

## MINUTES

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

#### REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, October 25, 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, Michelle Stuckey (SLEDP), Roman Kordal  
(Planning)

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

**GUESTS PRESENT:** Nirav Shah, Matt Hoffman, David Richardson, Bill Kuehling, Jon  
Giokas, Jacob Barker

#### **CALL TO ORDER**

A quorum being present, Chairman Goodson called the meeting to order at 3:03 pm.

#### **APPROVAL OF MINUTES**

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of September 27 and October 18, 2016. Commissioner McBride moved to approve, Commissioner Timm seconded, and the motion passed by roll call vote with four Commissioners present (Goodson, McBride, Timm, Jones) voting Aye and Commissioner Jones abstained.

**RESOLUTION NO.16-LCRA-10109** - RESOLUTION DECLARING THE 501-09 OLIVE ST. AND 303 N. BROADWAY AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 501-09 OLIVE ST. AND 303 N. BROADWAY AREA NAD AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2159)

Michael Griffin presented the Resolution to the Board. The redeveloper, Nirav Shah, also spoke on the project. He provided an overview of progress, financing and tax credits. David Richardson, redeveloper's counsel, added that the project cost will be approximately \$13 million. Chesapeake Hospitality will be the likely operator under the IHG flag. Although this is redeveloper's first project in St. Louis, they have developed over

twenty hotels in the southeastern United States. After further discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, Timm, McBride, Jones, Anderson) voting Aye.

**RESOLUTION NO.16-LCRA-10116** - RESOLUTION AFFIRMING THAT THE PROPERTIES IN THE CHOUTEAU / SARAH / PAPIN AREA ARE BLIGHTED AND APPROVING AN AMENDED CHOUTEAU / SARAH / PAPIN AREA BLIGHTING STUDY AND PLAN FOR THE AREA

Dale Ruthsatz presented the Resolution to 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, Timm, McBride, Jones, Anderson) voting Aye.

**RESOLUTION NO.16-LCRA-10117** - RESOLUTION DECLARING THE 306-10 NORTH TUCKER BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 306-10 NORTH TUCKER BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2154)

Dale Ruthsatz presented to the board. The Commissioners expressed concern that eminent domain on this project may result in a windfall to the owner because they may be released from obligations related to a judgment on the property. Dale Ruthsatz and David Meyer indicated further research was warranted. Otis Williams also spoke about the property. The Resolution was tabled until further notice.

**RESOLUTION NO. 16-LCRA -10106** - RESOLUTION DESIGNATING DETONTY STREET APARTMENTS, LLC REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 4104-62 DETONTY ST. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2066P1)

Dale 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; 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-10107** – RESOLUTION DECLARING THE 916-26 TALMAGE AVE. AND 4307 CHOUTEAU AVE. AREA TO BE BLIGHTED, APPROVING A CHOUTEAU AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2155)

Michael 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, Timm, Jones, Anderson, McBride). Voting Aye.

**RESOLUTION NO. 16 - LCRA – 10108** – RESOLUTION DECLARING THE 2920 CHEROKEE ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2920 CHEROKEE ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2156)

Michael Griffin presented the Resolution to the Board. 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-10110** - RESOLUTION DECLARING THE 2901-2909 INDIANA AVE. AND 2302 - 2308 PESTALOZZI ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2901-2909 INDIANA AVE. AND 2300-2308 PESTALOZZI ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2161)

Zachary 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, Jones, Timm, Anderson) voting Aye.

**RESOLUTION NO. 16 – LCRA- 10111** - RESOLUTION DECLARING THE 3400 MERAMEC ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3400 MERAMEC ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2160)

Zachary Wilson presented the Resolution to 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. 16 – LCRA-10112**- RESOLUTION APPROVING AND AUTHORIZING THE USE OF A SHORT LIST OF FIRMS TO PROVIDE TITLE SERVICES TO MEMBER DEVELOPMENT AGENCIES

**RESOLUTION NO. 16 – LCRA- 10113** – RESOLUTION APPROVING AND AUTHORIZING THE AMENDMENT OF A SHORT LIST OF FIRMS TO PROVIDE REAL ESTATE APPRAISAL SERVICES TO MEMBER DEVELOPMENT AGENCIES.

**RESOLUTION NO. 16 – LCRA – 10114** - RESOLUTION APPROVING AND AUTHORIZING THE USE OF A SHORT LIST OF FIRMS TO PROVIDE REAL ESTATE BROKERAGE SERVICES TO MEMBER DEVELOPMENT AGENCIES.

Laura Costello presented the Resolutions to the Board. After discussion, Chair Goodson called for a motion to approve all three resolutions. 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.16-LCRA-10115**- RESOLUTION REJECTING THE SALE OF 3854 AND 3860 PAGE TO DONAVAN MEADS AND AUTHORIZING A GARDEN LEASE

Laura Costello asked that this resolution be tabled, and hearing no objection, the Chair did so.

**RESOLUTION NO. 16-LCRA-10064** - RESOLUTION DESIGNATING 4749 GRAVOIS LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 4749 AND 4715-21 GRAVOIS AVE AND 4700-14 MORGAN FORD RD. IN THE GRAVOIS / MORGAN FORD REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (9148P) (ALDERWOMAN CAROL HOWARD – 14<sup>TH</sup> WARD)

Laura Costello requested the opportunity to return this resolution for the Board's consideration, as had been authorized following its prior presentation. She explained that additional unpredicted costs have arisen on the project which support the need for tax abatement, which was part of the original RFP and had been considered by the redeveloper originally as part of the initial package. Commissioner noted that trade expenses could be unanticipated. Commissioner McBride noted that closing had taken place and there was significant evidence the

redeveloper would perform. After discussion, Chair Goodson called for a motion to prove, Commissioner McBride moved to approve, Commissioner Anderson seconded; motion passed by roll call vote, with four Commissioners present (Timm, McBride, Jones, Anderson) voting Aye and Chair Goodson voting nay.

**SUSPENSION OF MEETING**

Chair Goodson suspended the meeting at 3:55 p.m. to consider business unrelated to this board. The meeting was reconvened at 4:19 p.m.

**EXECUTIVE SESSION**

Chairman Goodson called for a motion to move into Executive Session at 4:19 p.m. Commissioner McBride moved to go into Executive Session, 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 4:26 p.m., seconded by Commissioner Timm and the motion passed by roll call vote with all four 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, Commissioner Goodson called for a motion to adjourn. Commissioner McBride moved to adjourn, Commissioner Jones seconded; the meeting was adjourned at 4:55 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for November 15, 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