

AGENDA

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

REGULAR MEETING- REGULAR SESSION (Some Commissioners May Be By Phone)

1520 MARKET STREET – SUITE 2000
BOARD ROOM

Thursday, November 15, 2018 – 9:00 am

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES** - October 23, 2018
3. **N. BROADWAY / CARRIE AVE. / BULWER AVE. / HARRIS AVE. BETWEEN CALARENCE AVE. AND ATHLONE AVE.**
Alderswoman Lisa Middlebrook / 2nd Ward

RESOLUTION NO. 18-PIEA-468 - RESOLUTION RESCINDING GREEN STREET ADELAIDE, L.L.C. AS DEVELOPER OF THE PORTION OF THE N. BROADWAY / CARRIE AVE. / BULWER AVE. / HARRIS AVE DEVELOPMENT AREA LOCATED BETWEEN CLARENCE AVE. AND ATHLONE AVE., DESIGNATING GREEN STREET DEVELOPMENT GROUP LLC AS DEVELOPER OF THAT PORTION OF THE AREA AND APPROVING ENTERING INTO A DEVELOPMENT AGREEMENT (5110p2)
(Dale Ruthsatz)

OPEN AGENDA

ROLL CALL VOTE in open session to hold a closed meeting pursuant to the following:

- A) Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021 (17) RSMo.
- B) Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021 (2) RSMo.
- C) Proceedings to regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021 (12) RSMo.

END CLOSED SESSION

NEXT BOARD MEETING - SCHEDULED FOR DECEMBER 18, 2018

ADJOURNMENT

MINUTES

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, October 23, 2018 – 3:00 pm

BOARD MEMBERS PRESENT: Matthew McBride (Vice Chair)
Chris Goodson
Marvin Anderson

BOARD MEMBERS ABSENT: Kennard Jones
Wendy Timm (Chair)

STAFF PRESENT: Dale Ruthsatz, Zachary Wilson, Jo Ann LeGard, Aminah Wright,
Sara Wessels, Ivie Clay, John Parker, Laura Costello

COUNSEL PRESENT: David Meyer; Mark Spykerman (Special Counsel to the LCRA)

GUESTS PRESENT: none

CALL TO ORDER

A quorum being present, Vice Chair McBride called the meeting to order at 4:46 p.m.

APPROVAL OF MINUTES

Chair McBride called for a motion to approve the Minutes of the Regular Meeting of August 28, 2018. Commissioner Goodson moved to approve, Commissioner Anderson seconded; the motion passed by roll call vote with all three (3) Commissioners present (Goodson, McBride, Anderson) voting Aye.

RESOLUTION NO. 18-PIEA-467 - RESOLUTION ADOPTING COMMITTEE RECOMMENDATION AND AUTHORIZING A CONTRACT WITH CJD E-CYCLING, INC. FOR \$180,000.00 FOR THE REMOVAL AND DISPOSAL OF ELECTRONIC EQUIPMENT FROM 623-49 EAST HOLLY AVENUE. (5110P)

Peter Phillips presented the Resolution to the Board. After discussion Vice Chair McBride called for a motion to approve. Commissioner Anderson moved to approve, Commissioner Goodson seconded; previous roll was requested; and the motion passed unanimously with all three (3) Commissioners present (Goodson, McBride, Anderson) voting Aye.

EXECUTIVE SESSION

Vice Chair McBride then asked for a motion for the Board to move into Executive Session at 4:49 p.m. A motion to move into Executive Session was made by Commissioner Goodson and seconded by Commissioner Anderson; roll was called; and the motion to move into Executive Session passed unanimously with all three (3) Commissioners present (Goodson, McBride, Anderson) voting Aye.

REGULAR SESSION

After adjourning the Executive Session, the Board moved back into Regular Session at 4:51 p.m.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Goodson, seconded by Commissioner Anderson, and the meeting was adjourned at 4:52 p.m.

NEXT MEETING

The next PIEA Board meeting is scheduled for November 13, 2018.

Wendy Timm, Chair

Otis Williams, Executive Director

**RESOLUTION NO. 18-PIEA-468
PRESENTED TO THE BOARD NOVEMBER 15, 2018**

TO: PIEA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: RESOLUTION RESCINDING GREEN STREET ADELAIDE, L.L.C. AS DEVELOPER OF THE PORTION OF THE N. BROADWAY / CARRIE AVE. / BULWER AVE. / HARRIS AVE DEVELOPMENT AREA LOCATED BETWEEN CLARENCE AVE. AND ATHLONE AVE., DESIGNATING GREEN STREET DEVELOPMENT GROUP LLC AS DEVELOPER OF THAT PORTION OF THE AREA AND APPROVING ENTERING INTO A DEVELOPMENT AGREEMENT (5110p2) (5110p2) **(ALDERWOMAN LISA MIDDLEBROOK / 2ND WARD)**

EXECUTIVE SUMMARY:

Pursuant to Resolution 08-PIEA-368, PIEA entered into a Development Agreement with Green Street Adelaide, L.L.C. dated October 14, 2009 for Development of the portion of the N. Broadway / Carrie Ave. / Bulwer Ave. / Harris Ave. Development Area (the "Area") located between Carrie Ave. and Athlone Ave. This Resolution rescinds the designation of Green Street Adelaide, LLC as Developer of the portion of the Area between Clarence Ave, and Athlone Ave. (the "Property"), designates Green Street Development Group LLC, (the "Developer") as Developer of the Property, and approves entering into a Development Agreement.

BACKGROUND:

The Plan for the Area ("Plan") was approved February 4, 2008 by Ordinance # 67870 by the Board of Alderman. The LCRA Board approved advertising for proposals for the Area and ads were placed on December 7 and December 14, 2007.

Green Street Adelaide, L.L.C. never developed the fourteen acre Property (see Exhibit A).

Developer submitted a proposal dated March 6, 2018 for the development of approximately 50-60,000 sq. ft. of industrial / commercial space on the Property, including a Non-Collusive Affidavit, and submitted a redeveloper's fee of \$1,000.

Developer proposes construction of a regional facility for a national truck sales company (see Exhibit B-Site Plan) that will complement the Love's Travel Center north of Clarence Ave. previously constructed in the Area. The overall development cost of the facility is approximately \$11 million. It will result in 74 retained jobs and approximately 44 new jobs.

REQUESTED ACTION:

Rescind Green Street Adelaide, L.L.C. as developer of the Property and designate Developer as developer of the Property in the Area (see Exhibit C for Property list) and approve entering into a Development Agreement therewith.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Planned Industrial Expansion Authority of the City of St. Louis (“PIEA”) that:

1. The designation of Green Street Adelaide, L.L.C. as developer of the Property is hereby rescinded and Developer is hereby designated and selected as the developer of the Property located the Area.
2. The Executive Director of the PIEA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides for ten (10) year tax abatement based on 95% of the assessed value of the incremental improvements after execution thereof by Developer provided that the PIEA shall have notified the St. Louis Board of Aldermen of its intent to enter into such Development Agreement not less than thirty (30) days prior to doing so, and that the Board of Aldermen will have approved an Ordinance blighting the Area and approving a Development Plan for the Area. The development Agreement must be executed by the designated Developer, or a related entity approved by the Executive Director of the LCRA, and delivered to the PIEA within 60 days of the initial transmittal of the Development Agreement by the PIEA or PIEA's designation of the Developer shall be deemed automatically rescinded and the Development Agreement void. However, the Executive Director of PIEA is hereby authorized, in his sole and absolute discretion to grant any designated Developer an extension in writing not to exceed an additional 30 days, provided the Executive Director finds there is good cause for delay.
3. The Executive Director, officers, agents, attorneys, and employees of the PIEA are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.
4. This resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the PIEA.

ADOPTED this 15th day of November, 2018.

PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Title: _____

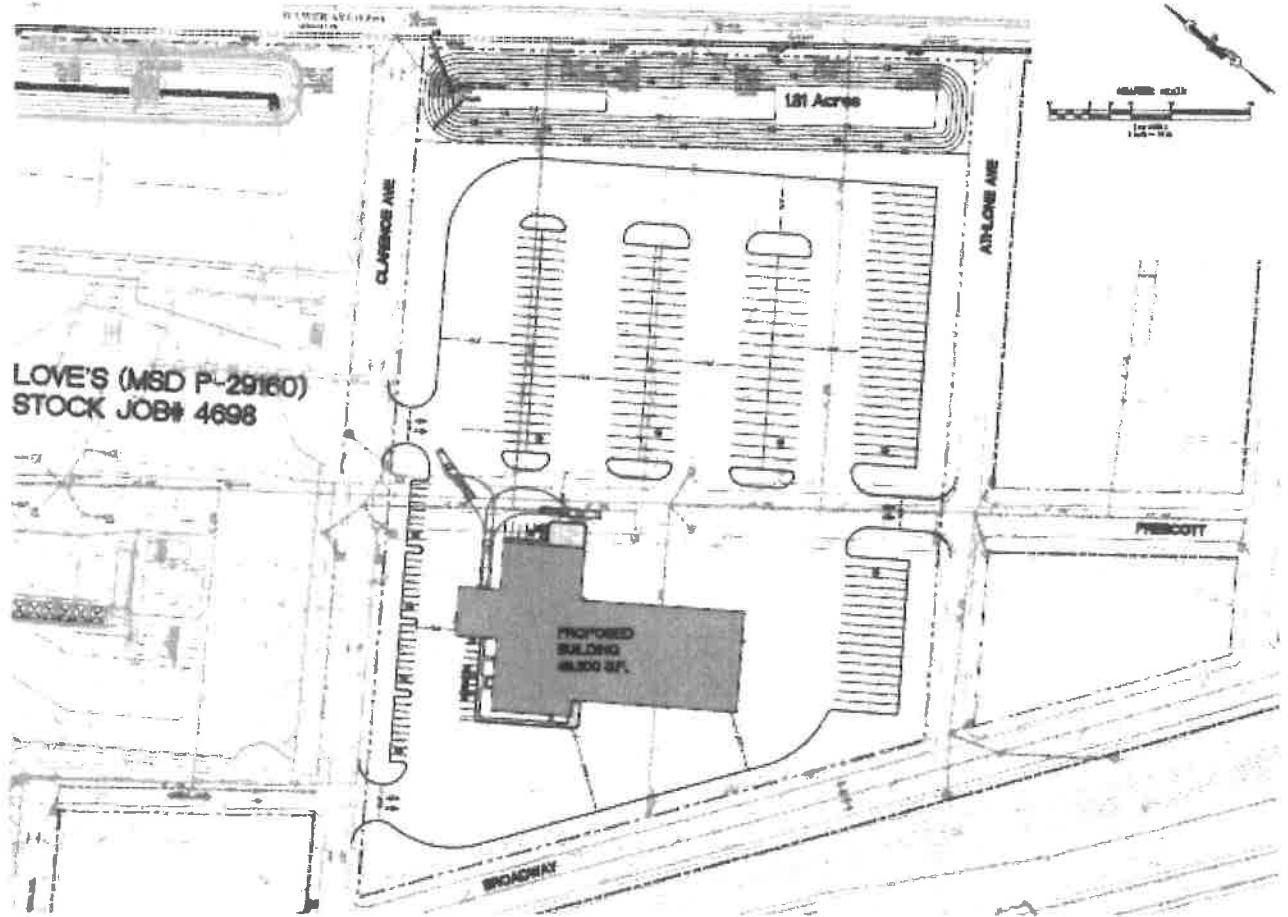
ATTEST:

Assistant Secretary

Exhibit A - Aerial Map



Exhibit B - Site Plan



PARKING DATA
VEHICULAR PARKING SPACES - 51 (8'x20')
VEHICULAR PARKING SPACES - 46 (12'x30')
TRUCK PARKING SPACES - 45 (12'x80')
TRUCK PARKING SPACES - 76 (14'x40')
TOTAL SPACES - 208
ADA SPACES - 5 (8'x20')

Exhibit C – Property List

Locator ID	Property Address	Owner	SF	Acres
3445000015	5820 N Broadway	JL Watts Co	55,428	1.27
3445000005	5800 N Broadway	JL Watts Co	45,089	1.04
3446000011	5908-5926 N Broadway	Planned Industrial Expansion	134,840	3.10
3447000014	600-642 E Clarence	Planned Industrial Expansion	61,257	1.41
3447000010	646 E Clarence	Planned Industrial Expansion	3,524	0.08
3447000130	5928 Prescott	Union Electric	2,801	0.06
3447000120	5926 Prescott	Planned Industrial Expansion	2,065	0.05
3447000110	5924 Prescott	Planned Industrial Expansion	2,108	0.05
3447000100	5922 Prescott	Planned Industrial Expansion	1,652	0.04
3447000090	5920 Prescott	Planned Industrial Expansion	1,771	0.04
3447000080	5918 Prescott	Planned Industrial Expansion	2,511	0.06
3447000070	649 E Holly	Planned Industrial Expansion	4,688	0.11
3447000060	647 E Holly	Planned Industrial Expansion	4,407	0.10
3447000055	643 E Holly	Planned Industrial Expansion	7,311	0.17
3447000050	639-641 E Holly	Planned Industrial Expansion	22,347	0.51
3447000040	625 E Holly	Planned Industrial Expansion	3,688	0.08
3447000030	623 E Holly	LRA	4,625	0.11
3447000150	607 E Holly	Planned Industrial Expansion	25,786	0.59
3444000010	652 E Holly	North St. Louis Lumber & Plywood	73,999	1.70
3444000150	5808-5810 Prescott	Planned Industrial Expansion	3,108	0.07
3444000140	641 Athlone	Planned Industrial Expansion	12,062	0.28
3444000130	639 Athlone	Planned Industrial Expansion	4,529	0.10
3444000120	637 Athlone	Planned Industrial Expansion	3,011	0.07
3444000110	635 Athlone	Planned Industrial Expansion	3,163	0.07
3444000100	633 Athlone	Planned Industrial Expansion	2,916	0.07
3444000090	631 Athlone	Planned Industrial Expansion	3,210	0.07
3444000080	629 Athlone	Planned Industrial Expansion	3,366	0.08
3444000075	625 Athlone	Planned Industrial Expansion	3,476	0.08
3444000070	623 Athlone	Planned Industrial Expansion	3,374	0.08
3444000060	621 Athlone	Zust Brothers LLC	6,577	0.15
3444000050	617 Athlone	Planned Industrial Expansion	3,394	0.08
3444000040	615 Athlone	LRA	3,271	0.08
3444000030	611 Athlone	LRA	6,803	0.16
3444000020	601-605 Athlone	Planned Industrial Expansion	8,981	0.21