

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, February 4, 2015 at 5:30 P.M**  
**1520 Market St – Suite 2000 –Board Room**

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Michael Powers, Patrick Brown, Dan Jay, Rich Bradley, Ted Spaid, Dave Visintainer; by phone, Ivy Neyland-Pinkston

Commissioners Absent: Ald. Shane Cohn  
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Don Taylor; Mary Hart Burton (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Alderwoman Tamika Hubbard  
Otis Williams, Executive Director, SLDC  
Dale Ruthsatz, Deputy Director, SLDC  
Ivie Clay, Director of Communications, SLDC  
Sarah Davis, Virginia Druhe, Isaiah Hair, Ronrico Dolz, Shirley Booker, Linda Youree, Mark Baker, Mary Densmore, James Meinert, Doug Lowrey, Karen Taylor, Charlesetta Taylor, Joyce Cooks, Charlene Bell, Pastor Jonathan Davis and wife, Theresa Hannegan

At 5:36 p.m., Director Don Roe addressed the Commissioners and informed Chair Stauder a quorum was present. Chair Stauder then asked for a motion on the minutes from the January 7, 2015 meeting. Commissioner Visintainer moved to approve; Commissioner Bradley seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Krewson, Rich Bradley, Michael Powers, Ivy Neyland Pinkston, Dan Jay, Ted Spaid, Dave Visintainer. Patrick Brown arrived at 5:45 p.m. and did not vote on this item.

Director Roe introduced the first item, *General Presentation on Potential National Geospatial-Intelligence Agency Facility*, which pertained to all items on the evening's agenda. At 5:39 p.m., Otis Williams, Executive Director of the St. Louis Development Corporation, presented a powerpoint presentation that provided an overview of the proposed project and its implications for the City and the neighborhood and ward directly where the project would be situated. Commissioners asked questions regarding the use of the current site, and inquired about the possibility of placing property under option pending the outcome of site selection.

Chair Stauder commenced the public hearing by having Roman Kordal present item 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #12 – Conduct Presentation & Public Hearing – Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22<sup>nd</sup> Redevelopment Area*. He provided a PowerPoint overview of the proposed amendment to the plan and summarized the

handouts that had been previously provided to the Commissioners, previously available on the City's Website, and available to the public at this meeting. Following his presentation, members of the public were invited to speak at 6:18 p.m. Alderman Tamika Hubbard provided her comments in support of the NGA project and the amendment to the SLUP. Shirley Baker spoke next and expressed her opinion that too much land was being required, and that she was opposed to the project and plan modification. Virginia Druhe indicated she was concerned about the cost associated with the project and generally opposed to it. Isaiah Hair said that he had seen plans come and go and was opposed to the project. Pastor Jonathan Davis expressed his frustration that he had been told eminent domain would not be used and now it was proposed, that his asking price was \$3 million for his property, and that he was opposed to the project. James Meinert indicated his belief that the plan should be oriented to foster housing and small businesses. Otis Williams responded to comments from the public regarding expectations of NGA and the relationship between NGA, LCRA, Northside Regeneration LLC and Paul McKee. As there were no further comments from the public present, Chair Stauder noted that written comments had been received and would be placed in the record, and closed the public hearing at 6:42 p.m.

Chair Stauder commenced the next public hearing by having Dick Zerega present item 5, *PDA-001-02-NBD – A Plan for the Neighborhoods of the 5<sup>th</sup> Ward Amendment #2 – Conduct Presentation & Public Hearing – Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22<sup>nd</sup> Redevelopment Area*. He provided a PowerPoint overview of the proposed amendment to the plan and summarized the handouts that had been previously provided to the Commissioners, previously available on the City's Website, and available to the public at this meeting. Following his presentation, members of the public were invited to speak at 6:56 p.m. Alderman Tamika Hubbard provided her comments in support of the NGA project and the amendment to the Neighborhood Plan. Isaiah Hair stated that he was now a resident of the Third Ward, but recalled his involvement with this plan in 1999 and that there were many meetings at the time. He is opposed to this amendment. Joyce Cooks spoke against the plan amendment and the project, and was concerned that it was unclear who would get the land being purchased if NGA did not choose the site. Karen Taylor on behalf of Browney's Nine Holding Co. No. One, LLC spoke and indicated her opposition to the plan amendment and project. She expressed her concern that it was unlikely NGA would select the site with its potential environmental problems and disgruntled residents, and that the process may be a ploy for Northside Regeneration to obtain eminent domain rights and acquire property itself. Charlesetta Taylor, also representing Browney's Nine Holding Co. No. One, LLC, also expressed her opposition to the plan amendment and project. James Meinert expressed his opposition as well, and observed that race may be a factor and that no members of the public had appeared in support of the plan. Virginia Druhe noted that the people still in the area chose to remain after others had left and were there by choice, and expressed her opposition to the amendment and project. Mark Baker also expressed his opposition to the project and plan amendment, and said that there should be no eminent domain until all efforts have been exhausted. Otis Williams responded to comments from the public. Pastor Davis indicated he had the same comments that were provided in the prior public hearing. Isaiah Hair returned to the podium stated he believed the project required too much property and should be reduced in scale, and that he was opposed to the plan amendment. As there were no further comments from the public present, Chair Stauder noted that written comments had been received and would be placed in the record, and closed the

public hearing at 7:27 p.m. The Commission took a recess to confirm no further written comments had been received due to the inclement weather by people who may have intended to attend (none had been received), and reconvened at 7:50 p.m.

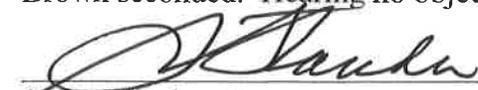
Roman Kordal presented item 6, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #12 – Adoption of Amendment*. Ivy Neyland Pinkston stated the Comptroller was in support of the project and any required procedures to support the project, and that the Comptroller would work to ensure all parties concerned receive proper compensation. Chair Stauder noted that further information about the process would be helpful for the members of the public who were trying to understand. Commissioner Jay moved to approve, and Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Krewson, Rich Bradley, Ivy Neyland-Pinkston, Patrick Brown, Dan Jay, Ted Spaid, Dave Visintainer. Michael Powers voted against adoption of the resolution.

Dick Zerega presented item 7, *PDA-001-02-NBD – A Plan for the Neighborhoods of the 5th Ward Amendment #2 – Adoption of Amendment*). The commissioners expressed a concern that there did not appear to be more neighborhood involvement in the development of the amendment to the plan. Commissioner Powers indicated his opinion that the former Pruitt-Igoe site should be considered more carefully. Commissioner Spaid moved to approve, and Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Susan Stauder, Rich Bradley, Ivy Neyland-Pinkston, Patrick Brown, Dan Jay, Ted Spaid, Dave Visintainer. Michael Powers voted against adoption of the resolution and Ald. Krewson was out of the room when the vote took place.

Roman Kordal presented item 8, *PDA-012-15-RDM – Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd Redevelopment Area – St. Louis Place and Carr Square Neighborhoods – LCRA #1945 (CB 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1092, 1093, 1094, 1095, 2314, 2315, 2316, 2317, 2318, 2319, 2324, 2325, 2326, 2327, 2328, 2329, 2345, 2346, 2347 6484 & 6485)*. Commissioner Jay expressed his concern that the Federal government had complicated the process by not permitting property to be optioned and yet not guaranteeing this site would be selected. Commissioner Powers moved to approve; Commissioner Brown seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Krewson, Rich Bradley, Michael Powers, Ivy Neyland Pinkston, Patrick Brown, Dan Jay, Ted Spaid, Dave Visintainer.

Other business for this meeting: Don Roe noted that the list of items delegated to him for approval with his analysis and recommendations was included with the materials provided to the Commissioners and invited Commissioners who wish to discuss those items with him to do so at their convenience. He also noted that a demolition review presentation would be on the March agenda.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Jay; Commissioner Brown seconded. Hearing no objection, the meeting adjourned at 8:30 PM.

  
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Susan Stauder, Chair