MINUTES

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

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room
Tuesday, May 24, 2016 – 3:00 pm

BOARD MEMBERS PRESENT:	Chris Goodson, Chairman Matthew McBride Kennard Jones (by Phone) Wendy Timm
BOARD MEMBERS ABSENT:	Marvin Anderson
STAFF PRESENT:	Dale Ruthsatz, Zachary Wilson, Otis Williams, Jo Ann LeGard, Sara Wessels, Ivie Clay, Charlie Hahn, Michelle Stuckey (SLEDP), Melanie Pelletier, Bryan Robinson, Robb
COUNSEL PRESENT:	David Meyer, Leslye Mitchell Yancey
GUESTS PRESENT:	Barbara Geisman (Thompson Coburn), David Sweeney, Brian Ingus (Advantes Development), Jeff Antrainer, Stacy Hastie, Ernesto Segura (Husch Blackwell) Phil Siddle (VP, CFO for St. Louis Blues),

CALL TO ORDER

After roll call, a quorum being present, Chairman Goodson called the meeting to order at 3:25 p.m.

APPROVAL OF MINUTES

Chairman Goodson called for a motion to approve the Minutes of the Regular Meeting of April 26, 2016 Commissioner McBride moved to approve, Commissioner Jones seconded; the motion passed by roll call vote with all Commissioners present (Goodson, McBride, Timm, Jones) voting Aye.

RESOLUTION NO. 16-LCRA – 10024 – RESOLUTION DECLARING THE 801-825 ANN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 801-825 ANN AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2111)

Zachary Wilson presented the Resolution to the Board. Brian Ingus from Advantes Development, developer and Attorney David Sweeney also spoke about the project. After discussion, 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–10025- RESOLUTION DECLARING THE 3631-51 WASHINGTON BLVD. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3631-51 WASHINGTON BLVD. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOOPERS OF THE AREA (2112)

Zachary Wilson presented the Resolution to the Board. Jeff Antrainer, developer, also spoke about the project. After discussion, 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-10026 - RESOLUTION DECLARING THE KOSCIUSKO SITE AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE KOSCIUSKO SITE AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2113)

Zachary Wilson presented the Resolution to the Board. Stacy Hastie developer and Attorney Barbara Geisman discussed the project. After discussion, 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 – 10029 – RESOLUTION DETERMINING THE OFFICIAL INTENT OF THE AUTHORITY TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED ONE HUNDRED SIXTY MILLION AND NO /100 DOLLARS ($160,000,000.00) TO FINANCE THE COSTS OF A HEREIN DEFINED LAND CLEARANCE PROJECT; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS

Leslye Mitchell Yancey presented the Resolution to the Board. Attorney Ernesto Segura and St. Louis Blues VP /CFO Phil Siddle spoke about the resolution. After discussion, 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, McBride, Timm, Jones)
voting Aye.

RESOLUTION NO. 16-LCRA-10018 – RESOLUTION DESIGNATING KILAMANJARO I – 5560 PERSHING LLC REDEVELOPER OF 5560 PERSHING AVE. AND KILAMANJARO III – 5528 PERSHING LLC AS REDEVLOPER OF 5528 PERSHING LOCATED IN THE 5528-5560 PERSHING AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (1907P1)

Dale Ruthsatz presented Resolution to the Board. After discussion, 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 – 10019 – RESOLUTION DECLARING THE 721 VICTOR & 2403-15 S. 7TH ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR STUDY AND PLAN FOR THE 721 VICTOR & 2403-15 7TH ST. AREA AND AUTHORIZING AD

Zachary Wilson presented the Resolution to the Board. After discussion, Commissioner Timm moved to table, Commissioner McBride seconded; request for previous roll was made and hearing no objections the motion was tabled until June 28, 2016 with all Commissioners present (Goodson, McBride, Timm, Jones) voting Aye.

RESOLUTION NO. 16 – LCRA – 10020 – RESOLUTION DECLARING THE 3944 MICHIGAN AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR STUDY AND PLAN FOR THE 3944 MICHIGAN AVE. AEA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2107)

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

RESOLUTION NO. 16 – LCRA – 10021 – RESOLUTION DECLARING THE 3839 INDIANA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3839 INDIANA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2108)

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

RESOLUTION NO. 16 – LCRA – 10022 – RESOLUTION DECLARING THE 3935-37 WYOMING ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3935-37 WYOMING ST. AREA AND AUTORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2109)

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

RESOLUTION NO. 16 – LCRA – 10023 – RESOLUTION DECLARING THE 3127 SHENANDOAH AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3127 SHENANDOAH AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2110)

Zachary Wilson presented the Resolution to the Board. After discussion, 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 – 10027 - RESOLUTION DECLARING THE RESOLUTION DECLARING THE 3429 JUNIATA ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3429 JUNIATA ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2102)

Zachary Wilson presented the Resolution to the Board. 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 – 10028 - RESOLUTION DECLARING THE 3525 ILLINOIS AVE. AREA TO BE BLIGHTED, APPROVING AND AUTHORIZING ADVERTISEMENT TO BE BLIGHTED, APPROVING AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2114)

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

RESOLUTION NO. 16 – LCRA – 10030 - RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A GROUND SPACE LEASE WITH SAMUEL SCHLIPF AND LEONA SOLANO FOR THE LEASE OF 1208, 1214, AND 1216 PRAIRIE AVENUE AND 3721 COOK AVENUE (Laura Costello)

Laura Costello presented the Resolution to the Board. After discussion, 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, McBride, Timm, Jones) voting Aye.

RESOLUTION NO. 16-LCRA-10031- RESOLUTION ESTABLISHING UNIFORM BOND ISSUE SERVICE FEES AND RELATED MATTERS.

Leslye Mitchell-Yancey presented the Resolution to the Board. After discussion 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) voting Aye.

RESOLUTION NO. 16-LCRA-10032 – RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LETTER OF INTENT AND NEGOTIATE AND ENTER INTO A LOAN AGREEMENT WITH THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR RENOVATION AND CONSTRUCTION OF A FACILITY AT 1211-19 NORTH TUCKER BOULEVARD IN THE DESOTO – CARR REDEVELOPMENT AREA

Charlie Hahn presented Resolution to the Board. After discussion 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, McBride, Timm, Jones) voting Aye.

EXECUTIVE SESSION

Chairman Goodson called for a motion to move into Executive Session at 4:30 p.m. Commissioner Jones moved to into Executive Session, Commissioner McBride seconded; the motion passed with all Commissioners (Goodson, McBride, Timm, Jones) voting Aye.

REGULAR SESSION

After adjournment of Executive Session, Chairman Goodson called for a motion to return to Regular Session at 4:55 p.m.; Commissioner McBride moved to return to regular session, Commissioner Timm seconded; the motion passed by roll call vote with all four Commissioners present (McBride, Goodson, Timm, Jones) 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 McBride moved to adjourn, Commissioner Timm seconded; the meeting was adjourned at 4:56 p.m.

NEXT MEETING

The next Board meeting is scheduled for June 28, 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