

## MINUTES

### LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

#### REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room  
Tuesday, August 23, 2016 – 3:00 pm

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**BOARD MEMBERS PRESENT:** Chris Goodson, Chair  
Matthew McBride (Vice Chair)  
Marvin Anderson  
Kennard Jones (Phone 3:10 pm)

**BOARD MEMBERS ABSENT:** Wendy Timm

**STAFF PRESENT:** Dale Ruthsatz, Michael Griffin, Zachary Wilson, Otis Williams,  
Jo Ann LeGard, Sara Wessels, Ivie Clay, Charlie Hahn, Howard  
Hayes, Rob Orr, Michelle Stuckey (SLEDP)

**COUNSEL PRESENT:** David Meyer, Leslye Mitchell Yancey

**GUESTS PRESENT:** Chuck Billings, Tony Sansone, Mike Sansone, Michael Schwartz,  
Dave Sweeney, Craig Heller, Craig Cobler, Bob O'Laughlin, Brian  
Pratt, Collen Ruiz, Mike Shannon, Mark Repking, Dave Bittles,  
David Harmon, Matt Carroll-Schmidt, Brooks Goedeker, Jessica  
Mueller, Jacob Kirn, Dave Haum

#### **CALL TO ORDER**

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:05 p.m.

#### **APPROVAL OF MINUTES**

A motion to approve the Minutes from the July 26, 2016 meeting was made by Commissioner McBride, and Commissioner Anderson seconded; the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Anderson) voting Aye.

#### **RESOLUTION NO. 16-LCRA-10080 - RESOLUTION AUTHORIZING RELEASE FROM A DEED OF TRUST OF A BUILDING HEIGHT RESTRICTION FOR PROPERTY IN THE CIVIC CENTER REDEVELOPMENT AREA**

Leslye Mitchell-Yancey presented the Resolution to the Board and explained there is a deed restriction in place on the property at 620 Market St. that limits development of the site to 35 feet in height. To release this restriction approval is needed from Ball Park Village Holdings Block 350, LLC, LCRA, Gateway BPV Holdings, LLC and that approvals will also be required from the State of Missouri and St. Louis County

pursuant to the provisions of a cooperative agreement with those parties. In answer to a question about the proposed use of the site, Otis Williams answered that we understand it is a Ferris Wheel. Colleen Ruiz, counsel for the present owner, explained that the present owner wants the restriction removed so the property can be sold. Chuck Billings and Tony and Mike Sansone also spoke about their desire to remove the restriction, as did Dave Biallis, who is the broker for the present owner. Bob O'Laughlin spoke against the removal because of his concern with the proximity of the site in question relative to his own immediately adjacent property. He also noted that a Ferris Wheel at this site would directly compete for business with a Ferris Wheel at his Union Station property. After extensive discussion it was decided that this Resolution be tabled until a later date.

**RESOLUTION No. 16-LCRA-10062** – RESOLUTION DESIGNATING MONOGRAM BUILDING, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 1600-1742 WASHINGTON AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2091P1)

Dale Ruthsatz presented the Resolution to the Board. David Sweeney from Lanthrop and Gage also spoke about the project. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Jones, Anderson, Goodson) voting Aye.

**RESOLUTION No. 16-LCRA-10063** – RESOLUTION DESIGNATING 815 ANN, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN 801-25 ANN AVE. AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2111P)

Michael Griffin presented the Resolution to the Board. David Sweeney and Dave Haum from Advantes Development spoke regarding the project and also about the PACE program. After discussion, Commissioner Jones moved to approve, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Jones, Anderson Goodson) Voting Aye.

**RESOLUTION NO. 16-LCRA-10079** – RESOLUTION DECLARING 3942 FLAD AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3942 FLAD AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2140)

Zachary Wilson presented the Resolution to the Board. David Sweeney and also from Lathrop and Gage and David Haum from Advantes Development spoke regarding the project. After discussion Commissioner Jones moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye.

**RESOLUTION NO. 16-LCRA-10069** – RESOLUTION DECLARING THE 1615 HAMPTON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1615 HAMPTON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2138)

Michael Griffin presented the Resolution to the Board. Alderman Ogilvie spoke in favor of the project. After discussion Commissioner McBride moved to amend the resolution as presented to allow up to 10-year tax abatement, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye. Commissioner McBride moved to approve the resolution as amended, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-10078** – RESOLUTION DECLARING 2217 LOCUST AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2217 LOCUST AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2136)

Zachary Wilson presented the Resolution to the Board. Michael Schwartz with Black Line Development spoke regarding the project. After discussion Commissioner Jones moved to approve, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye.

**RESOLUTION NO. 16-LCRA-10082**- RESOLUTION AFFIRMING THAT PROPERTIES IN THE CHOUTEAU / SARAH / PAPIN AREA ARE BLIGHTED AND APPROVING AN AMENDED CHOUTEAU / SARAH / PAPIN BLIGHTING STUDY AND PLAN FOR THE AREA

Dale Ruthsatz presented the Resolution to the Board. Brian Pratt and Brooks Goedecker also discussed the project. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-10065** – RESOLUTION DECLARING THE 4176 MANCHESTER AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4176 MANCHESTER AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2116)

Zachary Wilson presented the Resolution to the Board. Brooks Goedecker and Jessica Mueller also spoke about the project. After discussion, Commissioner Jones moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-10066** – RESOLUTION DECLARING THE 4311, 4315, 4345 & 4358 HUNT AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4311, 4315, 4345 & 4358 HUNT AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR DEVELOPERS OF THE AREA (2117)

Michael Griffin presented the Resolution to the Board. Brooks Goedecker also spoke about the project. After discussion, Commissioner Anderson moved to approve, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-10067** – RESOLUTION DECLARING THE 614 N. 11TH ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 614 N. 11TH ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2132)

Michael Griffin asked for this Resolution to be tabled, and the Commissioners had no objection, so the matter was tabled until a subsequent meeting.

**RESOLUTION NO.16-LCRA-10068** – RESOLUTION DECLARING THE 5804-08 WESTMINSTER PL. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5804-08 WESTMINSTER PL. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2131)

Michael Griffin presented the Resolution to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections

the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-10070** – RESOLUTION DECLARING THE 1211 TOWER GROVE AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1211 TOWER GROVE AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2139)

Michael Griffin presented the Resolution to the Board. Brooks Goedecker also spoke about the project. After discussion, Commissioner McBride moved to approve, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-10071** – RESOLUTION DECLARING THE 4230 CHOUTEAU AVE. AND 4247, 4335 ARCO AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4230 CHOUTEAU AVE. AND 4247, 4335 ARCO AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2141)

Michael Griffin presented the Resolution to the Board. Brooks Goedecker also spoke about the project. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-10072** – RESOLUTION DECLARING THE 2329 ANN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2329 ANN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2142)

Michael Griffin presented the Resolution to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-10073** – RESOLUTION DECLARING THE 2212-30 SHENANDOAH AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2212-30 SHENANDOAH AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2143)

Michael Griffin presented the Resolution to the Board. After discussion, Commissioner Jones moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, and Goodson) voting Aye.

## **RECESS**

At 4:38, the Chair called for a brief recess so the members could take up matters concerning another Board's operations. The Chair reconvened the meeting at 4:53.

**RESOLUTION NO.16-LCRA-10074** – RESOLUTION DECLARING 4308 DR. MARTIN LUTHER KING BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4308 DR. MARTIN LUTHER KING BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2137)

Zachary Wilson presented the Resolution to the Board. After discussion Commissioner Jones moved to approve, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye.

**RESOLUTION NO.16-LCRA-10075** – RESOLUTION DECLARING 2254-2256 SOUTH GRAND AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2254-2256 SOUTH GRAND AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2133)

Zachary Wilson presented the Resolution to the Board. After discussion Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye.

**RESOLUTION NO.16-LCRA-10076** – RESOLUTION DECLARING 3425 MAGNOLIA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3425 MAGNOLIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2134)

Zachary Wilson presented the Resolution to the Board. After discussion Commissioner Jones moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye.

**RESOLUTION NO.16-LCRA-10077** – RESOLUTION DECLARING 2723 ALLEN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2723 ALLEN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2135)

Zachary Wilson presented the Resolution to the Board. After discussion Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (Goodson, McBride, Jones Anderson) Voting Aye.

### **OPEN AGENDA**

There was no business to discuss under Open Agenda.

### **EXECUTIVE SESSION**

Chairman Goodson called for a motion to move into Executive Session at 4:59 p.m. Commissioner McBride moved to go into Executive Session, Commissioner Anderson seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Jones, Anderson and Goodson) voting Aye.

### **REGULAR SESSION**

After adjournment of Executive Session, Chairman Goodson called for a motion to return to Regular Session at 5:35 p.m.; Commissioner McBride moved to return to regular session, Commissioner Anderson seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Anderson and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-10064** - RESOLUTION DESIGNATING 4749 GRAVOIS LLC AS REDEVELOPER OF THE PROEPRTY LOCATED AT 4749 AND 4715-21 GRAVOIS AVE AND 4700-14 MORGAN FORD RD. IN THE GRAVOIS/MORGAN FORD REDEVELOPMETN AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (Dale Ruthsatz)

Dale Ruthsatz presented the Resolution to the Board. The Commissioners discussed the request and the need for tax abatement. After discussion a motion to approve was made by Commissioner Anderson,

Commissioner McBride seconded; the motion failed to pass by roll call vote with Commissioners McBride and Anderson voting Aye and Chair Goodson and Commissioner Jones voting Nay.

**RESOLUTION NO.16-LCRA-10083** - RESOLUTION AUTHORIZING LCRA TO NEGOTIATE LOAN EXTENSION TERMS AND ENTER INTO REVISED LOAN DOCUMENTS WITH ENTERPRISE BANK & TRUST FOR FINANCING RELATED TO THE ACQUISITION OF 2000 HAMPTON (Charlie Hahn)

Charlie Hahn presented the Resolution to the Board. After discussion a motion to approve was made by Commissioner Jones, Commissioner McBride seconded; the motion passed by roll call vote with all Commissioners Present (Chris Goodson, Matthew McBride, Marvin Anderson) voting Aye.

**ADJOURNMENT**

With no further business, Commissioner Goodson moved to adjourn. Hearing no objections, the meeting was adjourned at 5:45 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for September 27, 2016.

Executed version is kept on file at:  
St. Louis Development Corporation  
1520 Market St.  
Ste.# 2000  
St. Louis, MO 63103

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Chris Goodson, Chairman

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Otis Williams, Executive Director