

MINUTES

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

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room
Tuesday, January 24, 2017 – 3:00 pm

BOARD MEMBERS PRESENT: Chris Goodson (Chair)
Wendy Timm
Kennard Jones
Matthew McBride
Marvin Anderson

BOARD MEMBERS ABSENT: none

STAFF PRESENT: Otis Williams, Dale Ruthsatz, Michael Griffin, Zachary Wilson,
Jo Ann LeGard, Sara Wessels, Laura Costello, Rob Orr, Michelle Stuckey
(SLEDP)

COUNSEL PRESENT: David Meyer, Leslye Mitchell-Yancey

GUESTS PRESENT: Eric Schactman (McClure Engineering), Gerry Connolly (Team TIF),
Mark Spkyerman (Gilmore & Bell), Bob Clark (Clayco), Peter Cassell
(MAC Properties), Doug Rasmussen (Duff & Phelps LLC), Craig Heller
(Clayco / Delmar Divine), Brent Crittenden (UIC) David Richardson,
Patrick Eckelcamp (Husch Blackwell)

CALL TO ORDER

A quorum being present, Chair Goodson called the meeting to order at 3:01pm.

APPROVAL OF MINUTES

Chair Goodson called for a motion to approve the Minutes of the Regular Meetings of December 13, 2016
Commissioner McBride moved to approve, Commissioner Anderson seconded, and the motion passed by roll call
vote with all Commissioners present (Goodson, McBride, Timm, Anderson, Jones) voting Aye.

**RESOLUTION NO.17-LCRA-10154 - RESOLUTION DESIGNATING 100 KINGSHIGHWAY LLC AS
REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 100 NORTH KINGSHIGHWAY BLVD.
REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT
(2082P1)**

Mr. Ruthsatz presented the Resolution to the Board. Mr. Cassell from MAC Properties also spoke about the project.
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-10155 - RESOLUTION DESIGNATING 1501 WASHINGTON ST. LOUIS, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 1501-09 WASHINGTON AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2180P1)

Mr. Ruthsatz presented the Resolution to the Board. Mr. Richardson 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, Anderson) voting Aye.

RESOLUTION NO. 17-LCRA-10156 - RESOLUTION DECLARING THE 4142 FLORA PLACE AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4142 FLORA PLACE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2184)

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 and Anderson) voting Aye.

RESOLUTION NO. 17 LCRA -10157 - RESOLUTION DECLARING THE 4427 CHOUTEAU AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4427 CHOUTEAU AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2183)

Mr. Griffin presented the Resolution to 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-10158 - RESOLUTION DECLARING THE 1301-03 SOUTH BOYLE AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1301-03 SOUTH BOYLE AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2182)

Mr. Griffin presented the Resolution to the Board. Mr. Crittenden 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 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-10159 - RESOLUTION AUTHORIZING INTERAGENCY AGREEMENT WITH METROPOLITAN ST. LOUIS SEWER DISTRICT FOR PARTICIPATION IN CSO VOLUME REDUCTION GREEN INFRASTRUCTURE PROGRAM TO FUND DEMOLITION

Mr. Meyer presented the Resolution to the Board. Mr. Williams also spoke about the program 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-10160 - RESOLUTION STATING THE INTENT OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS TO APPROVE AREA; DESIGNATING A REDEVELOPER THEREFORE; AND STATING AN INTENT TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN THE AGGREGATE MAXIMUM PRINCIPAL AMOUNT OF \$10,000,000 IN FURTHER THEREOF

Mr. Ruthsatz presented the Resolution to the Board. Mark Spykerman, Mr. Rasmussen and Mr. Schactman also spoke about the project and answered questions from the Board. After discussion Chair Goodson called for a motion to approve. The motion passed by roll call vote with four Commissioners voting Aye (Goodson, McBride, Jones, Anderson) and one abstention (Timm)

RESOLUTION NO.17-LCRA-10162 - RESOLUTION RATIFYING AND APPROVING AN APPLICATION TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT FOR CDBG DISASTER SUPPLEMENTAL #2 FUNDS TO SUPPORT THE REOPENING OF LUCAS AVENUE BETWEEN LUMIERE PLACE BOULEVARD (FORMERLY 3RD STREET) AND 2ND STREET IN LACLEDE'S LANDING

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

EXECUTIVE SESSION

Chairman Goodson called for a motion to move into Executive Session at 3:42 p.m. Commissioner Timm moved to go into Executive Session to discuss litigation and to obtain legal advice, 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 McBride at 5:42 p.m., seconded by Commissioner Anderson and the motion passed by roll call vote with all Commissioners present (Timm, Jones, and Goodson, McBride) voting Aye.

OPEN SESSION

There was no business to discuss under Open Agenda.

ADJOURNMENT

With no further business, Chair Goodson called for a motion to adjourn. The meeting was adjourned at 5:43 p.m.

NEXT MEETING

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

Chris Goodson, Chair

Otis Williams, Executive Director

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