

# Grand Center's Missouri Theatre Building renovation moving forward

- [By Lisa Brown St. Louis Post-Dispatch](#)



*The Lawrence Group's CEO Steve Smith and Lord Swraj Paul unveil a plaque at the former Missouri Theatre Building on Aug. 31, 2017, which is being renamed after Paul's late son Angad Paul. Photo by Lisa Brown.*

The long vacant Missouri Theatre building in Midtown's Grand Center district will open in a year with a 146-room hotel, restaurant, rooftop bar and headquarters for Bull Moose Industries, developer Steve Smith said at a dedication event Thursday.

A renovation of the 12-story building at 634 N. Grand Boulevard, next to Powell Hall, has [been planned for several years](#) and the project was initially slated to open this summer. Smith said now the mixed-use project is slated to open in late summer 2018. The Lawrence Group, led by Smith, is the developer, and Paric is the general contractor.

Enterprise Bank & Trust and the Bank of Springfield are lenders on the project, which is receiving a New Markets Tax Credit loan and historic tax credits.

The City of St. Louis Clean Energy Development Board also approved more than \$10 million of commercial PACE (Property Assessed Clean Energy) funding for the project. Ladue-based RAHILL Capital served as the owners' representative in securing the PACE funding, which is used for efficiency improvements in lighting systems, windows and heating and cooling equipment.

"This is the last empty historic building standing on Grand Boulevard," said Grand Center president and CEO Karin Hagaman at the event dedicating a plaque to the building's namesake, Angad Paul.

Angad Paul, a former CEO of Caparo Group, died in November 2015 in London. Caparo Group is a British steel company that has an ownership stake in the Midtown building and owns Chesterfield-based manufacturing company Bull Moose Industries. Bull Moose is relocating its 75 corporate employees to 25,000 square feet of space in the newly named The Angad Paul Building. The hotel will be called the Angad Arts Hotel.

"This is a city that has gone through a tremendous transformation," Angad Paul's father, Swraj Paul, who founded Caparo, said at the dedication where the plaque honoring his son was unveiled. Swraj Paul holds the title Lord Paul of Marylebone.