urban Greening Program provides \$13.5M for vacant building demolition as a means of impervious surface removal, effective March 2017.

With increased demolition standards and quantity of contracts, the average cost per demolition has also risen. In 2017, the average cost of a publicly funded demolition was \$8,500. The average increased to \$11,400 in 2018, and then fell to \$9,000 in 2019. Urban Greening Program demolitions carry a higher cost due to enhanced standards that require additional work from contractors. UGP demolitions averaged \$10,000 in 2017, and rose to \$11,800 in 2018, and again to \$15,000 in 2019.

*General revenue funds for demolition are managed by the Building Division. Buildings are selected and contracts are managed by the Building Division and the Land Reutilization Authority. Urban Greening Program funding is provided by the Metropolitan St. Louis Sewer District and demolitions are managed by St. Louis Development Corporation in coordination with the GCC – UGP Working Group.*

### General Revenue Funding

Fiscal Year	Dates	Funds Allocated
2017	July 1, 2016 – June 30, 2017	\$ 1,000,000
2018	July 1, 2017 – June 30, 2018	\$ 1,000,000
2019	July 1, 2018 – June 30, 2019	\$ 2,900,000
2020	July 1, 2019 – June 30, 2020	\$ 3,525,000

### Urban Greening Program Funding

**\$13,500,000**

Calendar Year	Funds Spent
2017	\$ 1,117,529
2018	\$ 3,324,344
2019	\$ 2,728,692
<b>Remaining Funds</b>	
	\$ 6,329,435



## LIST OF RELATED DOCUMENTS 2019 – 2020

Year	Title	Type	Author
2020	<a href="#">State of Missouri Department of Natural Resources Financial Services Agreement: Deconstruction Training</a>	Agreement	St. Louis Community College; Missouri Department of Natural Resources
	<a href="#">Ordinance 71120: Update to the City’s Environmental and Demolition Ordinances</a>	Ordinance	BOA - Health and Human Services Committee
	<a href="#">Board Bill 231: Police Escort for Building Demolitions</a>	Board Bill	BOA - Public Safety Committee
2019	<a href="#">St. Louis Vacancy Collaborative: 2019-2021 Work Plan</a>	Plan	Vacancy Collaborative
	<a href="#">St. Louis Deconstruction Market Assessment</a>	Report	Delta Institute
	<a href="#">Resilient St. Louis</a>	Report	Mayor Krewson
	<a href="#">Deconstruction, Demolition, Mothballing: Pros and Cons in St. Louis and Milwaukee</a>	Presentation	St. Louis Development Corporation; Green City Coalition
	<a href="#">Data-Driven Vacancy Strategies in St. Louis</a>	Presentation	St. Louis Development Corporation
	<a href="#">The Public Health Burden of Urban Housing Vacancy in the City of St. Louis, August, 2019</a>	Report	Department of Health
	<a href="#">Deconstructing [STL] Vacancy: From Challenge to Opportunity</a>	Presentation	St. Louis Development Corporation
	<a href="#">Deconstruction in St. Louis</a>	Handout	Delta Institute
	<a href="#">Environmental Racism in St. Louis</a>	Report	Washington University in St. Louis
	<a href="#">Vacancy Strategies: Green City Coalition, Vacancy Data Working Group, Demolition, Deconstruction</a>	Presentation	St. Louis Development Corporation
	<a href="#">UGP Demolitions: Key Points</a>	Handout	St. Louis Development Corporation; Green City Coalition
	<a href="#">St. Louis Deconstruction Convening</a>	Presentation	Delta Institute
	<a href="#">Change in Calls for Service 2017-2019 in the Wells Goodfellow Neighborhood Green Space Development and Surroundings</a>	Report	St. Louis Development Corporation; Green City Coalition
<a href="#">Track Demolitions in Your Ward</a>	Handout	St. Louis Development Corporation	
<a href="#">St. Louis Demolition Updates, 2018-2019</a>	Handout	Delta Institute	

## LIST OF RELATED DOCUMENTS 2017 – 2018

Year	Title	Type	Author
2018	<a href="#">Wells Goodfellow Pilot Zone: A Project of St. Louis Blight Authority</a>	Map	St. Louis Development Corporation
	<a href="#">Request for Proposals for Market Research Analysis for Deconstruction Demolition</a>	RFP	St. Louis Development Corporation
	<a href="#">Agreement by and Between St. Louis Development Corporation and Delta Institute: Deconstruction Market Research</a>	Agreement	St. Louis Development Corporation; Delta Institute
	<a href="#">A Plan to Reduce Vacant Lots and Buildings in the City of St. Louis</a>	Plan	Mayor Krewson
	<a href="#">Ordinance 70794: 2018 International Building Code</a>	Ordinance	BOA - Public Safety Committee
	<a href="#">City of St. Louis Demolition Handbook</a>	Handbook	Building Division
	<a href="#">St. Louis Demolition Handbook Training</a>	Presentation	Delta Institute
	<a href="#">Data + Community: Combining Data-Driven Solutions with Community Knowledge and Priorities to Reimagine Vacancy in St. Louis</a>	Presentation	Green City Coalition
	<a href="#">Prioritizing Vacancy Demolitions and Green Space Conversions with a Combination of GIS Modeling and Participatory Mapping</a>	Presentation	Green City Coalition
	<a href="#">Invitation to Bid: Deconstruction of LCRA-Owned Building Located at 4208 Dr. Martin Luther King Drive</a>	RFP	Land Clearance for Redevelopment Authority
2017	<a href="#">Planning for and Monitoring for Comprehensive Urban Water Infrastructure: Maximizing Benefits for Coupled Urban Watershed-Sewershed Hydrologic Processes</a>	Agreement	United States Geological Survey; Environmental Protection Agency
	<a href="#">Demolition Tracker</a>	Map	St. Louis Development Corporation
	<a href="#">St. Louis Deconstruction Site Visit Report</a>	Report	Delta Institute
	<a href="#">Urban Greening Program Vacancy Demolition Prioritization Model</a>	Map	St. Louis Development Corporation; Green City Coalition
	<a href="#">MSD Combined Sewer Overflow Volume Reduction Green Infrastructure Program Agreement</a>	Agreement	Land Clearance for Redevelopment Authority; Metropolitan St. Louis Sewer District
<a href="#">MSD Project Clear: Urban Greening Program</a>	Presentation	Metropolitan St. Louis Sewer District	
<a href="#">St. Louis Land Bank Assessment</a>	Report	Asakura Robinson	

## LIST OF MEDIA COVERAGE

Date	Title	Source
03/19/2020	<a href="#">The lead poisoning of children: interview with Adolphus Pruitt</a>	Real STL
01/21/2020	<a href="#">St. Louis begins taking apart buildings to salvage valuable brick and lumber</a>	St. Louis Public Radio
01/03/2020	<a href="#">St. Louis issues fine to contractor for kicking up dust at demolition site</a>	St. Louis Post Dispatch
09/21/2019	<a href="#">Clean Sweep targets blight in the Greater Ville neighborhood</a>	St. Louis Post Dispatch
08/19/2019	<a href="#">Downtown St. Louis is rising; black St. Louis is being razed</a>	CityLab
08/02/2019	<a href="#">Increase in demolitions a boon for some St. Louis small businesses</a>	St. Louis Post Dispatch
07/19/2019	<a href="#">Fight against blight gets boost from Twitter's Dorsey, Detroit's Pulte</a>	St. Louis Post Dispatch
07/08/2019	<a href="#">'Rebuilding a city': demolition activity in St. Louis op one year after Krewson outlined vacancy plan</a>	St. Louis Post Dispatch
06/19/2019	<a href="#">Vacant lots sponge up stormwater, produce community benefits</a>	MetroSTL
04/05/2019	<a href="#">Brick by brick, Baltimore's blighted houses get a new life</a>	The Wall Street Journal
01/07/2019	<a href="#">St. Louis demolitions bring renewed risk for lead poisoning</a>	St. Louis Post Dispatch
12/27/2018	<a href="#">Can deconstructing some of St. Louis' past help build a sustainable future?</a>	Next City
11/08/2018	<a href="#">Deconstruction projects aim to give new life to historic building materials</a>	St. Louis Public Radio
11/09/2018	<a href="#">Instead of tearing down vacant buildings, St. Louis set to give 'deconstruction' its first try</a>	St. Louis Post Dispatch
09/21/2018	<a href="#">Demo crew take down LRA property during Clean Sweep event</a>	St. Louis Post Dispatch
08/07/2018	<a href="#">Environmental coalition plans to salvage materials from vacant north St. Louis buildings</a>	St. Louis Public Radio
07/18/2018	<a href="#">Demolition in St. Louis: a mid-year review</a>	NextSTL
05/01/2018	<a href="#">Construction firms to chip in equipment to demolish vacant buildings in bigger 'Clean Sweep' for St. Louis</a>	St. Louis Post Dispatch
03/26/2018	<a href="#">Amid drumbeat from falling bricks, St. Louis to ramp up demolition of vacant buildings</a>	St. Louis Post Dispatch