

**MINUTES**

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

**REGULAR MEETING – REGULAR SESSION**

1520 Market Street, Suite 2000 – Board Room  
Tuesday, February 21, 2017 – 3:00 pm

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**BOARDMEMBERS PRESENT:** Chris Goodson (Chair)  
Wendy Timm  
Kennard Jones  
Matthew McBride  
Marvin Anderson

**BOARDMEMBERS ABSENT:** none

**STAFF PRESENT:** Otis Williams, Dale Ruthsatz, Zachary Wilson, Bryan Robinson, Jo Ann LeGard, Sara Wessels, Laura Costello, Nathon Chacon, Ivie Clay

**COUNSEL PRESENT:** David Meyer, Leslye Mitchell-Yancey; Mark Grimm, Special Counsel to LCRA (Gilmore & Bell)

**GUESTS PRESENT:** David Richardson (Husch Blackwell), Doug Rasmussen (Duff & Phelps), Kitty Ratcliffe and Neil Palacios (St. Louis Convention & Visitors Commission), Peter Czajkowski (Stifel), Josh Udelhofen (Altus Properties and South Grand Redevelopment, LLC), Ernesto Segura (Husch Blackwell), Phil Siddle (KCP), Sam Stephens (DeSales Housing), Jacob Barker (Post-Dispatch), Jonathan Giokas (Husch Blackwell), Mark Ratterman (MBR Shenandoah), Barbara Geisman (Thompson Coburn), Craig Heller (Clayco), Gerry Connelly (Team TIF), Gerard V. Tate (Washington University)

**CALL TO ORDER**

A quorum being present, Chair Goodson called the meeting to order at 3:00pm.

**APPROVAL OF MINUTES**

Chair Goodson called for a motion to approve the Minutes of the Regular Meetings of January 24, 2017 and February 7, 2017. Commissioner Anderson moved to approve, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Timm, Anderson, Jones) voting Aye.

**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)

Mr. Ruthsatz presented the Resolution to the Board. Mr. Ratterman gave an overview of the project and his company's intentions regarding the redevelopment. After discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Timm, Jones, Anderson) voting Aye.

**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)

Mr. Ruthsatz presented the Resolution to the Board. Mr. Udelhofen also spoke about the project, provided an update since he last appeared before the Board, and answered questions from the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson moved to approve, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Timm, Jones, Anderson) voting Aye.

**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 REDEVELOPMENT AGREEMENT (2084P1)

Mr. Ruthsatz presented the Resolution to the Board. Mr. Richardson, attorney for the Redeveloper, also spoke about the project and answered questions from the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson moved to approve, Commissioner Timm seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Timm, Jones and Anderson) voting Aye.

**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)

Mr. Ruthsatz presented the Resolution to the Board. Mr. Stephens also spoke about the project and answered questions from the board. After discussion, Chair Goodson called for a motion to approve. Commissioner Jones moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Timm, Jones and Anderson) voting Aye.

**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)

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

**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)

Mr. Ruthsatz presented to the Board. Mr. Rasmussen, consultant to McClure, LLC, indicated that the redeveloper has negotiated terms and has a letter of intent for a restaurant on the first floor, and is working with existing tenants for additional space upstairs. McClure will take a number of floors. Mr. Grimm, Special Counsel to LCRA, briefly explained the technicalities of the bond aspect of the incentives associated with this project. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson moved to approve, Commissioner McBride seconded; and the motion passed by roll call vote with four Commissioners (Goodson, McBride, Anderson, Jones) voting Aye and Commissioner Timm abstaining.

**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.

Ms. Costello presented the Resolution to the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner McBride moved to approve, Commissioner Jones seconded; and the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Anderson, Jones, Timm) voting Aye.

**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.

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

**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.

Mr. Williams presented the Resolution to the Board. Mr. Richardson provided an overview of the project and update since it last appeared before the board, including phases, bond financing, and the overall financial arrangements to pay down bonds. Work on the Scottrade facility will take place in phases over the next three summers. He answered questions from the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson moved to approve, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO.17-LCRA-10170** - A RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE CERTAIN PROJECT COSTS WITH PROCEEDS OF BONDS

Ms. Mitchell introduced the Resolution to the Board and indicated that the attorney, Ms. Geisman, representing the St. Louis Convention and Visitors Commission (CVC) as well as the CVC President were available to provide additional detail and answer questions. Ms. Geisman answered questions regarding the expenditures intended and the need for this resolution and answered questions from the Board. Mr. Williams emphasized that this is an inducement resolution and is not a binding commitment to issue bonds. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson moved to approve, Commissioner Timm seconded; the motion was passed by roll call vote with all Commissioners present (Goodson, McBride, Timm, Jones, Anderson) voting Aye.

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

Mr. Ruthsatz presented the Resolution to the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Timm, Jones) voting Aye.

**EXECUTIVE SESSION**

Chair Goodson called for a motion to move into Executive Session at 3:59 p.m. to discuss real estate matters and Commissioner McBride moved to go into Executive Session, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (McBride, Jones, Anderson, Timm and Goodson) voting Aye.

**REGULAR SESSION**

A motion was made to return to Regular Session by Commissioner Jones at 5:09 p.m., seconded by Commissioner McBride and the motion passed by roll call vote with all Commissioners present (Timm, Jones, Anderson, Goodson, McBride) voting Aye.

**OPEN SESSION**

Mr. Meyer noted that a memorandum had been submitted to the board for a garden lease for 3827 Windsor Place, and hearing no objection the lease was deemed approved.

**ADJOURNMENT**

With no further business, Chair Goodson called for a motion to adjourn. The meeting was adjourned at 5:10 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for March 21, 2017.

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Chris Goodson, Chair

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Otis Williams, Executive Director

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