

## 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 23, 2016 – 3:00 pm

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**BOARD MEMBERS PRESENT:** Chris Goodson, Chairman  
Matthew McBride  
Marvin Anderson  
Kennard Jones

**BOARD MEMBERS ABSENT:** Wendy Timm

**STAFF PRESENT:** Dale Ruthsatz, Michael Griffin, Zachary Wilson, Otis Williams,  
Jo Ann LeGard, Sara Wessels, Amy Lampe, Ivie Clay, Melanie  
Pelletier, Charlie Hahn, Jonathan Ferry, Laura Costello, Michelle  
Stuckey (SLEDP), Dick Zerega (PDA)

**COUNSEL PRESENT:** David Meyer

**GUESTS PRESENT:** Bill Kuehling, Doug Mertzufft, Josh Voegtli, Chris Pagano, Eric  
Trude, Lee Straub, Michael Gingrich, Sarah Davis, Austin  
Barzantny, Tim Person, David Richardson, Vic Alston, Joe Klitzing,  
Lyda Krewson (Alderwoman)

#### **CALL TO ORDER**

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:12 p.m.

#### **APPROVAL OF MINUTES**

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of January 26, 2016 and the Special Meeting of February 12, 2016. Commissioner McBride moved to approve, Commissioner Anderson seconded; the motion passed with roll call vote, with Commissioner Goodson, McBride, and Anderson voting yes and Commissioner Jones abstaining.

#### **RESOLUTION No. 16-LCRA-9974** – RESOLUTION DESIGNATING KILAMANJARO IV 5526 PERSHING, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 5510 PERSHING AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2023P1)

Dale Ruthsatz presented the Resolution to the Board. Joe Klitzing, architect, and Vic Alston, developer, presented the need for twenty years of tax abatement, noting the added cost of parking. After discussion, Commissioner McBride moved to approve, Commissioner Jones seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Jones, Anderson, Goodson) voting Aye.

**RESOLUTION No. 16-LCRA-9975** – RESOLUTION DESIGNATING 4101 LACLEDE LLC REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 4101 LACLEDE AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT. (2062P1)

Dale Ruthsatz presented the Resolution to the Board. Developers Austin Barzantny and Michael Gingrich explained the need for tax abatement. 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 (McBride, Jones, Anderson Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9976** - RESOLUTION DESIGNATING CRG ACQUISITIONS LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 6105-23 DELMAR REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2074P1)

Dale Ruthsatz presented the Resolution to the Board. Sarah Davis and David Richardson, attorneys for the redeveloper, spoke about the project. Alderwoman Lyda Krewson explained the evolution of the project. After discussion Commissioner McBride moved to amend the Resolution by authorizing full tax abatement for ten years and an additional six years at 50%. Commissioner Jones seconded; request for previous roll was made and hearing no objections the amendment was passed with all four Commissioners present. (McBride, Jones, Anderson, Goodson) voting Aye. Commissioner McBride moved to approve Resolution as amended, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioner present (McBride, Jones, Anderson, Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9977** – RESOLUTION DECLARING THE 4403 GIBSON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4403 GIBSON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2054)

Michael Griffin presented the Resolution to the Board. Developer Chris Pagano explained the project and answered questions regarding the project. 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 (McBride, Jones, Anderson, Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9979** - RESOLUTION DECLARING THE NATHANIEL RIVERS PLACE AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE NATHANIEL RIVERS PLACE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2079)

Michael Griffin presented the Resolution to the Board. Developer Tim Person explained the need for eminent domain for one parcel (1375 Granville Place) and other details 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 passed with all four Commissioners present (McBride, Jones, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9980** - RESOLUTION DECLARING THE 5859 DEGIVERVILLE AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5859 DEGIVERVILLE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2080)

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

**RESOLUTION NO. 16-LCRA-9983** - RESOLUTION DECLARING THE 705 OLIVE ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 705 OLIVE ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2083)

Michael Griffin presented Resolution to the Board. Amrit Gill of the development team for property explained the project and the need for tax abatement. After discussion, Commissioner McBride 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, Jones, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9982** - RESOLUTION DECLARING THE 1501 – 09 WASHINGTON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1501 - 09 WASHINGTON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2082)

Michael Griffin presented the Resolution to the Board. David Richardson, attorney for the hotel developer, explained the project. 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 (McBride, Jones, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9978** - RESOLUTION DECLARING THE 2246 SHENANDOAH AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2246 SHENANDOAH AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2077)

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 passed with all four Commissioners present (McBride, Jones, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9981** - RESOLUTION DECLARING THE 1500 – 04 SALISBURY ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1500 - 04 SALISBURY ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2081)

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 passed with all four Commissioners present (McBride, Jones, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9984** - RESOLUTION DECLARING THE 2243 MCNAIR AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2243 MCNAIR AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2083)

Michael Griffin presented 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 (Jones, McBride, Goodson, Anderson) voting Aye.

**RESOLUTION No. 16-LCRA-9985** - RESOLUTION DECLARING THE 2324 VIRGINIA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2324 VIRGINIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2064)

Zachary Wilson presented Resolution to the Board. After discussion, Commissioner McBride 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, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9986** - RESOLUTION DECLARING THE 4104-4162 DETONTY ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4104-4162 DETONTY ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2066)

Zachary Wilson presented 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 (McBride, Jones, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9987** - RESOLUTION DECLARING THE 3332-3334 MISSOURI AVE. AND 3310 LEMP AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3332-3334 MISSOURI AVE. AND 3310 LEMP AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2076)

Zachary Wilson presented 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 (Jones, McBride, Goodson, Anderson) voting Aye.

**RESOLUTION NO. 16-LCRA-9988** - RESOLUTION DECLARING THE 2841 MCNAIR AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2841 MCNAIR AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2075)

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

**RESOLUTION NO. 16-LCRA-9989** – RESOLUTION AUTHORIZING ENGINEERING SERVICES CONTRACT WITH ABNA FOR WASHINGTON AVENUE STREETScape PHASE 3

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

**RESOLUTION NO. 16-LCRA-9990** - 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 presented Resolution to the Board. Resolution was tabled until after Executive Session.

### **EXECUTIVE SESSION**

Chairman Goodson called for a motion to move into Executive Session at 4:28 p.m. to discuss real estate matters. Commissioner McBride moved to go into Executive Session, Commissioner Anderson seconded; the motion passed by roll call vote with all Commissioners (Goodson, McBride, Anderson, Jones) voting Aye.

### **REGULAR SESSION**

After adjournment of Executive Session, Chairman Goodson called for a motion to return to Regular Session at 4:39 p.m.; Commissioner Anderson moved to return to regular session, Commissioner McBride seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Jones, Anderson Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9990** - 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 concluded his presentation of 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 (Jones, McBride, Goodson, Anderson) voting Aye. .

**OPEN AGENDA**

There was no business to discuss under Open Agenda.

**ADJOURNMENT**

With no further business, Commissioner Goodson motion to adjourn. Commissioner McBride moved to approve, Commissioner Jones second; the meeting was adjourned at 4:45 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for March 29, 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