

MINUTES

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

ANNUAL MEETING – REGULAR SESSION

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

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

BOARDMEMBERS ABSENT: Matthew McBride

STAFF PRESENT: Otis Williams, Dale Ruthsatz, Zachary Wilson, Bryan Robinson, Jo Ann LeGard, Sara Wessels, Laura Costello, Nathon Chacon, Melanie Pelletier, Ivie Clay, Rob Orr, Howard Hayes, Aminah Wright, Peter Phillips; Emily Joy Lucas (PDA)

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

GUESTS PRESENT: Josh Udelhofen, Jon Giokas, Matt Carroll-Schmidt, Gerry Connolly, Jacob Barker

CALL TO ORDER

A quorum being present, Chair Goodson called the meeting to order at 3:23pm.

ELECTION OF OFFICERS

Dale Ruthsatz announced the list of current officers as Chris Goodson - Chair, Matthew McBride-Vice-Chair, Wendy Timm - Treasurer, Otis Williams - Secretary, Dale Ruthsatz and Michael Griffin, Assistant Secretaries. A motion was made by Commissioner Anderson to retain the current slate of officers. The motion was seconded by Commissioner Jones and the motion passed by roll call vote with all Commissioners present (Goodson, Anderson, Timm, Jones) voting Aye.

APPROVAL OF MINUTES

Chair Goodson called for a motion to approve the Minutes of the Regular Meeting of February 21, 2017. Commissioner Anderson moved to approve, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, Timm, Anderson, Jones) voting Aye.

RESOLUTION NO.17-LCRA-10176 - RESOLUTION APPROVING AN AMENDED 1513-23 S. COMPTON AND 3201-27 ST. VINCENT AVE. BLIGHTING STUDY AND PLAN FOR THE AREA (9604)

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

RESOLUTION NO.17-LCRA-10177 - RESOLUTION DECLARING THE 3827 SHAW BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3827 SHAW BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2191)

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

RESOLUTION NO. 17-LCRA-10178 - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (S. GRAND DEVELOPMENT, LLC PROJECT), SERIES 2017, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$ 15,000,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN PHASE 1 OF THE 2232 SOUTH GRAND BLVE. REDEVELOPMENT AREA (2133P1)

Mr. Ruthsatz presented the Resolution to the Board. Mr. Grimm, Mr. Giokas and Mr. Meyer also spoke about the project and answered questions from the Board. Mr. Giokas explained that the redeveloper also anticipates expanding the South Grand CID north to include this project. Commissioner Jones indicated he did not approve of the incentive itself, and Mr. Grimm noted that legislation is in process to clarify its legality. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson moved to approve, Commissioner Timm seconded; the motion passed by roll call vote with three Commissioners (Goodson, Timm, Anderson) voting Aye and Commissioner Jones voting no.

RESOLUTION NO. 17-LCRA -10179 - RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH SPENCER FANE LLP, AS SPECIAL COUNSEL, TO PROVIDE ASSISTANCE IN THE NEGOTIATION OF THE TRANSFER TO THE FEDERAL GOVERNMENT OF THE CASS AVE., JERFFERSON AVE. / PARNELL ST., MONTGOMERY ST., NORTH 22ND ST., REDEVELOPMENT AREA

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

RESOLUTION NO. 17-LCRA-10180 - 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

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

RESOLUTION NO. 17-LCRA-10182 - RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND ENTER INTO A COMMUNITY BENEFITS AGREEMENT WITH SC STL, LLC FOR THE MAJOR LEAGUE SOCCUER STADIUM PROJECT IN THE MILL CREEK REDEVELOPMENT AREA (433)

Mr. Meyer presented the Resolution to the Board. Mr. Williams 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; the motion passed by roll call vote with all Commissioners present (Goodson, Timm, Anderson, Jones) voting Aye.

EXECUTIVE SESSION

Chair Goodson called for a motion to move into Executive Session at 4:01 p.m. to discuss real estate matters. Commissioner Jones moved to go into Executive Session, Commissioner Anderson seconded; the motion passed by roll call vote with all Commissioners present (Jones, Anderson, Timm and Goodson) voting Aye.

REGULAR SESSION

A motion was made to return to Regular Session by Commissioner Jones at 4:43 p.m., seconded by Commissioner Anderson and the motion passed by roll call vote with all Commissioners present (Timm, Jones, Anderson, Goodson) voting Aye.

ADJOURNMENT

With no further business, Chair Goodson called for a motion to adjourn. Commissioner Timm motion to adjourn, Commissioner Anderson seconded; the meeting was adjourned at 4:43 p.m.

NEXT MEETING

The next Board meeting is scheduled for April 25, 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