



*“A Driving Force for Economic Development”*



## **Vitae of Kevin Bryant**

Executive Founder & Developer

President of the Kingsway Development, LLC

Among some of the emerging commercial real estate developers in the region, Kevin Bryant is making his mark by establishing and nurturing critical business relationships with some of the St. Louis area’s most prolific companies and individuals.

He is the executive founder and developer of the Kingsway Development LLC, president of the Kingsway Merchants District Association - a St. Louis Development Corporation appointment - and CEO of Conversions Global Marketing. Kevin is a

tactical decision-maker with a keen eye for creative problem solving and diplomatic negotiating.

Throughout his tenured career, he has earned a reputation as the trusted go-to; one renowned for his ability to call on his core competencies of advertising, design, journalism, marketing, promotions, and digital communication to deliver measurable results with impeccable efficiency.

As an accomplished communications professional with expertise in strategic planning and project management for leading organizations, Kevin has shepherded projects for the likes of Monsanto Corp., Anheuser-Busch, Jones Lang LaSalle, Diadora, Grace Hill Health Centers, Harris-Stowe State University, and Family & Workforce Centers of America.

More recently while serving as the leading Community and Building Developer in the Kingsway/Central West End corridor, Kevin has retained Master Development rights for 207 acres of the Kingsway District and is overseeing the multi-million-dollar business and community development project in St. Louis’ Central-West End. He is well-positioned to drive economic development in the district through a core focus on revitalizing vacant/underutilized properties.

In addition to real estate, Kevin has negotiated tax credit programs and established the fully operating Kingsway Redevelopment Plan (with exclusive rights for the next 10 years) - in partnership with the St. Louis Development Corp., a plan that includes

initiating corporate expansion opportunities and supporting upwardly mobile housing developments.

With experience gained through working with the Collective Work Foundation (CWF) to support the philanthropic needs of the Kingsway Redevelopment plan, Kevin leveraged relationships and brokered partnerships with the Fountain Park and Lewis Place neighborhood organizations to combat problems of urban blight. He oversaw the strategic management and authorizing of capital budgets, business agreements, and competitive bidding for sub-contracting for CWF and a cache of small to medium businesses.

Kevin's experience encompasses a cross-section of project types and sizes. Relying on an acute sense for equitable development; he has created a myriad of exciting projects including *Elevation Workspace*, a \$6.2 million mixed-use office building dedicated to the growth of entrepreneurs, *Euclid Gardens Senior Living*— the adaptive re-use of a 35,000 sq ft abandoned school, and *The Bridge Apartments*— ground up construction of a 200 unit market rate apartment building scheduled for opening Summer 2023.

He has also advanced the redevelopment of Fountain Park and Lewis Place by securing more than \$10 million in residential investment and over \$89 million in total commercial investments all dedicated to Affordable Housing and for-sale single family homes.

He has been called upon to manage successful, multi-stakeholder projects for Lambert St. Louis International Airport, and dozens of more top companies, celebrities, non-profits, municipalities, and corporations.

Kevin's career spans nearly every aspect of commercial real estate and urban planning, including project management, market feasibility, entitlements, public-private financing, incentives, design/development, asset management, and real estate business operations.

Over the past 24 years, Kevin has worked with more than 300 clients, including many of the nation's leading non-profits, civil rights, and youth-serving organizations; colleges and universities; research organizations; corporations; financial services groups; publications; trade associations; entertainers; and government agencies.