

MINUTES

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

ANNUAL MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, March 29, 2016 – 3:00 pm

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

BOARD MEMBERS ABSENT: Wendy Timm

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

COUNSEL PRESENT: David Meyer, Leslye Mitchell Yancey

GUESTS PRESENT: Sarah Davis, David Sweeney, Leonard Adewunmi, Austin
Barzantny, Michael Gingrich, Maria Altman, David Dewey, John
O’Gorman, Pierce W. Powers, Jr. Jerry Caromdy

CALL TO ORDER

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:17 p.m.

APPROVAL OF MINUTES

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of February 23, 2016 and the Special Meeting of March 2, 2016. Commissioner McBride moved to approve, Commissioner Anderson seconded; the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Anderson, Jones) voting Aye.

ELECTION OF OFFICERS

Dale Ruthsatz announced the list of current officers as Chris Goodson - Chair, Matthew McBride-Vice-Chair, Wendy Timm - Treasurer, Otis Williams - Secretary, Dale Ruthsatz and Michael Griffin, Assistant Secretaries. A motion was made by Commissioner Anderson to retain the current slate of officers. The

motion was seconded by Commissioner McBride and the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Anderson, Jones) voting Aye.

RESOLUTION No. 16-LCRA-9993 – RESOLUTION DESIGNATING CITY HI-POINTE, LLC AS A REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 6828 OAKLAND AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (1924P1)

Dale Ruthsatz presented the Resolution to the Board. Pierce W. Powers, developer, also spoke about the project. After discussion, Commissioner Anderson moved to approve, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Anderson, Jones) voting Aye.

RESOLUTION No. 16-LCRA-9994 – RESOLUTION DESIGNATING CULLIANAN EUCLID, LLC AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE 625 NORTH EUCLID AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2045P1)

Dale Ruthsatz presented the Resolution to the Board. Developer David Dewey also spoke about the project and answered questions. After discussion, 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, Anderson, Jones) voting Aye.

RESOLUTION NO.16-LCRA-10000 - RESOLUTION AUTHORIZING TAX CREDIT AGREEMENT WITH MISSOURI DEVELOPMENT FINANCE BOARD AND FOREST PARK FOREVER, INC. AND OTHER RELATED ACTIONS.

Rob Orr presented the Resolution to the Board. John O’Gorman from Forest Park Forever, Inc. also spoke and provided an overview of the project. After discussion, Commissioner Jones 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 Jones) voting Aye.

RESOLUTION NO. 16 - LCRA-10001 – RESOLUTION AUTHORIZING TAX CREDIT AGREEMENT WITH MISSOURI DEVELOPMENT FINANCE BOARD AND DOWNTOWN NOW! AND OTHER RELATED ACTIONS

Rob Orr presented the Resolution to the Board. After discussion 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 (McBride, Jones, Anderson, Goodson) voting Aye.

RESOLUTION NO. 16 - LCRA – 9997 - RESOLUTION DECLARING THE 1600 -1742 WASHINGTON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 1600-1742 WASHINGTON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2091)

Michael Griffin presented the Resolution to the Board. Developer Michael Knight and his attorney, David Sweeney answered questions. 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 (McBride, Jones, Goodson, Anderson) voting Aye.

EXECUTIVE SESSION

Chairman Goodson called for a motion to move into Executive Session at 3:38, to discuss real estate matters. Commissioner Anderson move to go into Executive Session, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, Anderson, Jones, McBride) voting Aye.

REGULAR SESSION

After adjournment of Executive Session, Chairman Goodson called for a motion to return to Regular Session at 3:46 p.m.; Commissioner McBride moved to return to regular session, Commissioner Jones second; the motion passed by roll call vote with all four Commissioners present (McBride, Jones, Anderson Goodson) voting Aye.

RESOLUTION NO. 16 - LCRA – 9995 - RESOLUTION DECLARING THE 3657 WYOMING ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3657 CONNECTICUT ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2088)

Michael Griffin presented the Resolution to the Board. After discussion, 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 (McBride, Jones, Goodson, Anderson) voting Aye.

RESOLUTION NO. 16 - LCRA – 9996 - RESOLUTION DECLARING THE 3835 CONNECTICUT AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3657 WYOMING ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2086)

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 (McBride, Jones, Goodson, Anderson) voting Aye.

RESOLUTION NO. 16 - LCRA – 10003 - RESOLUTION DECLARING THE 2015 S. 9 TH ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 2015 S. 9 TH ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2089)

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

RESOLUTION NO. 16 - LCRA – 9998 - RESOLUTION DECLARING THE 4030 RUSSELL BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 4030 RUSSELL BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2093)

Zachary Wilson presented the Resolution to the Board. After discussion, 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, Anderson, McBride, Jones) voting Aye.

RESOLUTION NO. 16 - LCRA – 9999 - RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO THE LOAN AGREEMENT REFINANANCING THE LCRA EAST GARAGE AND TO ENTER INTO A FIRST AMENDMENT TO THE AMENDED AND RESTATED PARKING SPACE LEASE.

Charlie Hahn presented to the Board. After discussion, 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 (Jones, Anderson, Goodson, McBride) voting Aye.

RESOLUTION NO. 16 - LCRA – 10002- RESOLUTION AUTHORIZING AN EXTENSION OF A REVOLVING LINE OF CREDIT FOR ENVIRONMENTAL REMEDIATION OF THE FORMER CARONDELET COKE SITE.

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

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 Anderson moved to adjourn, Commissioner Jones seconded; the meeting was adjourned at 4:16 p.m.

NEXT MEETING

The next Board meeting is scheduled for April 26, 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