

## AGENDA

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

### REGULAR MEETING - REGULAR SESSION (Some Commissioners May Be by Phone)

1520 MARKET STREET – SUITE 2000  
BOARD ROOM

Tuesday, February 21, 2017 – 3:00 pm

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES** – January 24, 2017 and February 7, 2017

3. **2232-56 SOUTH GRAND BLVD. AREA**  
**Alderman Christine Ingrassia / 6<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10164** - RESOLUTION DESIGNATING MBR SHENANDOAH, LLC AS REDEVELOPER OF PHASE 2 NOW KNOWN AS 2256 SOUTH GRAND AVE. LOCATED IN THE 2232-56 SOUTH GRAND BLVD. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2133P2) (Dale Ruthsatz)

**RESOLUTION NO. 17-LCRA-10165** - RESOLUTION DESIGNATING SOUTH GRAND DEVELOPMENT, LLC AS REDEVELOPER OF PHASE 1 NOW KNOWN AS 2232 SOUTH GRAND AVE. LOCATED IN THE 2232-56 SOUTH GRAND AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT AND STATING AN INTENT TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN THE AGGREGATE MAXIMUM PRINCIPAL AMOUNT OF \$ 15,000,000 IN FURTHERANCE THEREOF (2133P1) (Dale Ruthsatz)

4. **705 OLIVE ST. AREA**  
**Alderman Jack Coatar / 7<sup>th</sup> Ward**

**RESOLUTION NO.17-LCRA-10166** - RESOLUTION DESIGNATING 705 OLIVE, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 705 OLIVE ST. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPEMENT AGREEMENT (2084P1) (Dale Ruthsatz)

5. **FOX PARK / BENTON PARK WEST SCATTERED SITES AREA**  
**Kenneth Ortmann / 9<sup>th</sup> Ward / Alderman Christine Ingrassia / 6<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10167** - RESOLUTION DESIGNATING DE SALES PRESERVATION LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE FOX PARK / BENTON PARK WEST SCATTERED SITES REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2126P1) (Dale Ruthsatz)

6. **4142 FLAD AVE. AREA**  
**Alderman Stephen Conway / 8<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10175** - RESOLUTION DECLARING THE 4142 FLAD AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4142 FLAD AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2189) (Zachary Wilson)

7. **ELEVENTH / CLARK / EIGHTH / POPLAR REDEVELOPMENT AREA**  
**Alderman Jack Coatar / 7<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10168** - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (McCLURE PROPERTIES, LLC PROJECT), SERIES 2017, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$9,500,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE ELEVENTH/CLARK/EIGHTH/POPLAR REDEVELOPMENT AREA (4687P) (Dale Ruthsatz)

8. **STATION EAST REDEVELOPMENT AREA**  
**Alderman Jack Coatar / 7<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10169** - RESOLUTION AUTHORIZING THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS TO ENTER INTO A FINANCING AGREEMENT IN CONNECTION WITH A PORTION OF THE STATION EAST REDEVELOPMENT AREA AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH. (Otis Williams)

9. **RESOLUTION NO. 17-LCRA-10170** - A RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE CERTAIN PROJECT COSTS WITH PROCEEDS OF BONDS (Leslye Mitchell-Yancey)

10. **GRAND ROCK AREA**  
**Alderman Terry Kennedy / 18<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10171** - RESOLUTION APPROVING THE SALE OF 3839 AND 3843 WINDSOR PL. TO WINDSOR TRANSITIONAL HOUSING INC. FOR THE CONSTRUCTION OF A NEW HOME. (Laura Costello)

**RESOLUTION NO. 17-LCRA-10172** - RESOLUTION APPROVING THE SALE OF 3854 AND 3860 PAGE TO DONOVAN MEADS FOR THE CONSTRUCTION OF A GARAGE AND ADDITIONAL YARD SPACE (Laura Costello)

11. **DESOTO CARR RENEWAL AREA**  
**Alderwoman Tammika Hubbard / 5<sup>th</sup> Ward**

**RESOLUTION NO. 17-LCRA-10174** - RESOLUTION AUTHORIZING REVISION TO THE SIGN REGULATIONS OF THE DESOTO CARR URBAN RENEWAL PLAN (430) (Dale Ruthsatz)

**ROLL CALL VOTE** in open session to hold a closed meeting pursuant to the following:

- A) Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021 (17) RSMo.
- B) Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021 (2) RSMo.
- C) Proceedings to regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021 (12) RSMo.

**END CLOSED SESSION**

**NEXT BOARD MEETING – SCHEDULED FOR MARCH 21, 2017**

**ADJOURNMENT**