

## MINUTES

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

#### REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, January 26, 2016 – 3:00 pm

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**BOARD MEMBERS PRESENT:** Chris Goodson, Chairman  
Matthew McBride  
Wendy Timm (Phone)  
Marvin Anderson

**BOARD MEMBERS ABSENT:** Kennard Jones

**STAFF PRESENT:** Dale Ruthsatz, Michael Griffin, Zachary Wilson, Nathan Chacon,  
Otis Williams, Jo Ann LeGard, Sara Wessels, Amy Lampe, Ivie  
Clay, Dick Zerega (PDA), Michele Stuckey (SLEDP)

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

**GUESTS PRESENT:** David Sweeney, Leonard Adewunmi, Austin Barzantny, Sarah  
Davis, Maria Altman, Michael Gingrich

#### **CALL TO ORDER**

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:07 p.m.

#### **APPROVAL OF MINUTES**

A motion to approve the Minutes from the December 15, 2015 and December 30, 2015 meetings was made by Commissioner Goodson, Commissioner Anderson moved to approve, Commissioner McBride seconded; the motion passed by roll call vote with four Commissioners present (McBride, Anderson, Timm, Goodson) voting Aye.

**RESOLUTION No. 16-LCRA-9959** – RESOLUTION DESIGNATING JLSK PROPERTIES LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 1917 RUTGER ST. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (1947P1)

Dale Ruthsatz presented the Resolution to the Board. Developer Leonard Adewunmi answered questions from the Commissioners. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; Request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Timm, Anderson, Goodson) voting Aye.

**RESOLUTION No. 16-LCRA-9960** – RESOLUTION DECLARING THE 6105-23 DELMAR BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 6105 – 23 DELMAR BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2063)

Michael Griffin presented the Resolution to the Board. Sarah Davis, attorney for the developer, answered questions and explained the evolution of the project, she discussed need for additional incentives related to the parking garage, redesign and input received from the neighborhood. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-9962** - RESOLUTION DECLARING 4101 LACLEDE AVE AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4101 LACLEDE AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2062)

Michael Griffin presented the Resolution to the Board. Developer Austin Barzantny answered questions from the Commissioners. After discussion, Commissioner Goodson moved to approve, the motion passed by roll call vote with all three Commissioners (Goodson, Anderson, McBride) voting yes and Commissioner Timm abstaining.

**RESOLUTION NO.16-LCRA-9961** - RESOLUTION DECLARING THE 4308 – 10 SWAN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4308-10 AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2019)

Michael Griffin presented the Resolution to the Board. After discussion Commissioner Goodson moved to approve, motion passed by roll call vote with all four Commissioners present (Timm, Goodson, Anderson, McBride) voting Aye.

**RESOLUTION NO. 16-LCRA-9963** – RESOLUTION DECLARING THE 1817 ALFRED AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1817 ALFRED AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2065)

Zachary Wilson presented the Resolution to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, Timm, and Goodson) voting Aye.

**RESOLUTION No. 16-LCRA-9964** – RESOLUTION DECLARING THE 4003 RUSSELL BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4003 RSUSELL BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2067)

Zachary Wilson presented the Resolution to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Anderson, Timm and Goodson) voting Aye.

**RESOLUTION NO.16-LCRA-9965** - RESOLUTION DECLARING THE 4200 CLEVELAND AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4200 CLEVELAND AVE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2068)

Zachary Wilson presented the Resolution to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (McBride, Goodson, Anderson and Timm) voting Aye.

**RESOLUTION NO. 16-LCRA-9966** - RESOLUTION DECLARING THE 2862 WISCONSIN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2862 WISCONSIN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2069)

Zachary Wilson presented to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9967** – RESOLUTION DECLARING THE 2813 – 2815 S. 18<sup>TH</sup> AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2813-2815 S. 18<sup>TH</sup> AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2070)

Zachary Wilson presented to the Board. After discussion, Commissioner Anderson moved to approve, and Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was passed with all four Commissioners present (Timm, Anderson, McBride, and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9968** – RESOLUTION DECLARING THE 1817 LYNCH ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1817 LYNCH ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2071)

Zachary Wilson presented to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9969** – RESOLUTION DECLARING THE 3000-3004 TEXAS AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3000 – 30004 TEXAS AVE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2072)

Zachary Wilson presented to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9970** – RESOLUTION DECLARING THE 3139 OHIO AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3139 OHIO AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2073)

Zachary Wilson presented to the Board. After discussion, Commissioner Anderson moved to approve, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9971** – APPROVING REVISED TAX ABATEMENT PROCESSING FEES FOR REDEVELOPERS SEEKING REAL ESTATE TAX ABATEMENT IN THE CITY OF ST. LOUIS THROUGH THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

Dale Ruthsatz presented to the Board. After discussion Commissioner Anderson moved to approve, Commissioner Timm seconded; request previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

**RESOLUTION NO. 16-LCRA-9972** – RESOLUTION AUTHORIZING THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS TO COOPERATE WITH THE STREETS DEPARTMENT AND BOARD OF PUBLIC SERVICE IN SUBMITTING AN APPLICATION ON BEHALF OF THE CITY IN RESPONSE TO THE USDOT’S SMART CITY CHALLENGE AND TO PROVIDE ONE THIRD OF THE FUNDS NECESSARY FOR A CONSULTANT TO PREPARE SAID APPLICATION IN AN AMOUNT NOT TO EXCEED \$10,000

Amy Lampe presented to the Board. After discussion Commissioner Anderson moved to approve, Commissioner Timm seconded; request previous roll was made and hearing no objections the motion passed with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

### **OPEN AGENDA**

There was no business to discuss under Open Agenda.

### **EXECUTIVE SESSION**

Chairman Goodson called for a motion to move into Executive Session at 4:00 p.m. to discuss real estate matters. Commissioner McBride moved to go into Executive Session, Commissioner Timm seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

### **REGULAR SESSION**

After adjournment of Executive Session, Chairman Goodson called for a motion to return to Regular Session at 4:11 p.m.; Commissioner McBride moved to return to regular session, Commissioner Anderson seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Timm, Anderson and Goodson) voting Aye.

**ADJOURNMENT**

With no further business, Commissioner Goodson motion to adjourn. Commissioner McBride moved to approve, Commissioner Anderson seconded; the meeting was adjourned at 4:12 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for February 23, 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