

AGENDA

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

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

**1520 MARKET STREET – SUITE 2000
BOARD ROOM**

Tuesday, March 26, 2019 – 3:00 pm

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES** - November 15, 2018

3. **ELECTION OF OFFICERS**

RESOLUTION NO. 19-PIEA- 469 - APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS (Dale Ruthsatz)

4. **NORTH BROADWAY / CARRIE AVE. / BULWER AVE. / HARRIS AVE AREA**
Alderman Lisa Middlebrook / 2nd Ward

RESOLUTION NO. 19-PIEA-470 - RESOLUTION ACCEPTING THE TRANSFER OF 623 HOLLY AVENUE AND 611 AND 615 ATHLONE AVENUE FROM LRA (Laura Costello)

5. **GENERAL**

RESOLUTION NO. 19-PIEA-471 - RESOLUTION APPROVING AND AUTHORIZING THE USE OF A SHORT LIST OF FIRMS TO PROVIDE REAL ESTATE APPRAISAL SERVICES, TITLE SERVICES AND BROKER SERVICES TO MEMBER DEVELOPMENT AGENCIES FOR A PERIOD OF FIVE YEARS (Laura Costello)

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 APRIL 23, 2019

ADJOURNMENT

MINUTES

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION

1520 Market Street, Suite 2000 – Board Room

Tuesday, November 15, 2018 – 11:30 am

BOARD MEMBERS PRESENT: Wendy Timm, Chair
Matt McBride
Marvin Anderson (via Telephone)
Chris Goodson

BOARD MEMBERS ABSENT: Kennard Jones

STAFF PRESENT: Otis Williams, Dale Ruthsatz, Zachary Wilson, Jo Ann LeGard,
Aminah Wright, Sara Wessels, Laura Costello, Charlie Hahn,
Chris Maguire, Rob Orr, Matt Bauer, Ivie Clay; Michelle Stuckey
(SLEDP)

COUNSEL PRESENT: David Meyer

GUESTS PRESENT: Gerry Connolly, David Sweeney, Brian Pratt, Nicole Blumner

CALL TO ORDER

A quorum being present, Chair Timm called the meeting to order at 12:45 p.m.

APPROVAL OF MINUTES

Chair Timm called for a motion to approve the Minutes of the Regular Meeting of October 23, 2018. Commissioner McBride moved to approve, Commissioner Anderson seconded; the motion passed by roll call vote with all four (4) Commissioners present (Goodson, McBride, Anderson, Timm) voting Aye.

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 presented the Resolution to the Board and introduced Brian Pratt from Green Street Development Group LLC. Mr. Pratt and Nicole Blumner provided a PowerPoint overview of the latest phase of this project and answered questions from the board. After discussion, Chair Timm called for a motion to approve. Commissioner Goodson moved to approve, Commissioner McBride seconded; and the motion passed by roll call vote unanimously with all four (4) Commissioners present (Goodson, McBride, Anderson, Timm) voting Aye.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Goodson, seconded by Commissioner McBride and the meeting was adjourned at 12:59 p.m.

NEXT MEETING

The next PIEA Board meeting is scheduled for December 18, 2018.

Wendy Timm, Chair

Otis Williams, Executive Director

**RESOLUTION No. 19-PIEA-469
PRESENTED TO THE BOARD – MARCH 26, 2019**

**TO: BOARD OF COMMISSIONERS OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS
OTIS WILLIAMS, EXECUTIVE DIRECTOR**

FROM: DALE RUTHSATZ

RE: APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

EXECUTIVE SUMMARY:

Pursuant to the By-Laws of the Planned Industrial Expansion Authority of the City of St. Louis, the Board shall elect, by a simple majority vote, a Chair, Vice Chair and Treasurer, at the Annual Meeting of the Board of Commissioners, which shall be held contemporaneous with the regular meeting in March of each year, or at the next meeting following March if no meeting is held during that month. By custom, the Secretary and any Assistant Secretaries are also appointed by the Commissioners at the Annual Meeting. Officers shall serve pursuant to Article II of the PIEA By-Laws.

REQUESTED ACTION:

Approval of this Resolution and election of officers for 2019-20.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1. The following persons are elected to the following officer positions, to assume said office immediately and to serve until such time as their successors are appointed:

Wendy Timm, Chair
Matthew McBride, Vice Chair
Marvin Anderson, Treasurer
Otis Williams, Secretary
Dale Ruthsatz, Assistant Secretary
Zachary Wilson, Assistant Secretary

2. The Board of Commissioners of the Planned Industrial Expansion Authority of the City of St. Louis hereby approves this Resolution electing officers of the Authority.
3. The Executive Director, and/or his designee, and the appropriate officers, agents, and employees of the Authority, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 26th day of March 2019.

**PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF THE CITY OF ST. LOUIS**

(SEAL)

By: _____

Name: Otis Williams

Title: Secretary

ATTEST:

Assistant Secretary

**RESOLUTION NO. 19-PIEA-470
PRESENTED TO THE BOARD MARCH 26, 2019**

TO: PIEA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: LAURA COSTELLO

RE: RESOLUTION ACCEPTING THE TRANSFER OF 623 HOLLY AVENUE AND 611
AND 615 ATHLONE AVENUE FROM LRA (**Alderman Lisa Middlebrook– 2nd
Ward**)

EXECUTIVE SUMMARY:

The North Broadway St./Carrie Ave./Bulwer Ave./Harris Ave. Redevelopment Area was established in 2008 and the Land Reutilization Authority of the City of St. Louis, Missouri owns three parcels in it. As PIEA progresses in its development plans and considers potential options for the land, it is appropriate to transfer these parcels to PIEA's ownership.

REQUESTED ACTION:

Approval of this Recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1. This Resolution authorizes the acceptance of 623 Holly Avenue, 611 and 615 Athlone Ave. from the Land Reutilization Authority of the City of St. Louis, Missouri.
2. The Executive Director or his authorized designee is authorized and directed, on behalf of PIEA to take any action and execute any instruments, documents or affidavits to effectuate the intent of this Resolution. The signature of the Executive Director or his designee shall be conclusive evidence of approval by the Authority.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 26th day of March 2019

PLANNED INDUSTRIAL EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS,

By: _____
Assistant Secretary

(SEAL)

ATTEST:

_____, Assistant Secretary

**RESOLUTION NO. 19-PIEA-471
PRESENTED TO THE BOARD MARCH 26, 2019**

TO: PIEA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: LAURA COSTELLO

RE: RESOLUTION APPROVING AND AUTHORIZING THE USE OF A SHORT LIST OF FIRMS TO PROVIDE REAL ESTATE APPRAISAL SERVICES, TITLE SERVICES, AND BROKERAGE SERVICES TO MEMBER DEVELOPMENT AGENCIES FOR A PERIOD OF FIVE YEARS

EXECUTIVE SUMMARY:

This Resolution approves a Short List of appraisal, title and brokerage firms based on responses to a request for qualifications and authorizes the use of the Short List for procurement of services required by the Planned Industrial Expansion Authority of the City of St. Louis (PIEA).

BACKGROUND:

From time to time, PIEA, as well as two other agencies staffed by St. Louis Development Corporation (the Land Reutilization Authority of the City of St. Louis, Missouri and Land Clearance for Redevelopment Authority of the City of St. Louis), require written valuations provided by independent professional appraisers, chain of title or closing services from a title company, or brokerage services to market and sell or assist in the acquisition of real property.

On March 18, 2019, a Selection Panel, composed of members of SLDC staff, along with representatives of the Mayor's Office, the Board of Alderman, and the Comptroller's Office, met to discuss and select real estate appraiser, title company and brokerage firm responses. SLDC staff will solicit proposals from one or more of the firms on the "Short List" as the need arises. A contract will be entered into with the qualified firm that will carry the work needed without delay.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1. The Short List of appraisal firms, title companies and brokerage firms, attached hereto and incorporated by herein reference as Exhibit "A," is hereby approved.

2. The Executive Director or Deputy Director or Director of Real Estate are hereby authorized to procure real estate appraisal services, title services and brokerage services required by PIEA by seeking proposals from the firms on the Short List.
3. The Executive Director or Deputy Director or Director of Real Estate are hereby authorized and directed to enter into contracts for services on an as-needed basis with firms selected from the Short List.
4. The Executive Director or Deputy Director or Director of Real Estate are hereby authorized to expend funds for each contract entered into pursuant to this Resolution in an amount that would be usual and customary for the appraisal services required.
5. The Executive Director or Deputy Director or Director of Real Estate are hereby authorized to take all other actions necessary and appropriate to effect the intention of this Resolution.
6. This Resolution shall be effective upon its approval by the Board of Commissioners of the Planned Industrial Expansion Authority of the City of St. Louis.

ADOPTED this 26th day of March, 2019.

THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Title: _____

(SEAL)

ATTEST:

Assistant Secretary

EXHIBIT "A"

APPRAISAL SERVICES SHORT LIST

Development Strategies
Lochmueller Group
The Lauer Appraisal Company

TITLE SERVICES SHORT LIST

Security Title Insurance Agency LLC
Insight Title Company

BROKER SERVICE SHORT LIST

Young Love Realty LLC
Tower Real Estate Group
CBRE