

M I N U T E S
Land Reutilization Authority
Board of Commissioners

Regular Meeting
St. Louis Development Corporation
April 27, 2016
8:30 A. M.

COMMISSIONERS

PRESENT: Mark H. Levison, Chairman
Roger L. CayCe, Vice Chairman
Hope E. Whitehead, Secretary

STAFF PRESENT: Otis Williams, Executive Director
Laura Costello, Director of Real Estate
David Meyer, Associate City Counselor
Dee Nickson-Harris, LRA Assistant Secretary
Sara Wessels, Real Estate Staff
Wyvonia Warfield, Real Estate Staff
Edward Roberts, Legal Staff

GUESTS PRESENT: Alderman Jeffrey L. Boyd, Ward 22
Ryan Sheridan, Agenda Item 46
Angela Gilmore
Rodney Reed, Agenda Item 12
Cheryl Reed
Quinton Spurlock
Lola David
Paulette Francis
Mike Bauer, Agenda Item 48
Rochelle Page, Agenda Item 13
Maria Altman
Rodney Edwards
Darrell Dennis
Alexandrea Haskin Jr.
Teri L. Rose
Samuel Schilpf, Agenda Item 26
Caleb Batchelor
Leonard Adewaunmi
Garriveton Nashed
James Johnson
Carlos Amos
Kimberly Washington
Bryan Warren

1. CALL TO ORDER

Mr. Levison called the meeting to order at 8:35 a.m.

2. MINUTES OF THE MARCH 30, 2016 COMMISSION MEETING.

On the motion of Mr. Levison, seconded by Mr. CayCe, and with the concurrence of Ms. Whitehead, the Commission accepted the Minutes of the March 30, 2016 Commission Meeting.

3. ELECTION OF OFFICERS

This item was deferred until the end of the meeting.

4. REPORT OF COMMISSIONERS

None

5. ACTION OF OFFERS TO PURCHASE

A. OFFERS TO PURCHASE

All accepted offers are subject to the buyer acknowledging a disclaimer declining to purchase an Owner's Title Insurance Policy, or obtaining an Owner's Title Insurance Policy by the time of closing.

1. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Robert Mangum, in the amount of \$500.00, to purchase 4900 Geraldine Ave. Resolution No. 16-LRA-206
2. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 5239 Lotus Ave. and 5241 Lotus Ave. to Press D. McDowell in the amount of \$3,000.00 with closing being contingent on approval of the offerors budget and financing. Resolution No. 16-LRA-207
3. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Dean Hopkins, in the amount of \$1,500.00, to purchase 4969 St. Louis Ave. due to the condition of his adjacent property.
4. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 5022 Union Blvd. to Katherine James in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing. Resolution No. 16-LRA-208
5. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Charles E. Brookshire, in the amount of \$200.00, to purchase 3162 North 11th St. with closing being contingent on the offeror having a signed demolition contract for the building. Resolution No. 16-LRA-209
6. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Quinton Spurlock, in the amount of \$1,000.00, to purchase 8657 N. Broadway with closing being contingent on approval of the offerors budget and financing. Resolution No. 16-LRA-210

7. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 8990 Edna St. to Second Chance Rental, LLC c/o Tamiaca Murray in the amount of \$2,000.00, with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-211

8. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Tamera White, in the amount of \$2,500.00, to purchase 8790 Jordan St. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-212

9. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 1120 Riverview Blvd. to Maurice L. Moore in the amount of \$3,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-213

10. Double Offer

A. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 8966 Halls Ferry Road to SBRA, LLC c/o Sandi Daniels with a \$15,337.00/6 month option with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-214

B. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Chaun Nebbitt, in the amount of \$10,000.00, to purchase 8966 Halls Ferry Road in favor of another offeror.

11. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission agreed to grant a \$1,000.00/6 month option on 8415 Church Road to Danielle Harrold, with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-215

12. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Rodney Reed and Cheryl Reed, in the amount of \$1,328.00, to purchase 4609 Page Blvd. and 4611 Page Blvd.
Resolution No. 16-LRA-216

13. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 4762 Labadie Ave. to Rochelle M. Page in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-217

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Rochelle M. Page to purchase 4734 Labadie Ave.

14. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Michele Jones, in the amount of \$1,000.00, to purchase 4221 Ashland Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-218

15. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Charles Bass, in the amount of \$3,000.00, to purchase 4066 North Market St. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-219

16. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the request of Jackie L. Statom for a \$1,000.00/6 month option on 4518 Lexington Ave. because he has not completed a previously approved project.
17. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 4341 Evans Ave. and 4345 Evans Ave. to Ranken Technical College c/o David Cadle with a \$1,407.00/12 month option.
Resolution No. 16-LRA-220
18. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Salim Gluenim, in the amount of \$13,838.00, to purchase 1434 Montgomery St., 1442 Montgomery St., 2607 Blair Ave., 2609 Blair Ave., 2611 Blair Ave., and 2613 Blair Ave. because the offerors proposed use is not consistent with the neighborhood plan.
19. Double Offer
- A. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the request of Henry F. Owens IV and Joy Owens for a \$16,000.00/12 month option on 2339 Rutger St., 2341 Rutger St., 2343 Rutger St., and 2345 Rutger St. in favor of another offeror.
- B. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 2339 Rutger St., 2341 Rutger St., 2343 Rutger St., and 2345 Rutger St. to Design & Restoration, LLC c/o Leonard S. Adewunmi with a \$48,000.00/12 month option with closing being contingent on approval of the offerors budget and financing, LCRA approval of their plans, and LSRC support of the project.
Resolution No. 16-LRA-221
20. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Brandy C. Minor, in the amount of \$900.00, to purchase 2930 Hickory St. due to insufficient financial resources to support this large project.
21. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Jeffrey Bunyard, in the amount of \$1,200.00, to purchase 1613H South 9th St. with closing being contingent on approval of the offerors budget and financing and his plans to replace the damaged sidewalk and pavement.
Resolution No. 16-LRA-222
22. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 2714 S. Jefferson Ave. and 2718 S. Jefferson Ave. to Stephen Brao and Stephen Zompa in the amount of \$2,926.00.
Resolution No. 16-LRA-223
23. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Carlisha L. Amos, in the amount of \$1,500.00, due to insufficient financial resources to support a project this large.
24. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission agreed to grant a \$6,000.00/12 month option on 3214 Pennsylvania Ave. to Kurt D. Volk and Kelly J. Volk with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-224
25. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Kroner Investments, LLC c/o John Kroner, in the amount of \$600.00, to purchase 1209 Redd Foxx Lane.
Resolution No. 16-LRA-225

26. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Samuel Schilpf and Leona Marie Solano, in the amount of \$1,000.00, to purchase 1209 Redd Foxx Lane, 3717 Cook Ave., 3719 Cook Ave., 3723 Cook Ave., and 3725 Cook Ave. because the parcels are in an area being held for residential development.

27. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Jack Pittman, in the amount of \$1,800.00, to purchase 3834 California Ave.
Resolution No. 16-LRA-226

28. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 3834 Keokuk St. to James M. Johnson and Sherman Golden with a \$1,500.00/6 month option with closing being contingent on approval of the offerors budget and financing, and on Mr. Johnson having an occupancy permit for 3936 S. Compton Ave.
Resolution No. 16-LRA-227

29. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 3928 Louisiana Ave. to Caleb A. Batchelor in the amount of \$1,500.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-228

30. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Earle Williams, in the amount of \$863.00, to purchase 4627 Kossuth Ave.
Resolution No. 16-LRA-229

31. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Alberta Staton and Arthur Hamilton Scott, in the amount of \$1,500.00, to purchase 3625 N. Taylor Ave. with the offeror closing in 30 days or less.
Resolution No. 16-LRA-230

32. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of LTD Communications and Public Relations, LLC c/o Larry Dabney, in the amount of \$4,000.00, to purchase 4216 W. Farlin Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-231

33. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Erica Goliday and Steven L. Robinson Jr., in the amount of \$2,000.00, to purchase 4317 Lee Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-232

34. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Christopher D. Cork, in the amount of \$800.00, to purchase 1931 E. Warne Ave. due to the condition of the offerors other properties in the City.

35. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of US Bank Home Mortgage c/o Danielle E. Marler, Attn., in the amount of \$938.00, to purchase 2711 Semple Ave.
Resolution No. 16-LRA-233

36. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 5573 St Louis Ave. to Larry Cosey in the amount of \$750.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-234

37. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 1918 Semple Ave. to Bianca Scoggin, with a \$1,000.00/6 month option with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-235

38. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 5315 Ridge Ave. to Kimberly Washington and 1403 Jai Ganesh, LLC c/o Mayur B. Patel in the amount of \$4,025.00 with closing being contingent on approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-236

39. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 6058 Horton Place, 6054 Horton Place, 5935 Maple Ave., and 956 Maple Place to Aaron Turner c/o Maria Stewart in the amount of \$9,410.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-237

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Aaron Turner c/o Maria Stewart to purchase 5561 Etzel Ave., 5715 Cates Ave., 1221 Montclair Ave., 1217 Montclair Ave., and 5430 Page Blvd.

40. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Marlowe T. Price, in the amount of \$1,000.00, to purchase 5322 Arlington Ave. with the offeror closing in 30 days or less.
Resolution No. 16-LRA-238

41. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Alexander Haskin Jr., in the amount of \$1,000.00, to purchase 6030 Lucille Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-239

42. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Michelle Jones, in the amount of \$1,000.00, to purchase 5445 Thrush Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-240

43. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 4103 N. Euclid Ave., 4104 N. Euclid Ave., and 4622 Newberry Terrace to Preston Barge Jr. in the amount of \$4,845.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-241

44. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission accepted the offer of Angel's Touch, LLC c/o Gabrielle Bolden, in the amount of \$3,000.00, to purchase 3809 Maffitt Ave. and 4418 San Francisco Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-242

45. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 4575 Alcott Ave. to Earl D. Hopson in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-243

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of Earl D. Hopson to purchase 2602 N. Taylor Ave.

46. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission agreed to grant a \$23,638.00/12 month option on the parcels listed on exhibit "A" (21,536 sq. ft.—6 parcels of vacant ground on Michigan Ave. and Connecticut Ave.) to Ryan Sheridan with closing being contingent on approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-244

47. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission counter offered the sale of 5750 Floy Ave. to LB Properties & Things, LLC c/o LaToya Baker in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-245

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission rejected the offer of LB Properties & Things, LLC c/o LaToya Baker to purchase 4709 Anderson Ave.

B. MISCELLANEOUS

48. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission approved a change of end use for the property purchased from LRA by Joyce Meyer Ministries, Inc. c/o Mike Bauer at 4012 N. Newstead Ave. The property could not be affordably rehabbed, and they plan to demolish the building and maintain the parcel along with the other vacant lots they own on the block.
Resolution No. 16-LRA-246

Addendum

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe the Commission agreed to grant an additional 60 days for Tape 4, LLC c/o David Littleton to close on 2436 South 1st St.
Resolution No. 16-LRA-247

C. DONATIONS

All accepted Donations are contingent on the Donor paying delinquent taxes or the Collector of Revenue releasing the taxes. They are also contingent upon the Donor paying in full, all MSD and Water Department bills and lots being free of all trash, debris, and excess vegetation.

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. Cayce, the Commission accepted the donation of the following properties:

49. 4213 Linton Ave.—3395-00-03500—Eric Carter

50. 5007 Alabama Ave.—2807-00-02100—Curtis Kreitner

Resolution No. 16-LRA-248

D. GARDEN LEASES

51. Cynthia Wilkinson-Kenner has requested a garden lease on 3624 Tholozan Ave. and 3626 Tholozan Ave. Signing the lease is contingent on the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.

52. Tom Maher has requested a garden lease on 3431 Michigan Ave. Signing the lease is contingent on the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.

- 53. Jessie Burnley has requested a garden lease on 2139 Adelaide Ave.
- 54. North Campus Partnership c/o Antonio French has requested a garden lease on 4034 W. Florissant Ave.

6. EXECUTIVE SESSION

None

7. FINANCIAL REPORT

None

3. ELECTION OF OFFICERS

Mr. CayCe nominated Mr. Levison as Chairman.

On the motion of Mr. CayCe, and seconded by Ms. Whitehead, Mr. Levison was elected Chairman of the LRA Commission.

Mr. Levison nominated Mr. CayCe as Vice Chairman, and Ms. Whitehead as Secretary.

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, Mr. CayCe was elected Vice Chairman, and Ms. Lynom was elected Secretary of the LRA Commission.

8. THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR MAY 25, 2016.

9. ADJOURNMENT

Mr. Levison adjourned the meeting at 9:05 a.m.

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

Hope E. Whitehead, Secretary

ParcelID	Address	Ward	Neigh	AssN	Usage	Front	Side1	LotSF	Value
14310000500	2350 Michigan Ave.	6	25	244	Vacant Lot	20	125.5	2,510	\$2,500.00
14310000600	2348 Michigan Ave.	6	25	244	Vacant Lot	30	125.5	3,765	\$3,750.00
14330001550	2601-03 Michigan Ave.	6	25	244	Vacant Lot	50	128.5	6,423	\$6,250.00
14540001900	2902 Michigan Ave.	6	25	244	Vacant Lot	25	125	3,125	\$3,125.00
14540002000	2900 Michigan Ave.	6	25	244	Vacant Lot	25	125	3,125	\$3,125.00
41620004900	4259 Connecticut	15	15	138	Vacant Lot	23	124.2	2,588	\$4,888.00
						173		21,536	\$23,638.00