

AGENDA

Land Reutilization Authority Board of Commissioners Regular Meeting

SLDC Board Room, 2nd Floor
October 31, 2012

8:30 a.m.

Some Board Members May Attend By Phone

1. Call To Order
2. Minutes of the September 26, 2012 Commission
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-23)
 - b. Miscellaneous (0)
 - c. Donations (24-26)
 - d. Garden Leases (27-37)
5. Roll Call Vote May Be Held 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 regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.
6. Financial Reports
7. **THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR DECEMBER 12, 2012**
8. Adjournment

4. OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 31, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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A. OFFERS TO PURCHASE

WARD 1—ALDERMAN CHARLES QUINCY TROUPE

1. 4960 Margaretta Avenue George Gordon 69-Penrose-301	5464-00-02000 35' x 118.95' 2 Sty. Frm. Res.	TS-2011	\$1,000.00	\$1,000.00
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Staff recommends rejection.
Land Use Plan-Neighborhood Preservation Area

WARD 3—ALDERMAN FREEMAN BOSLEY SR.

Counter Offer

2. 4109 Fairground Place Vernon T. Sanders 67-Fairground-311	3588-04-11000 25' x 107.5' Side Lot	TS-1980	\$550.00	\$704.00
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Staff recommends countering at \$704.00
Land Use Plan-Neighborhood Preservation Area

3. 3619 W. Florissant Avenue Latonda N. Moody 66-College Hill-312	2479-00-00100 69' x 145' 1 Sty. Brk. Comm. Class "C"	TS-2005	\$500.00	\$8,000.00
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Staff recommends rejection due to insufficient financial resources.
Land Use Plan-Neighborhood Preservation Area

4. 3119 North Spring Avenue ACTS c/o Larry Sykes 59-Jeff Vander/Lou-310	2389-00-01400 41' x 154.5' 2-2 Sty. Brk. Res.	TS-2010	\$2,000.00	\$1,267.00
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Staff recommends rejection.
Land Use Plan-Neighborhood Development Area

Ward 1-Troupe – Ward 3- Bosley, Sr.

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

4. OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 31, 2012

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WARD 4—ALDERMAN SAMUEL L. MOORE

Counter Offer

5. 4441 Cote Brilliante Avenue Irene Mitchell 57-The Ville-309	3702-00-03500 27' x 130' 1 Sty. Brk. Res.	TS-2011	\$800.00	\$1,000.00
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Staff recommends countering at \$1,000.00 with contingencies.
Land Use Plan-Neighborhood Development Area

WARD 5—ALDERWOMAN TAMMIKA HUBBARD

6. 2509 North Broadway American Halal Meat, Inc. c/o Zubaidha Rehman 79-North Riverfront-319	0330-00-00750 80' x 150.96' 2 Sty. Brk. Comm.	TS-2012	\$5,000.00	\$5,000.00
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Staff recommends acceptance of \$5,000.00/6 month option with contingencies.
Land Use Plan-Neighborhood Development Area

WARD 7—ALDERWOMAN PHYLLIS YOUNG

Counter Offer

7. 1026 Dolman Street Blake Frey 33-Peabody,DarstWebbe-250	0482-03-01000 25' x 97' Side Lot	TS-2006	\$1,000.00	\$2,273.00
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Staff recommends countering at \$2,273.00 with restrictions.
Land Use Plan-Neighborhood Development Area

WARD 9-ALDERMAN KENNETH ORTMANN

8. 3420 Tennessee Avenue Betty Caldwell 30-Benton Pk West-140	1586-00-01300 25' x 125' 2 Sty. Brk. Res.	TS-2011	\$6,000.00	\$6,000.00
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Staff recommends deferral.
Land Use Plan-Neighborhood Development Area

Ward 4-Moore – Ward 5-Hubbard – Ward 7-Young – Ward 9-Ortman

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

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WARD 11—ALDERMAN THOMAS ALBERT VILLA

9. 7823 Water Street Cletus Stratman 2-Patch-136	3128-00-00900 25' x 137.6' 2 Sty. Brk. Res.	TS-2012	\$1,272.00	\$1,272.00
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Staff recommends deferral.
Land Use Plan-Neighborhood Development Area

WARD 15—ALDERWOMAN JENNIFER FLORIDA

Counter Offer				
10. 3721 Phillips Place Henry & Rosie Westerfield 15-Tower Grove Sth-115	4181-00-01200 30' x 122.83' 2 Sty. Frm. Res.	TS-2011	\$1,100.00	\$1,500.00

Staff recommends countering at \$1,500.00 with contingencies.
Land Use Plan-Neighborhood Development Area

WARD 18—ALDERMAN TERRY KENNEDY

11. 4616 Delmar Boulevard Capital Group, LLC c/o Andrew Thomas 38-Central West End-234	4556-00-00507 Billboard	TS-2011	\$400.00	\$400.00
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Staff recommends deferral.
Land Use Plan-Neighborhood Development Area

Ward 11-Villa – Ward 15-Florida – Ward 18-Kennedy

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

4. OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 31, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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Counter Offer

12. Exhibit "A" 45,580.69 Sq. Ft. \$15,000.00 \$36,462.00
 Kings Food Phillips, Inc. Vacant Lot
 c/o Tony Darwish
 59-Jeff Vander Lou-309

Staff recommends countering at \$36,462.00 with contingencies.
Land Use Plan-Neighborhood Development Area

Parcel ID	Address	Usage	Front	Side	Sq. Ft.	Value
36360000300	3852 Aldine Ave	Vacant Lot	25	124.43	3,188.93	\$2,550.00
36360000400	3846 Aldine Ave	Vacant Lot	50	124.42	6386.73	\$5,109.00
36360000200	3856 Aldine Ave	Vacant Lot	75	124.42	9611.11	\$7,689.00
36360000100	1514-24 N. Vandeventer Ave	Vacant Lot	88.4	124.5	11,133.90	\$8,906.00
43920200150	3838 Dr. M.L. King	Vacant Lot	70	219	15,260	\$12,208.00
	.80 x Sq. Ft.		308.4		45,580.68	\$36,462.00

Counter Offer

13. Exhibit "A" 25,007.87 Sq. Ft. \$13,367.00 \$25,007.87
 Kings Food Phillips, Inc. Vacant Lot
 c/o Tony Darwish
 53-Fountain Park-233

Staff recommends countering at \$25,007.87 with contingencies.
Land Use Plan-Neighborhood Development Area

Parcel ID	Address	Usage	Front	Side	Sq. Ft.	Value
37650501750	1000-2 N. Kingshighway Blvd	Commercial	145.5	100	14,550	\$2,910.00
37650504701	4964 Fountain Ave	Vacant Lot	30	123.7	2,178.37	\$2,178.00
37650501900	4964 R Fountain Ave	Vacant Lot	30	84	2,178.37	\$2,178.00
37650502000	4960 Fountain Ave	Vacant Lot	30	207.5	6,101.12	\$6,101.00
	1.00 x Sq. Ft.				25,007.87	\$25,007.87

14. 5167 Enright Avenue 4843-00-05300 TS-2004 \$65.00 \$1,000.00
 Dennis Wilson 25' x 170'
 51- Academy-238 2 Sty. Brk. Res.

Staff recommends deferral.
Land Use Plan-Neighborhood Development Area

Ward 18-Kennedy

Property Classification

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Counter Offer

15. 3802 Windsor Place Cassandra Griffin 77-Cvnt Bl/Grnd Cntr-232	2513-00-03000 31' x 147.6' Side Lot	TS-2012	\$300.00	\$1,454.00
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Staff recommends countering at \$1,454.00.
Land Use Plan-Neighborhood Development Area

WARD 20—ALDERMAN CRAIG N SCHMID

16. 3836 Iowa Avenue Phillips Cleaning Services c/o Frank Phillips 16-Dutchtown-141	1644-00-00300 25' x 125' 2 Sty. Brk. Res.	TS-2012	\$3,000.00	\$3,000.00
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Staff recommends acceptance of \$3,000.00/12 month option with contingencies.
Land Use Plan-Neighborhood Development Area

17. 2837 Gasconade Avenue Phillips Cleaning Services c/o Frank Phillips 16-Dutchtown-144	2601-00-04000 25' x 101' 2 Sty. Brk. Res.	TS-2012	\$1,500.00	\$1,500.00
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Staff recommends rejection, offeror may re-submit after completion of the rehab project at 3836 Iowa Avenue.
Land Use Plan-Neighborhood Development Area

WARD 22—ALDERMAN JEFFREY BOYD

18. 1370 Granville Place Arizona Hall, III 78-Hamilton Heights-239	3807-08-00500 25' x 118.64' 2 Sty. Brk. Res. 6-Month Option	TS-2011	\$1,000.00	\$1,000.00
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Staff recommends acceptance of \$1,000.00/6 month option with contingencies.
Land Use Plan-Neighborhood Development Area

Counter Offer

19. 1391 Hamilton Blvd. Toscha Bell 78-Hamilton Heights-239	3835-05-02600 25' x 105.5' Side Lot Appointed Authority	TS-2007	\$75.00	\$1,112.00
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Staff recommends countering at \$500.00 complying with MSD Deed restrictions.
Land Use Plan-Neighborhood Preservation Area

Ward 18-Kennedy – Ward 20-Schmid – Ward 22-Boyd

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

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WARD 25-ALDERMAN SHANE COHN

20. 5306 Virginia Avenue Gayar, LLC c/o Yassar Gayar 1-Carondelet-101	2822-00-00060 125' x 120.6' 1 Sty. Brk. Comm Class "C"	TS-2011	\$25,000.00	\$50,000.00
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Staff recommends rejection.
Land Use Plan-Neighborhood Development Area

WARD 26—ALDERMAN FRANK WILLIAMSON

Counter Offer

21. 6034 Bartmer Avenue Royce M. Coates 48-West End-235	4131-00-00500 60' x 147.2' Vacant Lot	TS-1993	\$2,000.00	\$3,375.00
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Staff recommends countering at \$3,375.00.
Land Use Plan-Neighborhood Development Area

22. 5603 Maple Avenue Terry Evans, Jr. 48-West End-236	4865-00-02401 81' x 147.6' Vacant Lot 12-Month Option	TS-1992	\$6,000.00	\$6,581.00
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Staff recommends granting the \$6,000.00/12 month option with contingencies.
Land Use Plan-Neighborhood Development Area

WARD 27—ALDERMAN VACANT

Counter Offer

23. 5414 Claxton Avenue Samuel Coleman 71-Mark Twain-327	5082-00-00500 30.25' x 125' 1 Sty. Brk. Res.	TS-2011	\$500.00	\$1,000.00
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Staff recommends countering at \$1,000.00/6 month option with contingencies.
Land Use Plan-Neighborhood Development Area

Ward 25-Cohn – Ward 26-Williamson - Ward 27-Vacant

Property Classification

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4. OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 31, 2012

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B. MISCELLANEOUS

None

C. DONATIONS

WARD 2-ALDERWOMAN DIONNE FLOWERS

- | | |
|---------------------------|----------------|
| 24. 7957 Frederick Avenue | 4238-00-02400 |
| Sheila Fels | 45.25' x 63.8' |
| 74-Baden-335 | Vacant Lot |

The subject property is 3,148 sq. ft. vacant ground. Ms. Fels is disabled and lives in Florida she states that she can't afford the up keep of the land.. The donor's address is 21208 Joann Lane, Fountain, FL 32438. **Staff recommends acceptance.**

Land Use Plan-Neighborhood Development Area

WARD 4—ALDERMAN SAMUEL L. MOORE

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|-------------------------------|------------------|
| 25. 4229 East Kennerly Avenue | 3674-00-36000 |
| Loure E. Boling | 32' x 142.8' |
| 57-The Ville-310 | 1 Sty. Brk. Res. |

The subject property is 4,360 sq. ft. one story brick residence. Mrs. Boling is 77 years old and in poor health. She states that she can not keep up with the repairs so she would like to donate the parcel to the city. The donor's address is 5200 Ponawanda Trail, Florissant, MO 63033. **Staff recommends acceptance.**

WARD 22—ALDERMAN JEFFREY BOYD

- | | |
|----------------------------|------------------|
| 26. 1314 Blackstone Avenue | 3816-07-00300 |
| Lillie J. Brown | 30' x 119.6' |
| 78-Hamilton Heights-239 | 2 Sty. Brk. Res. |

The subject is 3,383 sq. ft two story brick residence. Ms. Brown has lived out of state for 15 years ; she had family members staying in the house, however they have neglected the property and she is ready to wash her hands of it. The donor's address is 10513 Green Slope Drive, St. Louis, MO 63136. **Staff recommends acceptance.**

B. Miscellaneous -- C. Donations

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D. GARDEN LEASES

WARD 3-ALDERMAN FREEMAN BOSLEY, SR.

27. 2013 Bissell Street	2430-00-01000 25' x 125'			
2015 Bissell Street	2430-0001100 25' x 125'			
2017 Bissell Street	2430-00-01200 25' x 125'			
2021 Bissell Street	2430-00-01300 25' x 125'			
2023 Bissell Street	2430-00-01400 37.8' x 125'			
Otis Woodard 66-College Park-313	Vacant Lots			

Mr. Woodard would like a five year garden lease on the parcels. Staff has no knowledge of imminent development plans for the parcels.

28. 4149 Peck Street	2422-00-01400 25' x 112.5'			
Rod Wainwright 67-Fairground Nghbrhd-314	Vacant Lot			

Mr. Wainwright would like a five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

29. 1413 Bremen Avenue	2411-00-021500 20' x 123.4'			
1415 Bremen Avenue	2411-00-02300 20' x 123.3'			
1417 Bremen Avenue	2411-00-02400 20' x 123.5'			
1419 Bremen Avenue	2411-00-02500 20' x 123.5'			
1421 Bremen Avenue	2411-00-02600 20' x 123.25'			
1423 Bremen Avenue	2411-00-02700 20' x 123.3'			
1425 Bremen Avenue	2411-00-02800 20' x 123.25'			
1427 Bremen Avenue	2411-00-02900 40' x 123.2'			
1429 Bremen Avenue	2411-00-03000 40' x 123.3'			
Julie Longyear 65-Hyde Pard-313	Vacant Lots			

D. Garden Leases

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

4. OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 31, 2012

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Ms. Longyear would like a new five year garden lease. Staff has no knowledge of imminent development plans for the parcels.

WARD 4—ALDERMAN SAMUEL L. MOORE

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|-----------------------------|---------------|
| 30. 4536 Dr. Martin L. King | 3776-00-00200 |
| Beatrice Bass | 50' x 250.88' |
| 54-Lewis Place-234 | Vacant Lot |

Ms. Bass would like a new five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

WARD 5-ALDERWOMAN TAMMIKA HUBBARD

- | | |
|----------------------------|---------------|
| 31. 1318-24 Warren Street | 6350-00-01500 |
| Washington University | 65' x 112.5' |
| c/o Sean Thomas | Vacant Lots |
| 63-Old North St. Louis-319 | |

Washington University would like a new two year garden lease for a sustainable land lab. Staff has no knowledge of imminent development plans for the parcels.

WARD 10-ALDERMAN JOSEPH VOLLMER

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|---------------------------|---------------|
| 32. 3220 Hampton Avenue | 4757-03-00500 |
| Lucas-Hunt Associates, LP | 214' x 87' |
| 14-North Hampton-119 | Vacant Lot |

Lucus-Hunt Associates, LP would like to renew their five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

WARD 20-ALDERMAN CRAIG N SCHMID

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|----------------------------|---------------|
| 33. 3834 California Avenue | 1639-00-00200 |
| Jack Pittman | 50' x 125' |
| 16-Dutchtown-144 | Vacant Lot |

Mr. Pittman would like a five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

D. Garden Leases

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve

4. OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 31, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 22-ALDERMAN JEFFREY BOYD

34. 1421 Burd Avenue 3806-10-01800
 Javon Mason 25' x 118.54'
 78-Hamilton Hghts-239 Vacant Lot

Mr. Mason would like a five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

35. 2703 Burd Avenue 5254-00-01100
 Restore St. Louis
 c/o Charles Weathers 49.7' x 109.9'
 50-Wells/Gdfellow-346 Vacant Lot

Mr. Weathers would like a five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

WARD 27—ALDERMAN VACANT

36. 4934 Arlington Avenue 5559-00-01400
 Natalie Walker 25' x 125'
 71-Mark Twain-326 Vacant Lot

Ms. Walker would like a five year garden lease to maintain and install a fence. Staff has no know ledge of imminent development plans for the parcel.

37. 5420 Thrush Avenue 5529-00-00800
 J.B. Robinson 46' x 125'
 72-Walnut Park East-327 Vacant Lot

Mr. Robinson would like a five year garden lease. Staff has no knowledge of imminent development plans for the parcel.

D. Garden Leases

Property Classification

'A'—Suitable for Private Use 'B'—Suitable for Public Use 'C'—Not Presently Usable/Public Land Reserve