

MINUTES

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

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, September 27, 2016 – 3:00 pm

BOARD MEMBERS PRESENT: Chris Goodson (Chairperson)
Wendy Timm
Kennard Jones
Matthew McBride

BOARD MEMBERS ABSENT: Marvin Anderson

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: Fred and Garen Lafser, Carol Weber and Neal Busehaus

CALL TO ORDER

A quorum being present, Chairman Goodson called the meeting to order at 3:13 pm.

APPROVAL OF MINUTES

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of August 23, 2016. Commissioner McBride moved to approve, Commissioner Jones seconded, the motion passed by roll call vote with four Commissioners present (Goodson, McBride, Timm, Jones) voting Aye.

RESOLUTION NO.16-LCRA-10087- RESOLUTION DECLARING THE 4398 CHOUTEAU AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4398 CHOUTEAU AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2150)

Michael Griffin presented the Resolution to the Board. Garen and Fred Lafser also discussed the project. After discussion, Chairperson 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, McBride, Jones) voting Aye.

RESOLUTION NO.16-LCRA-10088 - RESOLUTION DECLARING THE 3548-50 SOUTH BROADWAY AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3548-50 SOUTH BROADWAY AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2151)

Michael Griffin asked for this Resolution to be tabled, and the Commissioners had no objection, so the matter was tabled until a subsequent meeting.

8RESOLUTION NO.16-LCRA-10089 - RESOLUTION DECLARING THE 6654-56 MITCHELL AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 6654-56 MITCHELL AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2152)

Michael Griffin presented the Resolution to the Board. After discussion, Chairperson Goodson called for a motion to approve. Commissioner McBride 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, McBride, Jones) voting Aye.

RESOLUTION NO. 16-LCRA -10090 - RESOLUTION DECLARING THE 5485 BROWN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5485 BROWN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2153)

Michael Griffin asked for this Resolution to be tabled, and the Commissioners had no objection, so the matter was tabled until a subsequent meeting.

RESOLUTION NO. 16-LCRA-10091– RESOLUTION DECLARING 4056 DETONTY ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4056 DETONTY ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2144)

Zachary Wilson presented the Resolution to the Board. After discussion, Chairperson Goodson called for a motion to approve. 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, Timm, Jones, McBride) voting Aye.

RESOLUTION NO. 16 - LCRA – 10092 – RESOLUTION DECLARING 4112 FLAD AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR REDEVELOPERS OF THE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2145)

Zachary Wilson presented the Resolution to the Board. After discussion, Chairperson Goodson called for a motion to approve. Commissioner McBride 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, McBride) voting Aye.

RESOLUTION NO. 16 – LCRA-10093 - RESOLUTION DECLARING 3530 WYOMING ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3530 WYOMING ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2146)

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

RESOLUTION NO. 16 – LCRA- 10094 - RESOLUTION DECLARING THE 3006 MISSOURI AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3006 MISSOURI AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2147)

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

RESOLUTION NO. 16 – LCRA-10095 - RESOLUTION DECLARING THE 3442 MISSOURI AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3442 MISSOURI AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2148)

Zachary Wilson presented the Resolution to the Board. After discussion, Chairperson Goodson called for a motion to approve. Commissioner McBride 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, Timm, Jones) voting Aye.

RESOLUTION NO. 16 – LCRA- 10096 – RESOLUTION DECLARING THE 2861 LEMP AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2861 LEMP AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2149)

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

RESOLUTION NO. 16 – LCRA – 10097 - 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 the Resolution to the Board. He indicated the owner was not inclined to object to eminent domain because it would remove liens from the property the owner currently cannot resolve. Prospects of the property for acquisition and reuse were also discussed. Otis Williams also spoke about the project and neighboring development as well. 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, Timm, Jones, McBride) voting Aye.

RESOLUTION NO.16-LCRA-10101- RESOLUTION APPROVING A LOAN APPLICATION FROM LCRA TO MISSOURI DEVELOPMENT FINANCE BOARD FOR FUNDS IN FURTHERANCE OF THE CASS AVE., JEFFERSON AVE. / PARNELL ST., MONTGOMERY ST., NORTH 22ND ST. REDEVELOPMENT PLAN

Charlie Hahn presented the Resolution to the Board. After discussion Chairperson 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 (Jones, Timm, Goodson, McBride) voting yes.

RESOLUTION NO. 16-LCRA -10098 - RESOLUTION AUTHORIZING THE SALE OF 5565 CATES AVE. IN THE WEST END URBAN RENEWAL AREA TO SHAUN AND KELIA HYKES.

Laura Costello presented the Resolution to the Board, noting that the staff was not in favor of the sale. After discussion, Chairperson Goodson called for a motion to disapprove. Commissioner McBride moved to disapprove, Commissioner Jones seconded; request for previous roll was made and hearing no objections motion was passed with all Commissioners present (Goodson, Timm, Jones, McBride) voting Aye. Accordingly, the Resolution was rejected.

RESOLUTION NO.16-LCRA-10099 - RESOLUTION AUTHORIZING THE SALE OF 757 AND 759 HAMILTON TO LOUIS STITH FOR \$1,000.

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

RESOLUTION NO.16-LCRA-10100 - RESOLUTION AUTHORIZING THE SALE OF 1063 HAMILTION TO WILLIAM LIEBERMAN FOR \$2,815.00.

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

RESOLUTION NO.16-LCRA-10103 - RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO APPROVE TENANT UNDER THE PROVISIONS OF THE RETAIL MASTER SUBLEASE AGREEMENT BETWEEN MERCANTILE EXCHANGE, INC. AND MX RETAIL, LLC FOR 601 LOCUST STREET. (9354)

David Meyer presented Resolution to the Board. After discussion Chairperson 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, McBride) voting Aye.

EXECUTIVE SESSION

Chairman Goodson called for a motion to move into Executive Session at 4:11 p.m. to discuss real estate negotiations. Commissioner McBride moved to go into Executive Session, Commissioner Jones seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Jones, 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 Jones moved to adjourn, Commissioner McBride seconded; the meeting was adjourned at 4:27 p.m.

NEXT MEETING

The next Board meeting is scheduled for October 25, 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