

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

Regular Meeting
St. Louis Development Corporation
May 25, 2016
8:30 A. M.

COMMISSIONERS

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

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

GUESTS PRESENT: Eugene Thompson, Agenda Item 6
Christa Morgan
David Duncan, Agenda Item 42
Sherry Oliver, Agenda Item 26
Damon Sumerall
Willie Stallworth
Ramon Young
Thomas Cullen
Lopez Simms
Theresa Porter
Solomon Haynes Jr.
Sam Lee
Lula Lee
S. Renee Moore
S. Fingers
Teri L. Rose
Demetris Outlaw
Sherron Randle
Wendy G. Morals
Lola David
Alva Bost
Rufus Shannon
Lana Miller
Rashida Waters

1. CALL TO ORDER

Mr. Levison called the meeting to order at 8:30 a.m.

2. MINUTES OF THE APRIL 27, 2016 COMMISSION MEETING.

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the Minutes of the April 27, 2016 Commission Meeting.

3. REPORT OF COMMISSIONERS

None

4. 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 counter offered the sale of 4946 Terry Ave. to Marvin C. Parks in the amount of \$1,095.00.
Resolution No. 16-LRA-250

2. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Moore Renovations, LLC c/o Leron Moore, to purchase 5236 Maffitt Ave., in the amount of \$1,000.00, with closing being contingent on approval of the offerors budget and financing, and their having an occupancy permit for 5238 Maffitt Ave.
Resolution No. 16-LRA-251

3. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Larry D. Keeper, in the amount of \$2,000.00, to purchase 5257 St. Louis Ave. with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-252

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 4944 Farlin Ave., to Solomon Haynes, in the amount of \$1,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-253

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 5030 Queens Ave. to Rashida S. Waters, in the amount of \$2,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-254

6. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5049 Ruskin Ave. to Eugene Thompson and Christa Morgan with a \$750.00/6 month option with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-255

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 4242 Warne Ave. to Clarence E. Green in the amount of \$705.00.
Resolution No. 16-LRA-256

8. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 2918 Sullivan Ave. to Stephanie M. Fingers in the amount of \$1,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-257

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 3501 Bailey Ave. to Lago I. Johnson in the amount of \$2,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-258

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Lago I. Johnson, in the amount of \$553.00, to purchase 4027 Peck St. and 4025 Peck St.

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 the parcels listed on exhibit "A" (25,041 sq. ft.—7 parcels in C.B. 3654) to Alva D. Bost with a \$4,002.00/12 month option with closing being contingent upon approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-259

11. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 3923 Greer Ave. to Demetris W. Outlaw with a \$1,000.00/6 month option with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-260

12. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4020 Natural Bridge Ave. and 4036 Natural Bridge Ave. to Mo-Tex c/o Marlon Torres with a \$2,000.00/6 month option with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-261

13. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Melissa Nelson, in the amount of \$2,500.00, to purchase 3035 Rolla Place with the offeror closing in 30 days or less.
Resolution No. 16-LRA-262

14. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4512 Nebraska Ave., to David Townes, in the amount of \$2,228.00.
Resolution No. 16-LRA-263

15. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Taylans, LLC c/o Alice Bartley, in the amount of \$1,000.00, to purchase 4329 California Ave. with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-264

16. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4629 Michigan Ave. to Brandi Hughley in the amount of \$1,700.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-265

17. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Matthew A. Ferlage, in the amount of \$1,000.00, to purchase 3533 Missouri Ave. with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-266

18. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Deborah Ervin, in the amount of \$821.00, to purchase 914 Iron St.
Resolution No. 16-LRA-267

19. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 4271 West Belle Place to William R. Bishop in the amount of \$706.00. Resolution No. 16-LRA-268
20. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Rufus D. Shannon Jr., in the amount of \$200.00, to purchase 5022 Ridge Ave. because the parcel is not adjacent to the offerors residence.
21. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Theresa D. Portis, in the amount of \$1,000.00, to purchase 4840 Cote Brilliante Ave. due to insufficient financial resources to support this very large project.
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 528 N. Newstead Ave. to X3, LLC c/o Bernard Whittington with a \$7,500.00/6 month option with closing being contingent upon approval of the offerors plans, budget, and financing. Resolution No. 16-LRA-269
23. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Linda Bailey, POA for Richard W. Bailey, in the amount of \$5,575.00, to purchase 3728 California Ave. with closing being contingent on the offeror having a signed demolition contract for the building. Resolution No. 16-LRA-270
24. 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 John Dennis Vescovo, in the amount of \$3,000.00, to purchase 3521 Louisiana Ave. until the June 29, 2016 Commission meeting.
25. 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 Terrance T. Weston and Eboni A. Austin-Weston, in the amount of \$2,000.00, to purchase 4546 Athlone Ave. until the June 29, 2016 Commission meeting.
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 4709 Anderson Ave. to Sherry A. Oliver, in the amount of \$2,000.00 with closing being contingent upon approval of the offerors budget and financing. Resolution No. 16-LRA-271
- On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Sherry A. Oliver to purchase 4494 Penrose St., 4454 Carter Ave., 4450 Carter Ave., and 4257 Margaretta Ave.
27. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of John Hill, in the amount of \$641.00, to purchase 5856 Ridge Ave. because the parcel is across the street from Mr. Hill's property. The Commission directed staff to offer Mr. Hill a garden lease.
28. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Claxton C. Jones, in the amount of \$1,000.00, to purchase 5701 Dr. Martin Luther King Dr. due to the condition of the offerors adjacent property.
29. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Lopez Simms, in the amount of \$1,000.00, to purchase 1214 Shawmut Place with closing being contingent upon approval of the offerors budget and financing. Resolution No. 16-LRA-272

30. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5318 Lotus Ave. and 5320 Lotus Ave. to Carmella E. Causey in the amount of \$2,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-273

31. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Shenobi Moore, in the amount of \$2,000.00, to purchase 5747 Terry Ave. with closing being contingent upon approval of the offerors budget and financing
Resolution No. 16-LRA-274

32. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Elaine Nolan, in the amount of \$1,525.00, to purchase 5414 Page Blvd.
Resolution No. 16-LRA-275

33. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the offer of Lola David, in the amount of \$3,990.00, to purchase 5862 Bartmer Ave. with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-276

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 5966 Bartmer Ave. to Jeannine Easterling and Alvino Watkins in the amount of \$2,000.00 with the offeror closing in 30 days or less. They will be given credit for the \$200.00 previously paid as option fees.
Resolution No. 16-LRA-277

35. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5937 Bartmer Ave., 5941 Bartmer Ave., 5945 Bartmer Ave., 5953 Bartmer Ave., and 1112 Maple Ave. to Tim Hightower with a \$3,936.00/12 month option with closing being contingent upon approval of the offerors plans, budget, and financing.
Resolution No. 16-LRA-278

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 5522 Thrush Ave. and 5528 Thrush Ave. to Roshelle Calhoun in the amount of \$1,125.00.
Resolution No. 16-LRA-279

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 5780 Thekla Ave. to Michael Sims and Shanell Bolden in the amount of \$2,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-280

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 5917 Thekla Ave. to Ramon Young in the amount of \$1,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-281

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 5980 Theodore Ave. to Barbara Crate with a \$1,000.00/6 month option with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-282

40. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission counter offered the sale of 5616 Hiller Place and 5594 Floy Ave. to Willie P. Stallworth Sr. in the amount of \$2,000.00 with closing being contingent upon approval of the offerors budget and financing.
Resolution No. 16-LRA-283

41. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the offer of Jubilee World, Inc. c/o Kim Hyunsuk, in the amount of \$53,000.00, to purchase the parcels listed on exhibit "A" (144,016 sq. ft.—26 scattered parcels in Wards 1, 4, 21, and 27) because they have not closed on the previously approved project.

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 5076 Vernon Ave. and 4738R Bessie Court to David Duncan in the amount of \$1,821.00 with closing being contingent on approval of the offerors budget and financing for the building on Bessie Court, and his having an occupancy permit for 5072 Vernon Ave.
Resolution No. 16-LRA-284

B. MOW TO OWN

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission accepted the Mow to Own applications for the following properties.

- 43. 4817 Northland Ave.—4478-00-07200—Sophia Johnson
- 45. 2012 E. College Ave.—3391-00-00500—Teri L. Rose
- 46. 1421 Burd Ave.—3806-10-01800—Stephanie Mason
- 48. 5546 W. Florissant Ave.—5525-00-01600—Lula Lee and Sam Lee
- 49. 5920 Shulte Ave.—5360-00-01500—Elthoreon Hawkins

Resolution No. 16-LRA-249

On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission rejected the following Mow to Own applications because the parcels applied for did not meet the program requirements.

- 44. 4229 Evans Ave.—3728-00-03700—James E. Moore
- 47. 5048 Beacon Ave.—5232-00-01700—Mary L. Hall

C. MISCELLANEOUS

50. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission agreed to grant a \$1.00/5 year lease to Samuel Schilpf and Leona Marie Solano on 3717 Cook Ave., 3719 Cook Ave., 3723 Cook Ave., and 3725 Cook Ave., with the lease to include insurance provisions at LRA's sovereign immunity exposure limits and subject to cancellation with thirty-day notice.
Resolution No. 16-LRA-285

51. On the motion of Mr. Levison, seconded by Ms. Whitehead, and with the concurrence of Mr. CayCe, the Commission modified Resolution 16-LRA-205 to replace "eligible lots be less than 30 front feet" with "Lots may not exceed 30 feet frontage" and "The owner shall mow the grass at least eight times a year" with "Comply with City ordinances, and keep the grass cut to no higher than seven inches"
Resolution No. 16-LRA-286

D. 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:

- 52. 3447 Pennsylvania Ave.—1577-00-03700—Lisa K. Delgado
- 53. 4183 Farlin Ave.—4435-00-02700—Terri M. McMurray
- 54. 5300 Vernon Ave.—2992-01-03700—Belo-Cost Rental Units, LLC c/o Lloyd J. Johnson

Resolution No. 16-LRA-287

E. GARDEN LEASES

- 55. Tiarra Lewis has requested a garden lease on 4516 Evans Ave., 4514 Evans Ave., 4512 Evans Ave., and 4510 Evans 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.
- 56. The Tandy Neighborhood Improvement Association c/o Rodney D. Edwards has requested a garden lease on 4390 St. Louis Ave., 2822 N. Taylor Ave., 4458 St. Louis Ave., and 4200 Dr. Martin Luther King Dr.
- 57. Dwayne Tiggs and Brittany Picker have requested a garden lease on 3172 California Ave.
- 58. Lucretta Williams has requested a garden lease on 1320 Temple Place.
- 59. Andretta Alexander has requested a garden lease on 5123 Gilmore Ave.

5. EXECUTIVE SESSION

None

6. FINANCIAL REPORT

None

7. THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR JUNE 29, 2016.

8. ADJOURNMENT

Mr. Levison adjourned the meeting at 8:55 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
36540004700	2406 N Sarah St	4	56	309	Vacant Lot	TS-2015	25	120	2,451	\$381.00
36540004800	2408 N Sarah St	4	56	309	Vacant Lot	TS-2009	25	120	3,000	\$381.00
36540004900	2410 N Sarah St	4	56	309	Vacant Lot	TS-2013	25	120	3,974	\$381.00
36540005010	2412 N Sarah St	4	56	309	Vacant Lot	TS-1995	75	120	9,594	\$1,144.00
36540005200	2422 N Sarah St	4	56	309	Vacant Lot	TS-2007	52.5	60	1,976	\$801.00
36540000200	4056 St Ferdinand A	4	56	309	Vacant Lot	TS-1994	30	52.6	2,170	\$457.00
36540000100	4058 St Ferdinana A	4	56	309	Vacant Lot	TS-1994	30	52.6	1,876	\$457.00
							263		25,041	\$4,002.00

ParcelID	Address	Ward	Neigh	Description	Front	Side 1	Lot SF	Value
52290400600	5116 Labadie Av	1	52	2 Sty Brk 4 FF	42	133	5,402	\$4,000.00
52300401200	5119 Labadie Av	1	52	2 Sty Brk 4 FF	42	133	5,305	\$4,000.00
59510001900	5219 Ashland Av	1	52	2 Sty Brk 4 FF	42	125	5,105	\$4,000.00
59510002600	5245 Ashland Av	1	52	2 Sty Brk 4 FF	43.75	125	5,626	\$4,000.00
44560000900	4930 Palm St	1	55	1 Sty Brk Res	32.5	100	2,964	\$1,000.00
44810901100	4821 Greer Av	1	55	2 Sty Brk 2 FF	35	110	3,675	\$2,000.00
54640000200	4960 Margaretta Av	1	69	2 Sty Brk Res	35	118.95	4,163	\$1,000.00
54640002000	3937 N Euclid Av	1	69	2 Sty Brk 2 FF	50	243	11,306	\$2,000.00
50830002500	5382 Claxton Av	1	71	2 Sty Brk 4 FF	45	125	5,188	\$4,000.00
51410002400	5353 Queens Av	1	71	2 Sty Brk Res	43	172.5	6,552	\$1,000.00
51410002500	5349 Queens Av	1	71	2 Sty Brk 2 FF	30	172.5	5,697	\$2,000.00
37100201600	4534 Greer Av	4	56	1 Sty Brk Res	27	141.33	3,672	\$1,000.00
44400801800	4205 Ashland Av	4	56	1 Sty Brk Res	29.48	170	4,943	\$1,000.00
44400901200	4228 Lexington Av	4	56	2 Sty Brk 2 FF	32.5	180	5,842	\$2,000.00
44690500500	4458 Greer Av	4	56	2 Sty Brk Res	35	134.62	4,964	\$1,000.00
51960002400	4031 Greer Av	4	56	2 Sty Brk 2 FF	30	135.5	3,809	\$2,000.00
35480001700	4554 Fair Av	21	68	2 Sty Brk 2 FF	30	143.25	4,643	\$2,000.00
35480002000	4562 Fair Av	21	68	2 Sty Brk 2 FF	35.05	143.25	5,425	\$2,000.00
35540000800	4622 Pope Av	21	68	2 Sty Brk 2 FF	30	147.42	4,273	\$2,000.00
35610001700	4452 Clarence Av	21	68	2 Sty Brk Res	30	140	4,337	\$1,000.00
35640000500	4416 Red Bud Ave	21	68	2 Sty Brk 2 FF	30	147.5	4,425	\$2,000.00
35700001100	4240-2 Clarence Av	21	68	2 Sty Brk 4 FF	44	155.75	6,863	\$4,000.00
44160500700	4454 Carter Ave	21	69	2 Sty Brk Res	89	200	17,800	\$1,000.00
54920000100	6176 Sherry Av	27	76	1 Sty Brk Res	45	116.66	5,002	\$1,000.00
55910000900	5734 Era Av	27	76	1 Sty Frm Res	33.33	116.5	3,549	\$1,000.00
57850003100	5643 Hiller Pl	27	76	1 Sty Brk Res	33	115.03	3,486	\$1,000.00
					993.6		144,016	\$53,000.00