

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

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

COMMISSIONERS

PRESENT:

Mark H. Levison, Chairman
Roger L. CayCe, Vice Chairman
Hope E. Whitehead, Commissioner (8:50 am)

STAFF PRESENT:

Otis Williams, Executive Director (8:42 am)
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 (8:45 am)

GUESTS PRESENT:

James Dearing, Agenda Item 27
Sergei Townsend, Agenda Item 46
Liz Peinado, North Campus Partnership, Addendum
Isis V. Ali
Omar Hendrix, Agenda Item 64
Frederick Koch, Agenda Item 42
George J. Jones Jr.
Dominick Hines, Agenda Item 21
Joel Uffman
Lola David
Tim Mazur
Ryan Sheridan, Agenda Item 69
Tyrell Davison
Juanita Norman
Rodney Norman
Danielle Hunt
Sam Newman
Keith Houghton
J. Woldin
Ebony Wilson
Don DeVivo, Agenda Item 60
Annie Cooper
Patricia Moncief, Agenda Item 67
Damon Hammond
Dorothy Curry
Marettia Mitchell
Mary Evans
Paula Dunlap

1. CALL TO ORDER

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

2. MINUTES OF THE FEBRUARY 24, 2016 COMMISSION MEETING.

On the motion of Mr. Levison and seconded by Mr. CayCe, the Commission accepted the Minutes of the February 24, 2016 Commission Meeting.

3. ELECTION OF OFFICERS

The Commission deferred the Election of Officers until the April 27, 2016 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 and seconded by Mr. CayCe, the Commission accepted the offer of Margaret Holmes, in the amount of \$1,000.00, to purchase 5240 St. Louis Ave. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-143

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 the parcels listed on exhibit "A" (44,602 sq. ft.—7 parcels in the 5100 and 5200 blocks of Palm St.) to First American Real Estate & Hospitality c/o Saqib B. Khan in the amount of \$19,100.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-144

3. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3400 N. Kingshighway Memorial Blvd., 4965 Lexington Ave., and 4963 Lexington Ave. to Dorothy Curry with a \$10,000.00/12 month option. Closing is contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-145

4. 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. Webster, in the amount of \$1,000.00, to purchase 4837 Calvin Ave. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-146

5. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5309 Geraldine Ave. and 5315 Geraldine Ave. to Osman Sapir in the amount of \$1,200.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-147

6. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Lonnie C. Bryant and Jessica R. Frazier, in the amount of \$1,000.00, to purchase 703 Bittner St. with closing being contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-148

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 1010 Bittner St. to Yolanda S. Jackson in the amount of \$1,350.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-149
8. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Kiara D. Washington, in the amount of \$1,000.00, to purchase 8539 N. Broadway with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-150
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 918 Canaan Ave. to Kena Coleman in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-151
10. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 8525 Halls Ferry Road to Monopolize Management c/o Dorise Robinson in the amount of \$2,500.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-152
11. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Remy Bryant, in the amount of \$1,000.00, to purchase 8758 Jordan St. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-153
12. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Charles Cathern, in the amount of \$1,000.00, to purchase 870 Nassau Drive with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-154
13. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Marshall D. Carter Jr., in the amount of \$1.00, to purchase 1103 Montgomery St. and 1107 Montgomery St. due to the condition of his adjacent property.
14. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Carl M. Thomas, in the amount of \$353.00, to purchase 4240 Peck St.
Resolution No. 16-LRA-155
15. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Rita M. Ward, in the amount of \$1,353.00, to purchase 3724 Carter Ave. and 3728 Carter Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-156
16. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Shirley Robinson, in the amount of \$388.00, to purchase 4221 W. Ashland Ave.
Resolution No. 16-LRA-157
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 4580 Cottage Ave. to Rahman Muhammad in the amount of \$381.00.
Resolution No. 16-LRA-158

18. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4626 Page Blvd. to Jason Johnson and Fallon Johnson in the amount of \$6,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-159

19. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Mishee J. Garr, in the amount of \$500.00, to purchase 3941 Labadie Ave. due to insufficient financial resources to support this large project.

20. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Yane I. Towns, in the amount of \$1,000.00, to purchase 4650 Labadie Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-160

21. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Dominick Hines and Dominique Williams, in the amount of \$800.00, to purchase 4542 North Market St. because the parcel is in an area being held for planned unified development.

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 1810 N. Sarah St. to Paula M. Dunlap in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-161

23. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3511 N. Taylor Ave. to Maretia L. Mitchell in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-162

24. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Jerreld Lee Fisher, in the amount of \$1,500.00, to purchase 2519 St. Louis Ave. with the offeror closing in 30 days or less.
Resolution No. 16-LRA-163

25. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2721 Accomac St. to Patrice M. Bryan in the amount of \$1,400.00.
Resolution No. 16-LRA-164

26. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2738 Geyer Ave. to Willard Botkin in the amount of \$1,500.00
Resolution No. 16-LRA-165

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Willard Botkin to purchase 2736 Geyer Ave.

27. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2136 Oregon Ave. to Nexus Real Estate and Construction Group, LLC c/o Ben Meyers in the amount of \$1,583.00.
Resolution No. 16-LRA-166

28. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Orlando D. Watford Jr., in the amount of \$1,500.00, to purchase 2928 Minnesota Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-167

29. Double Offer

A. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission deferred action on 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. until the April 27, 2016 Commission meeting.

B. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Design & Restoration, LLC c/o Leonard S. Adewunmi, in the amount of \$48,000.00, to purchase 2339 Rutger St., 2341 Rutger St., 2343 Rutger St. and 2345 Rutger St. until the April 27, 2016 Commission meeting.

30. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Kimberly Poor, in the amount of \$2,111.00, to purchase 2208 Charless St. Resolution No. 16-LRA-168

31. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Frank Armstrong, in the amount of \$1,000.00, to purchase 2115 South 7th St. because the Commission felt the parcel is too small to garden with summer activities for children.

32. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of MU Investment Property, LLC c/o David Scobee, in the amount of \$4,915.00, to purchase 316 Lombard St., excluding that portion of the lot containing the billboard. Closing is contingent on MU Investment Property paying for the re-platting, and providing an easement allowing access to the billboard. Resolution No. 16-LRA-169

33. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$23,438.00/12 month option on 2222 Gaine St., 2218 Gaine St., 2214 Gaine St., and 2212 Gaine St. to Equity Trust Co. c/o Jerel L. Poor. Closing is contingent on approval of the offerors plans, budget, and financing. Resolution No. 16-LRA-170

34. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3420 Wisconsin Ave. to Moonlight Partners c/o Shariq Mansuri in the amount of \$1,584.00 with closing being contingent on their closing on 3450 Wisconsin Ave. Resolution No. 16-LRA-171

35. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission deferred action on the offer of Carlisha L. Amos, in the amount of \$1,500.00, to purchase 3229 Pennsylvania Ave. until the April 27, 2016 Commission meeting.

36. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Patricia Badolian, in the amount of \$100.00, to purchase 7831 Reilly Ave. Resolution No. 16-LRA-172

37. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 7710 Water St., 8518 Water St., 8522 Water St., and 621 W. Primm St. to James E. Dearing in the amount of \$6,100.00 with closing contingent on approval of the offerors budget and financing. Resolution No. 16-LRA-173

38. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$1,500.00/12 month option on 520 W. Davis St. to Karl Cords with closing being contingent on approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-174

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 4344 Swan Ave. to Kroner Investments, LLC c/o John Kroner with a \$3,500.00/6 month option with closing being contingent on approval of the offerors budget and financing, and LCRA approval of their plans.
Resolution No. 16-LRA-175

40. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$7,000.00/12 month option on 4312 Manchester Ave. to 4321 Manchester, LLC c/o Sean Spencer with closing being contingent on approval of the offerors plans for fencing, paving, and landscaping and their budget and financing for the project.
Resolution No. 16-LRA-176

41. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Angie L. Brown, in the amount of \$1,000.00, to purchase 5064 Ridge Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-177

42. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 1202 Aubert Ave. to Frederick W. Koch in the amount of \$670.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-178

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 4626 Newberry Terrace to Kenneth E. Wilson Jr. in the amount of \$1,000.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-179

44. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of the parcels listed on Exhibit "B" (31,851 sq. ft.—7 parcels in the 5000 block of Wells Ave.) to House of Pais c/o Stanford Cooper Sr. in the amount of \$2,774.00.
Resolution No. 16-LRA-180

45. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Erica Reed, in the amount of \$5,000.00, to purchase 4108 California Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-181

46. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Sergei Z. Townsend, in the amount of \$1,500.00, to purchase 3831 Nebraska Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-182

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Sergei Z. Townsend, in the amount of \$1,500.00, to purchase 3732 Nebraska Ave.

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 4108 Lee Ave. to Brian Hughes in the amount of \$586.00.
Resolution No. 16-LRA-183

48. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4522 Pope Ave. and 4524 Pope Ave. to Chippewa Loft, LLC c/o Gurpreet S. Padda in the amount of \$1,200.00 with closing being contingent on approval of the offerors plans for fencing, paving, and landscaping and their budget and financing for the project.
Resolution No. 16-LRA-184

49. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Sergio N. Edwards, in the amount of \$1,000.00, to purchase 4626 Bircher Blvd.

50. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Tyrell D. Grissom and Desirae D. Grisson, in the amount of \$300.00, to purchase 5962 Kennerly Ave. due to the condition of their adjacent residence.

51. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5892 Wabada Ave. to Betty R. Jackson in the amount of \$528.00.
Resolution No. 16-LRA-185

52. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2600 Burd Ave. to Hadiyyah King-Lee and Jacqueline Knight in the amount of \$1,350.00 with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-186

53. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Mary K. Evans, in the amount of \$1,000.00, to purchase 5816 Highland Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-187

54. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of C. Ward Construction, Inc. c/o Christopher Ward, in the amount of \$1,580.00, to purchase 5926 Kennerly Ave. and 5928 Kennerly Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-188

55. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Deana M. Gholston, in the amount of \$1,000.00, to purchase 5929 McArthur Ave. with the offeror closing in 30 days or less.
Resolution No. 16-LRA-189

56. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Friendly Temple M. B. Church c/o Deacon James Joiner, in the amount of \$1,500.00, to purchase 1401 Burd Ave., 1405 Burd Ave., and 1424 Burd Ave. with closing being contingent on approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-190

57. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Rosalind L. Martin, in the amount of \$1,000.00, to purchase 1431 Amherst Place with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-191

58. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Jada Billups, in the amount of \$1,000.00, to purchase 5942 Hamilton Terrace with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-192

59. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 1308 Temple Place to Ronald W. Roberts Jr. in the amount of \$400.00 with closing being contingent on the offeror having a signed demolition contract for the building.
Resolution No. 16-LRA-193

60. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$3,467.00/12 month option to Nathaniel Rivers Place, LP c/o Cynthia Duffe on 5543 Minerva Ave. and 1360 Burd Ave. with closing being contingent on approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-194

61. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Amanda Hooker, in the amount of \$1,000.00, to purchase 5354 Ridge Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-195

62. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Isis V. Ali, in the amount of \$1,000.00, to purchase 5713 Henner Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-196

63. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of LaToya D. Baker, in the amount of \$1,000.00, to purchase 5576 Floy Ave. with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-197

64. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5632 Hiller Place to Omar D. Hendrix in the amount of \$2,700.00, with closing being contingent on approval of the offerors budget and financing.
Resolution No. 16-LRA-198

65. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the request of Pamela T. Taylor for a \$1,821.00/12 month option on 5442 Emerson Ave. and 5510 Emerson Ave. due to failure to complete a previously approved project in a timely manner.

66. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$1,300.00/6 month option to James Holloway on 4549 Alcott Ave. with closing being contingent on approval of the offerors budget and financing and his having an occupancy permit for 4525 Alcott Ave. and 4530 Alcott Ave.
Resolution No. 16-LRA-199

67. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Patricia Moncrief, in the amount of \$4,613.00, to purchase 4969 St. Louis Ave., 5738 Maple Ave., 5742 Maple Ave., and 5752 Maple Ave. due to insufficient financial resources to support these extremely large projects.

68. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4016 Page Blvd. to El Bethel COGIC c/o Nelson Watts, Jr., Pastor in the amount of \$400.00 with closing being contingent on their having a signed demolition contract for the building.
Resolution No. 16-LRA-200

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of El Bethel COGIC c/o Nelson Watts, Jr., Pastor, in the amount of \$200.00 to purchase 4019 Page Blvd.

69. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission deferred action on the request of Ryan W. Sheridan for a \$46,050.00/12 month option on the parcels listed on exhibit "A" (50,507 sq. ft.—13 scattered parcels of vacant ground) until the April 27, 2016 Commission meeting.

70. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 1238 Shawmut Place, 5557 St. Louis Ave., 5571 St. Louis Ave., and 5639 Park Lane in the amount of \$6,000.00 with closing being contingent on approval of the offerors budget and financing.

Resolution No. 16-LRA-201

Addendum

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$50,000.00/12 month option to North Campus Partnership c/o Liz Peinado on 2017 Linton Ave. and 5217 North 21st St. with closing being contingent on approval of the offerors plans, budget, and financing.

Resolution No. 16-LRA-203

B. MISCELLANEOUS

71. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission deferred action on the request of Joyce Meyer Ministries, Inc. c/o Mike Bauer for approval of a change of end use for 4012 N. Newstead Ave. until the April 27, 2016 Commission meeting.

72. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to add 5552 St. Edward Ave. to the lease approved for Fresh Coast Capital c/o April Mendez by Resolution No. 15-LRA-461.

Resolution No. 16-LRA-202

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:

73. 1901 Mallinckrodt St.—1174-00-01100—Alpha Phi Alpha c/o Brian H. Hurd

74. 1330 Belt Ave.—3801-04-00600—Dalisa Scott and Charles Spinks Sr.

75. 3912 Lee Ave.—3587-00-01600—Community Restoration Corp. c/o Dawn Stockmo
3967 Page Blvd.—3733-00-06700—Community Restoration Corp. c/o Dawn Stockmo
2517 Burd Ave.—4532-00-04000—Community Restoration Corp. c/o Dawn Stockmo
Closing is contingent on their paying \$8,000.00 per parcel toward maintenance/demolition costs.

Resolution No. 16-LRA-204

D. GARDEN LEASES

76. City Hands c/o Xanthia Williams has requested a garden lease on 4925 Ashby Ave. and 4929 Ashby Ave. Signing the lease will be contingent upon the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.
77. Theodore Spencer has requested a garden lease on 4970 Lilburn Ave.
78. Peggy H. Tyler has requested a garden lease on 4235 Peck Ave.
79. Clarence E. Green has requested a garden lease on 4242 Warne Ave.
80. Paulna Valbrun has requested a garden lease on 1308 Benton St. and 1411 North Market St. Signing the lease will be contingent upon the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.
81. Rufus Shannon has requested a garden lease on 5019 Ridge Ave. If Mr. Shannon installs water service, signing the lease will be contingent upon the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.
82. Yvonne Berry has requested a garden lease on 5118 Kensington Ave., 5116 Kensington Ave., 5114 Kensington Ave., and 5106 Kensington Ave. Signing the lease will be contingent upon the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.
83. Myles Farrell has requested a garden lease on 5901 Enright Ave.
84. The International Institute of St. Louis c/o Anna Crosslin has requested a garden lease on 3963 Neosho St., 1116 Hodiament Ave., 6039 Suburban Ave., 6041 Suburban Ave., 6043 Suburban Ave., and 6043R Suburban Ave. Signing the lease will be contingent upon the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.

Addendum

American Friends Service Committee c/o Joshua Saleem has requested a garden lease on 5876 Ridge Ave. and 5880 Ridge Ave. Signing the lease will be contingent upon the lessee providing a minimum of \$300,000.00 in liability insurance naming LRA, SLDC, and the City of St. Louis as also insured.

E. RESOLUTION AUTHORIZING 'MOW TO OWN' PROGRAM

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission approved the attached Resolution No. 16-LRA-205

6. EXECUTIVE SESSION

None

7. FINANCIAL REPORT

None

8. THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR APRIL 27, 2016.

9. ADJOURNMENT

Mr. Levison adjourned the meeting at 9:13 a.m.

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

Mark H. Levison, Chairman

ParcelID	Address	Ward	Neigh	AssN	Usage		BldgSF	Front	Side1	LotSF	Value
59490000600	5201 Palm St.	1	52	342	Vacant Lot	TS-1999		75	125	9,494	\$1,887.00
59490001000	5219 Palm St.	1	52	342	2 Story Brick Two Family Fla	Don-2010	2,340	35	125	4,375	\$2,000.00
59500000700	5220 Palm St.	1	52	342	Vacant Lot	TS-2005		42.33	125	4,716	\$1,192.00
59500001107	5200 Palm St.	1	52	342	Vacant Lot	TS-2001		55	125	6,613	\$1,548.00
59540000100	5164 Palm St.	1	52	342	2 Story Brick 14 Unit Building	TS-2009	8,884	70	125	8,750	\$14,000.00
59550000800	5111 Palm St	1	52	342	2 Story Brick Four Family Fla	TS-2015	3,400	42	125	5,404	\$4,000.00
59550002000	5163 Palm St.	1	52	342	2 Story Brick Four Family Fla	TS-2009	3,400	42	125	5,250	\$4,000.00
								361.3		44,602	\$28,627.00

ParcelID	Address	Ward	Neigh	AssN	Usage	Front	Side1	LotSF	Value
37890000300	5078 Wells Ave.	18	51	238	Vacant Lot	50	146.66	7,597	\$626.00
37890000400	5076 Wells Ave.	18	51	238	Vacant Lot	25	14304	3,448	\$374.00
37890000500	5074 Wells Ave.	18	51	238	Vacant Lot	25	141	3,789	\$374.00
37890000600	5072 Wells Ave.	18	51	238	Vacant Lot	25	138.33	7,535	\$374.00
37890000700	5066 Wells Ave.	18	51	238	Vacant Lot	50	138.92	2,979	\$626.00
37890000800	5064 Wells Ave.	18	51	238	Residential	25	138.33	3,165	\$200.00
37890000900	5062 Wells Ave.	18	51	238	Residential	25	135.58	3,338	\$200.00
						225		31,851	\$2,774.00

ParcelID	Address	Ward	Neigh	AssN	Usage	Front	Side1	LotSF	Value
13180003200	2735 Allen Ave	6	24	245	Vacant Lot	25	125	3,125	\$4,219.00
14250501310	2812 Magnolia Ave.	6	24	244	Vacant Lot	25	141.3	3,531	\$3,125.00
14260000200	2846 Nebraska Ave.	6	24	244	Vacant Lot	23	127	2,940	\$2,875.00
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
14350000300	2354 Virginia Ave	6	25	243	Vacant Lot	25	128	3,285	\$4,688.00
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
13780002700	2255 California Ave.	7	24	245	Vacant Lot	60	111.6	6,715	\$10,125.00
13810002950	2639 Shenandoah Ave	7	24	245	Vacant Lot	50	125	6,250	\$8,438.00
13810003500	2655 Shenandoah Ave	7	24	245	Vacant Lot	25	125	3,125	\$4,219.00
41620004900	4259 Connecticut	15	15	138	Vacant Lot	23	124.2	2,588	\$4,888.00
						406		50,507	\$61,327.00

RESOLUTION NO. 16-LRA-205
Presented To The Board March 30, 2016

TO: Board of Commissioners of the Land Reutilization Authority of The City of St. Louis, Missouri

FROM: Laura Costello, Director of Real Estate

RE: Resolution Authorizing 'Mow to Own' Program

EXECUTIVE SUMMARY:

This Resolution authorizes the creation of the 'Mow to Own' Program, to allow residents to take immediate ownership of Land Reutilization Authority-owned parcels adjacent to their property if the resident agrees to continually maintain the lot, subject to a lien which will be removed after twenty-four months if the maintenance has been satisfactory.

BACKGROUND:

The 'Mow to Own' Program is designed for City residents who wish to acquire vacant property owned by LRA. LRA has owned and maintained many small parcels in its inventory for a number of years, and as time has passed it has become clear that these parcels are unlikely to be developed to create new housing, industry or jobs. LRA was created to accomplish these goals, but also to return formerly tax-delinquent properties to the tax rolls. This program will aid in accomplishing that task.

The Mow to Own Program will be a 'sweat equity' program where residents may take immediate ownership of a parcel that is located next to their own property for a nominal fee. Participants must agree to continually maintain the lot, including regular mows and debris removal, for twenty-four months. The LRA Board of Commissioners must approve each transaction. Following approval by the Board of Commissioners, the successful applicant will receive a deed to the property with a maintenance lien allowing the property to be reacquired by LRA should the applicant fail to maintain the lot. After twenty-four months, if there are no findings of violation from the City's Forestry Division and no complaints, LRA will remove the maintenance lien and the owner will own the property.

The following conditions will apply to the operation of the Mow to Own Program, subject to the ultimate discretion of the LRA Board of Commissioners to approve each application:

Eligible Lots shall:

- Be less than 30 front feet
- Not be contiguous to three or more other LRA, LCRA or PIEA-owned parcels
- Have been in the LRA inventory for at least three years

Successful Applicants shall:

- Be current on all real estate taxes
- Have no outstanding property violations
- Own property with an occupied residential structure immediately adjacent to the desired lot

During the Maintenance Lien period, Owners shall:

- Keep property free and clear of debris
- Mow the grass at least eight times a year
- Stay current on real estate taxes

The Mow to Own Program will include an administrative fee of \$100.00, which includes recording costs for the initial deed and the subsequent release of the maintenance lien. Participants may choose to acquire title insurance at their own cost. Each application to the Mow to Own Program will also be reviewed by staff to determine if the parcel is in an area where development is imminent, and staff will provide a recommendation to the Board of Commissioners regarding the application.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1. The Land Reutilization Authority hereby authorizes the Mow to Own Program as outlined above; and
2. The Executive Director or his/her designee, and the appropriate officers, agents and employees of LRA are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the LRA Commission.

ADOPTED this 30th day of March 2016.

BY THE COMMISSION

(SEAL)

Mark H. Levison
Chairman

ATTEST:

Assistant Secretary