

## MINUTES

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

#### REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, June 28, 2016 – 3:00 pm

---

**BOARD MEMBERS PRESENT:** Chris Goodson, Wendy Timm, Marvin Anderson

**BOARD MEMBERS ABSENT:** Matthew McBride, Kennard Jones

**STAFF PRESENT:** Otis Williams, Dale Ruthsatz, Zachary Wilson, Michael Griffin, Jo Ann LeGard, Sara Wessels, Ivie Clay, Charlie Hahn, Melanie Pelletier, Bryan Robinson, Rob Orr, Laura Costello, Nathan Chacon, Michelle Stuckey (SLEDP), Roman Kordal (PDA)

**COUNSEL PRESENT:** David Meyer, Leslye Mitchell Yancey

**GUESTS PRESENT:** Alderman Scott Ogilvie, Steve Garavaglia, Dan Cook, Fran Cook, Bernard Whittington, Mark Spykerman, Mark Grimm, Jacob Kirn, Abby Duncan.

#### **CALL TO ORDER**

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:25 p.m.

#### **APPROVAL OF MINUTES**

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of May 24, 2016. Commissioner Timm moved to approve, Commissioner Anderson seconded; the motion passed by roll call vote with all Commissioners present (Goodson, Timm, Anderson) voting Aye.

#### **RESOLUTION NO. 16-LCRA – 10035** – RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MILL CREEK VALLEY REDEVELOPMENT AREA (433P)

Dale Ruthsatz presented the Resolution to the Board and provided an overview of the project being proposed by Sigma Aldrich including sales tax exemption, personal property tax abatement, and real property tax abatement through the EEZ. 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 Commissioners present (Goodson, Timm, Anderson) voting Aye.

**RESOLUTION NO.16-LCRA-10036**- RESOLUTION STATING THE INTENT OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS TO APPROVE A PROJECT IN THE MILL CREEK VALLEY REDEVELOPMENT AREA; DESIGNATING A REDEVELOPER THEREFOR; AND STATING AN INTENT TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN THE AGGREGATE MAXIMUM PRINCIPAL OF \$5,000,000 IN FURTHERANCE THEREOF. (433P)

Dale Ruthsatz presented the Resolution to the Board. Mark Spykerman explained relationship between this resolution and the prior one. Steve Garavaglia of Cook and Riley, on behalf of the prospective redeveloper, explained plans related to employee relocation. Dan Cook of the same firm explained the merger history (Sigma Aldrich and Merck) and that the new location will be for relocated employees as well as new hires. After discussion, Commissioner Timm moved to approve, Commissioner Anderson seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, Anderson, Timm) voting Aye.

**RESOLUTION NO. 16-LCRA-10037**- RESOLUTION DECLARING THE 5766 PERSHING AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5766 PERSHING AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2115)

Michael Griffin presented the Resolution to the Board. The redeveloper, Bernard Whittington, discussed the project and explained the delay in submitting the application was because he believed the site was already blighted because he knew there was a larger redevelopment area in the vicinity and thought this site was included. After discussion, 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, Timm) voting Aye.

**RESOLUTION NO. 16-LCRA – 10038** – RESOLUTION DECLARING THE 3420 & 3440 CALIFORNIA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3420 & 3440 CALIFORNIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2115)

Michael Griffin requested this resolution be tabled as further investigation was still ongoing, and hearing no objection, the matter was passed until the next meeting.

**RESOLUTION NO. 16-LCRA-10039** – RESOLUTION DECLARING THE 6635-45 CLAYTON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 6635-45 CLAYTON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2105)

Michael Griffin presented the Resolution to the Board. After discussion, 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, Timm,) voting Aye.

**RESOLUTION NO. 16 - LCRA – 10040** – RESOLUTION DECLARING THE 6718 DALE AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 6718 DALE AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2124)

Michael Griffin presented the Resolution to the Board. Alderman Ogilvie discussed the status of the project. After discussion, Commissioner Timm moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all Commissioners present (Goodson, Anderson, Timm) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10041** – RESOLUTION DECLARING THE FOX PARK / BENTON PARK WEST SCATTERED SITES AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE FOX PARK / BENTON PARK WEST SCATTERED SITES AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA

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

**RESOLUTION NO. 16 – LCRA – 10042** – RESOLUTION DECLARING THE 2000-2002 WYOMING ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2000 -2002 WYOMING ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA

Zachary Wilson presented the Resolution to the Board. After discussion, 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, Timm,) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10043** – RESOLUTION DECLARING THE 3423-3425 SOUTH COMPTON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING SUTDY AND PLAN FOR THE 3423-3425 SOUTH COMPTON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OT THE AREA

Zachary Wilson requested this resolution be tabled as further investigation was still ongoing, and hearing no objection, the matter was passed until the next meeting.

**RESOLUTION NO. 16 – LCRA – 10019** – RESOLUTION DECLARING THE 721 VICTOR & 2403-15 S. 7<sup>TH</sup> ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 721 VICTOR & 2403-15 7<sup>TH</sup> ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA

Michael Griffin presented the Resolution to the Board. Dale Ruthsatz presented an update regarding the status of parking plans for the project and the Board of Adjustment approval of the adequacy of parking. After discussion, 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, Timm, Anderson) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10044** - RESOLUTION AUTHORIZING TRANSFER OF PROPERTY IN LCRA’S CASS AVE., JEFFERSON AVE. / PARNELL ST., MONTGOMERY ST., NORTH 22<sup>ND</sup> ST. REDEVELOPMENT AREA TO LCRA HOLDING CORPORATION (1945)

David Meyer presented the Resolution to the Board. After discussion, 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, Timm, Anderson) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10045** - RESOLUTION TERMINATING REDEVELOPMENT AGREEMENT WITH ADAMS PARK COMMUNITY CENTER IN THE ADAMS PARK SCHOOL AND ADAMS PARK REDEVELOPMENT AREA (1935)

David Meyer presented the Resolution to the Board. After discussion, 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, Timm, Anderson) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10046** - RESOLUTION APPROVING THE FY17 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (LCRA) BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE BY LCRA TO ST. LOUIS DEVELOPMENT CORPORATION (SLDC) FOR FISCAL YEAR ENDING JUNE 30, 2017

Charlie Hahn presented the Resolution to the Board. He noted that the large difference between budgeted intergovernmental revenues and the actual amount was due to participation in the MDFB Contribution Tax Credit program. After discussion, 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, Timm,) voting Aye.

**EXECUTIVE SESSION**

Chairman Goodson called for a motion to move into Executive Session at 3:46 p.m. to discuss real estate and contract negotiations. Commissioner Timm moved to into Executive Session, Commissioner Anderson seconded; request for previous roll was made the motion passed with all Commissioners (Goodson, Timm, Anderson) voting Aye.

**REGULAR SESSION**

After adjournment of Executive Session, Chairman Goodson called for a motion to return to Regular Session at 4:04 p.m.; Commissioner Anderson moved to return to regular session, Commissioner Timm seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Anderson, Timm,) voting Aye.

**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 Timm seconded; the meeting was adjourned at 4:05 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for July 26, 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