

MINUTES

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

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, July 26, 2016 – 3:00 pm

BOARD MEMBERS PRESENT: Chris Goodson (Chairman)
Marvin Anderson
Kennard Jones
Matthew McBride

BOARD MEMBERS ABSENT: Wendy Timm

STAFF PRESENT: Otis Williams, Dale Ruthsatz, Michael Griffin, Zachary Wilson,
Jo Ann LeGard, Sara Wessels, Laura Costello, Charlie Hahn,
Aminah Wright, Nathon Chacon, Michelle Stuckey (SLEDP), Roman
Kordal (Planning)

COUNSEL PRESENT: David Meyer, Leslye Mitchell Yancey

GUESTS PRESENT: Stacy Hastie, Barbara Geisman, Chris Pagano, Ankit Patel, Jack
Feivou, Jacob Barker (St. Louis Post Dispatch)

CALL TO ORDER

A quorum being present, Chairman Goodson called the meeting to order at 3:19 pm.

APPROVAL OF MINUTES

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of June 28, 2016. Commissioner Anderson moved to approve, Commissioner McBride seconded, the motion passed by roll call vote with three Commissioners present (Goodson, McBride, Anderson) voting Aye and Commissioner Jones abstaining.

RESOLUTION NO. 16-LCRA – 10049 – RESOLUTION DESIGNATING WHISTLER ONE, LLC REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 721 VICTOR ST. / 2403-15 S. 7th ST., REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT. (2106P1)

Dale Ruthsatz presented the Resolution to the Board. After discussion, Chairman 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, Anderson, McBride, Jones) voting Aye.

RESOLUTON NO. 16-LCRA-10050 - RESOLUTION DESIGNATING SWH INVESTMENTS II, LLC, AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE KOSCIUSKO INDUSTRIAL SITE I REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2113P1)

Dale Ruthsatz presented the Resolution to the Board, and Stacy Hastie and Barbara Geisman discussed the project. Mr. Hastie noted that his LLC purchased the property from Monsanto, to remediate environmental problems and develop it as an industrial park. He noted that demolition and remediation is complete. After discussion, Chairman 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, Anderson, McBride, Jones) voting Aye.

RESOLUTON NO. 16-LCRA-10051 - RESOLUTION DESIGNATING FOX ASSOCIATES, L.L.C. REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 3631-51 WASHINGTON AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2112P1)

Dale Ruthsatz presented the Resolution to the Board. Bernard Jack Feivou on behalf of the redeveloper, Fox Associates, discussed the need for parking in the Grand Center area in light of the overall reduction of spaces due to some nearby developments. . After discussion, Chairman 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, Anderson, McBride, Jones) voting Aye.

RESOLUTION NO. 16-LCRA – 10052 – RESOLUTION DESIGNATING BROADWAY REDEVELOPMENT LLC TO BE BLIGHTED, APPROVING A BLIGHTING AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN 6200-12 NORTH BROADWAY AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (1981P)

Michael Griffin presented the Resolution to the Board. Ankit Patel on behalf of the redeveloper discussed the project and other projects in the general vicinity and beyond and how his company selected this site. After Discussion, Chairman 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, Anderson, McBride, Jones) voting Aye.

RESOLUTION NO. 16-LCRA-10053 – RESOLUTION DECLARING THE 2926-36 LOCUST ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2926-36 LOCUST ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2086)

Michael Griffin presented the Resolution to the Board. After discussion, Chairman 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, Anderson, Jones, McBride) voting Aye.

RESOLUTION NO. 16 - LCRA – 10054 – RESOLUTION DECLARING THE 3909 HARTFORD ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 614 N. 11TH ST. 3909 HARTFORD ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2133)

Michael Griffin presented the Resolution to the Board. After discussion, Chairman 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, Anderson, Jones, McBride) voting Aye.

RESOLUTION NO. 16 – LCRA – 10055 – RESOLUTION DECLARING 3858 BAMBERGER AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3858 BAMBERGER AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2127)

Zachary Wilson presented the Resolution to the Board. After discussion, Chairman 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, Jones Anderson) voting Aye.

RESOLUTION NO. 16 – LCRA – 10056 – RESOLUTION DECLARING THE 5214 DAGGETT AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5214 DAGGETT AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2128)

Zachary Wilson presented the Resolution to the Board. Chris Pagano, the redeveloper, also discussed the project located next to an empty commercial building with an apartment upstairs in poor condition. After discussion, Chairman Goodson called for a motion to approve. Commissioner McBride moved to approve, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, McBride, Anderson, Jones) voting Aye.

RESOLUTION NO. 16 – LCRA – 10057 – RESOLUTION DECLARING THE 5376-90 SOUTHWEST AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5376-90 SOUTHWEST AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2129)

Zachary Wilson presented the Resolution to the Board. After discussion, Chairman 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, Anderson, Jones) voting Aye.

RESOLUTION NO. 16 – LCRA – 10058 – RESOLUTION DECLARING THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD. / KINGSHIGHWAY BLVD AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE TAYLOR AVE./DELMAR BLVD./PAGE BLVD. KINGHIGHWAY AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2130)

Zachary Wilson presented the Resolution to the Board. Dale Ruthsatz provided further background on the project and the nature of projects that will be eligible for redevelopment. After discussion, Chairman 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 three Commissioners present (Goodson, McBride, Anderson) voting Aye and Commissioner Jones abstaining.

RESOLUTION NO. 16 – LCRA – 10059 - RESOLUTION AUTHORIZING THE SALE OF 5565 CATES AVE. TO SHAUN AND KELIA HYKES

This resolution was deferred.

RESOLUTION NO. 16 – LCRA – 10060 - RESOLUTION AUTHORIZING AND APPROVING AN ADMINSTRATION AGREEMENT BETWEEN ST. LOUIS DEVELOPMENT CORPORATION AND THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

Leslye Mitchell-Yancey presented the Resolution to the Board. After discussion, Chairman Goodson called for a motion to approve. Commissioner McBride moved to approve, Commissioner Anderson seconded; the motion passed by roll call vote with all Commissioners present (Goodson, Jones, McBride Anderson) voting Aye.

RESOLUTION NO. 16 – LCRA – 10061 - RESOLUTION AUTHORIZING CONSTRUCTION CONTRACT WITH R. V. WAGNER, INC. FOR WASHINGTON AVENUE STREETScape PHASE 3 AND OTHER RELATED ACTIONS

Aminah Wright presented the Resolution to the Board. After discussion, Chairman 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, Anderson, Jones, McBride) voting Aye.

EXECUTIVE SESSION

None

REGULAR SESSION

None

OPEN AGENDA

There was no business to discuss under Open Agenda.

ADJOURNMENT

With no further business, Commissioner Goodson called for a motion to adjourn. Commissioner Anderson moved to adjourn, Commissioner Jones seconded; the meeting was adjourned at 4:00 p.m.

NEXT MEETING

The next Board meeting is scheduled for August 23, 2016.

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

Chris Goodson, Chairman

Otis Williams, Executive Director