

## MINUTES

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

#### REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, November 15, 2016 – 3:00 pm

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**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, Nathon Chacon, Charlie Hahn, Bryan Robinson, Jon Ferry, Peter Phillips; Michelle Stuckey (SLEDP), Roman Kordal (Planning)

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

**GUESTS PRESENT:** Gregory Johnson, J.B. Curry, Tony Knoble, Steve Cullum, Steve Garavaglia, Dan Cook, David Sweeney, Gerry Connolly, Mark Spykerman, Jacob Barker, Jon Giokas, David Sweeney, Josh Udelhofen, Mark Ratterman, Larry Davito

#### **CALL TO ORDER**

A quorum being present, Chairman Goodson called the meeting to order at 3:05 pm.

#### **APPROVAL OF MINUTES**

Chair Goodson called for a motion to approve the Minutes of the Regular Meetings of October 25, 2016. Commissioner Jones moved to approve, Commissioner Timm seconded, and the motion passed by roll call vote with all five Commissioners present (Goodson, McBride, Timm, Jones, Anderson) voting Aye.

**RESOLUTION NO.16-LCRA-10119** - RESOLUTION DESIGNATING LOCUST STREET LOFTS TWG, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 917-23 LOCUST ST. IN THE 901-23 LOCUST ST., 416 N. 9<sup>TH</sup> ST. AND 421 N. 8<sup>TH</sup> ST. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (1747P3)

Dale Ruthsatz presented the Resolution to the Board. The redevelopers, Tony Knoble and JB Curry from TWG Development, discussed the project and development expectations, the potential for demolition and replacement or rehabilitation of 923 Locust. Greg Johnson, the Pastor from Memorial Presbyterian Church and an author at

NextSTL, spoke about the history of the building and provided a handout of his recent article about it. Tony Knoble reassured the pastor that TWG Development would work with the neighborhood as the project progresses. After further discussion, Chair 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, Timm, McBride, Anderson, Jones) voting Aye.

**RESOLUTION NO. 16- LCRA-10122** - RESOLUTION DECLARING THE 721 OLIVE ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 721 OLIVE ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2166)

Michael presented the Resolution to the Board. J.B. Curry and Tony Knoble on behalf of the prospective redeveloper also spoke on the project. 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, Timm, McBride, Jones, Anderson) voting Aye.

**RESOLUTION NO. 16- LCRA-10123** - RESOLUTION DECLARING THE 1302-24, 1314R RUSSELL BLVD., 2128 DOLMAN ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1302-24, 1314R RUSSELL BLVD. AND 2128 DOLMAN ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (212167)

Michael Griffin presented the Resolution to the Board. Steve Cullum on behalf of the prospective redeveloper provided an overview of the project. After discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner Jones seconded; request for previous roll was made and hearing no objections the motion passed with all Commissioners present (Goodson, Timm, Jones, Anderson McBride) voting Aye.

**RESOLUTION NO. 16-LCRA-10120** - RESOLUTION DECLARING THE CHIPPEWA PARK SCATTERED SITES AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE CHIPPEWA PARK SCATTERED SITES AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2164)

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

**RESOLUTION NO. 16-LCRA-10121** - RESOLUTION DECLARING THE 3305 WINNEBAGO ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3305 WINNEBAGO ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2158)

Michael Griffin presented the Resolution to the Board. After discussion, Chair 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, Timm, Jones, Anderson, McBride). Voting Aye.

**RESOLUTION NO. 16- LCRA-10124**- RESOLUTION DECLARING THE 2232-2256 SOUTH GRAND AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2232-2256 SOUTH GRAND AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2133)

Zachary Wilson presented the Resolution to the Board. Attorney Jon Giokas also spoke about the project. Josh Udelhofen spoke about the residential component and Mark Ratterman spoke about the retail component, and both discussed the shared parking for the project. After discussion, Chair Goodson called for a motion to approve. Commissioner Jones 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, Jones, Anderson, McBride). Voting Aye.

**RESOLUTION NO. 16- LCRA-10125** - RESOLUTION DECLARING THE 5217 BOTANICAL AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5217 BOTANICAL AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2162)

Zachary Wilson 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, Jones, Timm, Anderson) voting Aye.

**RESOLUTION NO. 16- LCRA-10126** - RESOLUTION DECLARING THE 5006-5030 DAGGETT AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5006-5030 DAGGETT AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2168)

Zachary Wilson presented the Resolution to the Board. Attorney David Sweeney and Larry DeVito of Draper and Kramer also provided details of the project layout, marketing, parking, and other aspects on behalf of the prospective redeveloper. After discussion, Chair Goodson called for a motion to approve. Commissioner Timm 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.16-LCRA-10127-** RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (SIGMA-ALDRICH PROJECT), SERIES 2016, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$5,000,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE MILL CREEK VALLEY REDEVELOPMENT AREA (Dale Ruthsatz)

Dale Ruthsatz introduced specialcounsel Mark Spykerman of Gilmore and Bell, who presented the Resolution to the Board and provided an overview of the incentives to be used for the project that would be implemented upon passage of this Resolution. After discussion, Chair 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, McBride, Timm, Jones, Anderson) voting Aye.

**EXECUTIVE SESSION**

Chairman Goodson called for a motion to move into Executive Session at 4:02 p.m. Commissioner McBride moved to go into Executive Session, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Timm, Anderson, Jones) voting Aye.

**REGULAR SESSION**

A motion was made to return to Regular Session by Commissioner McBride at 5:08 p.m., seconded by Commissioner Anderson and the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Timm, Anderson, Jones) 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. Commissioner McBride moved to adjourn, Commissioner Anderson seconded; the meeting was adjourned at 5:09 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for December 13, 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