

## MINUTES

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

#### REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, April 26, 2016 – 3:00 pm

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**BOARD MEMBERS PRESENT:** Chris Goodson, Chairman  
Matthew McBride  
Marvin Anderson  
Kennard Jones (by phone)  
Wendy Timm (by phone)

**BOARD MEMBERS ABSENT:**

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

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

**GUESTS PRESENT:** Brent Crittendon, Tim Person, Jon Giokas, Garrick Hamilton

#### **CALL TO ORDER**

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:22 p.m.

#### **APPROVAL OF MINUTES**

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of March 29, 2016  
Commissioner McBride moved to approve, Commissioner Anderson seconded; the motion passed by roll  
call vote with all Commissioners present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

#### **RESOLUTION NO. 16-LCRA – 10005 - RESOLUTION DESIGNATING HISTORIC LAFAYETTE CHURCH, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN 1900-08 LAFAYETTE AVE REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2051P)**

Dale Ruthsatz presented the Resolution to the Board. Brent Crittenden, developer, also spoke about the  
project. 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 Commissioners  
present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO.16-LCRA-10006** - RESOLUTION DESIGNATING NATHANIEL RIVERS PLACE, LP AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE NATHANIEL RIVERS PLACE REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2051P)

Dale Ruthsatz presented the Resolution to the Board. Tim Person, developer, also spoke about the project. 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 Commissioners present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16-LCRA-10008** - RESOLUTION DECLARING THE 400 - 421 S. 9TH ST. / 815 R - 909 POPLAR ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 400 - 421 S. 9TH ST. / 815 R - 909 POPLAR ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2103)

Michael Griffin presented the Resolution to the Board. Garrick Hamilton developer from the Koman Group discussed the project and Jon Giokas discussed the right of easement and the right for eminent domain. 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, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16-LCRA – 10007** - RESOLUTION DECLARING THE 4227 SWAN AVE. AREA BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4227 SWAN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2094)

Michael Griffin 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 passed with all Commissioners present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16-LCRA-10009** - RESOLUTION DECLARING THE 3722 THOLOZAN AVE. AREA TO BE BLIGHTED APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3722 THOLOZAN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2096)

Michael Griffin presented 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 passed with all Commissioners present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16 - LCRA – 10010** – RESOLUTION DECLARING THE 2105 ANN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2105 ANN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2096)

Michael Griffin 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 passed with all Commissioners present (Goodson, McBride, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10012** - RESOLUTION DECLARING THE 2607 CALIFORNIA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2607 CALIFORNIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2099)

**RESOLUTION NO. 16 – LCRA – 10013** - RESOLUTION AFFIRMING THAT THE PROPERTIES IN THE TOWER GROVE EAST/FOX PARK SCATTERED SITES ARE BLIGHTED, DECLARING CERTAIN ADDITIONAL PROPERTIES TO BE BLIGHTED, APPROVING AN AMENDED TOWER GROVE EAST / FOX PARK SCATTERED SITES BLIGHTING STUDY AND PLAN FOR THE AMENDED AREA AND AUTHORIZING ADVERTISING FOR REDEVELOPERS OF THE AMENDED AREA. (2015)

Zachary Wilson presented the Resolution to the Board. 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, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10015** - RESOLUTION DECLARING THE 3429 MISSOURI AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3429 MISSOURI AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2100)

Zachary Wilson presented the Resolution to the Board. 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, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10016** - RESOLUTION DECLARING THE 1911 UTAH ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1911 UTAH ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA. (2097)

Zachary Wilson presented the Resolution to the Board. 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, Anderson, Timm, Jones) voting Aye.

**RESOLUTION NO. 16 – LCRA – 10017** - RESOLUTION DECLARING THE 2842 OHIO AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2842 OHIO AVE. AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2098)

Zachary Wilson presented the Resolution to the Board. 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, Anderson, Timm, Jones) voting Aye.

## **REGULAR SESSION**

## **EXECUTIVE SESSION**

## **OPEN AGENDA**

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 Anderson seconded; the meeting was adjourned at 4:10 p.m.

**NEXT MEETING**

The next Board meeting is scheduled for May 24, 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