

MINUTES

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

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room
Tuesday, December 13, 2016 – 3:00 pm

- BOARD MEMBERS PRESENT:** Chris Goodson (Chair)
Wendy Timm
Kennard Jones (3:07 pm)
Matthew McBride
Marvin Anderson (3:35 pm)
- 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, Ivie Clay, Rob Orr, Michelle Stuckey
(SLEDP), Roman Kordal (Planning)
- COUNSEL PRESENT:** David Meyer, Leslye Mitchell Yancey; Mark Spykerman (special
counsel to LCRA)
- ALDERMEN PRESENT:** Frank Williamson (Alderman 26th Ward)
- GUESTS PRESENT:** David Richardson (Husch Blackwell), Rob Sherwood and Steve Heitz
(Pace Properties), Lily Seymour (Gershman), Keith Houghton (Lafayette
Square Restoration), Julie Finn (KB Enterprises) Eli Ungar, David
Gwinn, Peter Cassel (Mac Properties), Juliane Wolf (Studio Gang), Eric
Levin (Silliman Group), Alyssa Rispoli (APG), David Sweeney (Lathrop
& Gage) Michael Harburg (Peer Property Group) Doug Rasmussen
(Duff & Phelps), Prad Sabharwal (Ananta Advisors), Gerry Connolly
(Resis Tance 314), and Tim Bryant (Post Dispatch)

CALL TO ORDER

A quorum being present, Chairman Goodson called the meeting to order at 3:04 pm.

APPROVAL OF MINUTES

Chair Goodson called for a motion to approve the Minutes of the Regular Meetings of November 15, 2016 and December 7, 2016. Commissioner McBride moved to approve, Commissioner Timm seconded, and the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Timm) voting Aye. Commissioner Jones arrived following this item.

RESOLUTION NO.16-LCRA-10140 - RESOLUTION DECLARING THE 100 N KINGSHIGHWAY BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 100 N. KINGSHIGHWAY BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2180)

Michael Griffin presented the Resolution to the Board. Attorney David Richardson and Ely Unger from Mac Properties also spoke on the project. They discussed parking, design, and prospective rents. Juliane Wolf from Studio Gang architects also gave a presentation about the architectural aspects of the project. The financial viability of the project and how it fits with the developer's portfolio was reviewed. Neighborhood input from a meeting the prior evening was recounted. After further discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner Jones seconded; and the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Timm, Jones) voting Aye.

RESOLUTION NO.16-LCRA-10142 - RESOLUTION DECLARING THE 1519 TOWER GROVE AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1519 TOWER GROVE AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2178)

Michael Griffin presented the Resolution to the Board. Michael Harburg from Peer Property Group 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) voting Aye.

RESOLUTION NO. 16-LCRA-10130 - RESOLUTION DESIGNATING OLIVE STREET ST. LOUIS, LLC REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 501 OLIVE ST. AND 303 N. BROADWAY BLVD. REDEVELOPMENT AREA AND APPROVING ENTRY INTO REDEVELOPMENT REDEVELOPMENT AGREEMENT (2159P1)

Dale Ruthsatz presented to the board. Attorney David Richardson on behalf of the developer updated the Board on the parking arrangements for 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, McBride, Jones) voting Aye.

RESOLUTION NO. 16 LCRA -10152 - RESOLUTION DECLARING THE 6201 DELMAR BLVD AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 6201 DELMAR BLVD. AND PLAN FOR THE 6201 DELMAR BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2181)

Dale Ruthsatz presented the Resolution to the Board. Rob Sherwood and Steve Heitz from Pace Properties explained their basis for requesting that LCRA seek eminent domain authority to be used against the leasehold interest presently on the property. Commissioner Anderson arrived during this item. The leasehold interest still has about forty years to run. Blight and the status of the property was discussed by the Commissioners and staff. After discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner McBride seconded. Following a roll call vote, the item passed with three Commissioners (Goodson, Timm, McBride) voting Aye, with Commissioner Jones voting no and Commissioner Anderson abstaining.

RESOLUTION NO. 16-LCRA-10150 - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (4001 INVESTORS, LLC PROJECT), SERIES 2016, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$55,000,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE CHOUTEAU AVE./SARAH ST./PAPIN ST. REDEVELOPMENT AREA

Mark Spykerman, special counsel to LCRA, presented the Resolution to the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Timm moved to approve, Commissioner Jones seconded; and following a roll call vote, the motion passed with all Commissioners present (Goodson, Timm, Jones, Anderson, McBride) voting Aye.

RESOLUTION NO. 16-LCRA-10080 - RESOLUTION AUTHORIZING RELEASE FROM A DEED OF TRUST OF A BUILDING HEIGHT RESTRICTION FOR PROPERTY IN THE CIVIC CENTER REDEVELOPMENT AREA (Leslye Mitchell-Yancey)

Leslye Mitchell Yancey 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-10131 - RESOLUTION DECLARING THE 3644 CASTLEMAN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3644 CASTLEMAN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2169)

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

RESOLUTION NO.16-LCRA-10132 - RESOLUTION DECLARING THE 3901-3905 SHAW BLVD. AND 3866-3868, 3900-3904 DETONTY AVE AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3901-3905 SHAW BLVD. AND 3866-3868, 3900-3904 DETONTY AVE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2170) (Zachary Wilson)

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

RESOLUTION NO.16-LCRA-10133 - RESOLUTION DECLARING THE 1828 VICTOR ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1828 VICTOR ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2173)

Zachary Wilson presented the Resolution to the Board. 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-10134 - RESOLUTION DECLARING THE 2720 INDIANA AVE. AREA AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2720 INDIANA AVE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2171)

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

RESOLUTION NO.16-LCRA-10135 - RESOLUTION DECLARING THE 5214 WILSON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5214 WILSON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2174)

Zachary Wilson presented the Resolution to the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson 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-10136 - RESOLUTION DECLARING THE 4137 VIRGINIA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4137 VIRGINIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2172)

Zachary Wilson presented the Resolution to the Board. After discussion, Chair Goodson called for a motion to approve. Commissioner Anderson 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-10145 - RESOLUTION APPROVING AMENDMENTS TO THE BLIGHTING STUDY AND PLAN FOR THE ELEVENTH/CLARK/EIGHTH/POPLAR AREA (687)

Dale Ruthsatz presented the Resolution to the Board and introduced Mark Spykerman, who explained the purpose for the amendments in detail. 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-10137- RESOLUTION DECLARING THE 5092 MILENTZ AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5092 MILENTZ AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2095)

Michael Griffin presented the Resolution to the Board. 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-10138 - RESOLUTION DECLARING THE 5814 WEST PARK AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 5814 WEST PARK AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2165)

Michael Griffin presented the Resolution to the Board. He noted the Resolution has the incorrect background and explained what needed to be modified to correct it. After discussion, Chair Goodson called for a motion to approve an amendment to the Resolution consistent with Mr. Griffin's explanation. Commissioner McBride moved to amend the Resolution and Commissioner Jones seconded; request for previous roll was made and hearing no objections, the motion to amend the Resolution passed with all Commissioners present (Goodson, McBride, Timm, Jones, Anderson) voting Aye. Chair Goodson called for a motion to approve the Resolution as amended; Commissioner Jones moved to approve and, 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-10139 - RESOLUTION DECLARING THE 4140 & 4145 PARK AVE. AREA PARK AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4140 & 4145 PARK AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2175)

Michael Griffin 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-10141 - RESOLUTION DECLARING THE 4485 WESTMINSTER PL AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4485 WESTMINSTER PL. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2179)

Michael Griffin 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, Timm, Jones, Anderson) voting Aye.

RESOLUTION NO.16-LCRA-10143 - RESOLUTION AUTHORIZING THE SALE OF 2817 LAFAYETTE AVE. TO MARVIN ANTHONY AS ADDITIONAL YARD SPACE TO HIS HOME AT 2819 LAFAYETTE AVE.

Laura Costello 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, McBride, Timm, Jones, Anderson) voting Aye.

RESOLUTION NO.16-LCRA-10144 - RESOLUTION AUTHORIZING THE SALE OF 1725 S. TUCKER BLVD. AND 1716 SO. 13th ST. TO ALLIED PROPERTY GROUP, LLC FOR THE RENOVATION AND SALE OF TWO FEE SIMPLE HOMES.

Laura Costello 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, Timm, Jones, Anderson) voting Aye.

RESOLUTION NO. 16-LCRA-10151- RESOLUTION APPROVING THE SALE OF 16 FRONT FEET OF 3860 PAGE TO DONAVAN MEADS TO BE USED AS ADDITIONAL YARD SPACE (9200P)

Laura Costello presented the Resolution to the Board. After discussion, Chair 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, Anderson) voting Aye.

RESOLUTION NO. 16-LCRA-10146 - RESOLUTION DECLARING THE 4101-4117 MANCHESTER AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4101-4117 MANCHESTER AV. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2177)

Bryan Robinson 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-10147- RESOLUTION AUTHORIZING THE ENGAGEMENT OF SPENCER FANE LLP AS SPECIAL COUNSEL TO PROVIDE ASSISTANCE IN NEGOTIATING TRANSACTION WITH FEDERAL GOVERNMENT IN THE CASS AVE., JEFFERSON AVE./PARNELL ST. /MONTGOMERY ST./ NORTH 22ND ST. REDEVELOPMENT AREA (David Meyer)

David Meyer 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, McBride, Timm, Jones, Anderson) voting Aye.

RESOLUTION NO. 16-LCRA-10148 - RESOLUTION AUTHORIZING AND RATIFYING ACTIONS RELATED TO PARTICIPATION IN THE MISSOURI DEVELOPMENT FINANCE BOARD'S TAX CREDIT FOR CONTRIBUTION PROGRAM PERTAINING TO A NEW MAJOR LEAGUE SOCCER STADIUM IN THE MILL CREEK REDEVELOPMENT AREA

Rob Orr presented the Resolution to the Board. 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-10149 - RESOLUTION RESCINDING RESOLUTION 15-LCRA-9837 AND DESIGNATING VINSON ONE LLC, AS REDEVELOPER OF THE PROPERTY LOCATED AT 1322 DOLMAN ST. IN THE NEAR SOUTHSIDE REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (9088P4)

Dale Ruthsatz 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, Timm, Jones, Anderson) voting Aye.

Otis Williams requested a brief recess. Commissioner McBride moved to recess the meeting at 4:45 P.M. and Commission 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.. The meeting was in recess until 4:50 P.M., when Commissioner McBride moved to reconvene and 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..

EXECUTIVE SESSION

Chairman Goodson called for a motion to move into Executive Session at 4:50 p.m. Commissioner McBride moved to go into Executive Session to discuss litigation and to obtain legal advice, 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 5:05 p.m., seconded by Commissioner Anderson and the motion passed by roll call vote with all 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, 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 January 24, 2017.

Chris Goodson, Chairman

Otis Williams, Executive Director

Executed version is kept on file at:
St. Louis Development Corporation
1520 Market St.
Ste.# 2000
St. Louis, MO 63103