

4. OFFERS TO PURCHASE LRA PROPERTY—SEPTEMBER 26, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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A G E N D A

**Land Reutilization Authority
Board of Commissioners
Regular Meeting**

**SLDC Board Room, 2nd Floor
September 26, 2012
8:30 a.m.**

Some Board Members May Attend By Phone

1. Call To Order
2. Minutes of the August 29, 2012 Commission.
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-17)
 - b. Miscellaneous (18)
 - c. Donations (19-21)
 - d. Garden Leases (22-27)
 - e. Resolution Authorizing Publication of a Request for Qualifications for Real Estate Brokerage Services and Creation of a Short List of Firms.
 - f. Resolution Authorizing Release of Existing Deeds of Trust and Substitution of Collateral on Loans to JVL I Apartments and JVL II Apartments. **(See Attachment)**
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 OCTOBER 31, 2012**
8. Adjournment

Property Classification

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

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A. OFFERS TO PURCHASE

WARD 1—ALDERMAN CHARLES QUINCY TROUPE

1. 4969 St. Louis Avenue Quality Fire Protection Marcus Hindmon, Jr. 55-Kingsway E-301	5260-00-04500 75' x 127.5' 3 Sty. Brk. Comm. 6-Month Option	TS-2000	\$7,000	\$7,500
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The recommendation is acceptance of \$7,000/6 month option with contingencies.
Land Use Plan-Neighborhood Preservation Area

2. 5034 Claxton Avenue Sam Payne 71-Mark Twain-327	5088-00-01100 25' x 125' 1 Sty Brk Frm Res. 6-Month	TS-2009	\$2,200.00	\$3,000.00
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The recommendation is acceptance of \$2,200.00/6 month option with contingencies.
Land Use Plan-Neighborhood Development Area

3. 5142 Maffitt Avenue Candis Coleman 52-Kingshighway West-343	4502-05-01400 30' x 134.16' 2 Sty. Brk. Res. 6-Month Option	TS-2011	\$1,000.00	\$1,000.00
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4920 San Francisco Avenue 55-Kingshighway East-301	4387-00-01500 28' x 135' 1 Sty. Brk. Res. Class "C" 6-Month Option	TS-2011	\$1,000.00	\$1,000.00
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The recommendation is acceptance of \$2,000.00/6 month option with contingencies for both parcels.
Land Use Plan-Neighborhood Development Area

Ward 1 - Troupe

Property Classification

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WARD 2—ALDERWOMAN DIONNE FLOWERS

- | | | | | | |
|----|--|---|---------|------------|------------|
| 4. | 8432 Lowell Street
Brent Walker
74-Baden-336 | 6019-00-00700
40' x 200'
1 Sty Brk Res
6-Month Option | TS-2011 | \$1,000.00 | \$1,000.00 |
|----|--|---|---------|------------|------------|

The recommendation is acceptance of \$1,000.00/6 month option with contingencies.
Land Use Plan-Neighborhood Development Area

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|----|--|--|---------|------------|------------|
| 5. | 8537 North Broadway
Vanita P. Sanders-Jackson
74-Baden-334 | 5637-00-02400
30' x 115'
1 Sty. Brk. Res.
6-Month Option | TS-2012 | \$1,000.00 | \$1,000.00 |
|----|--|--|---------|------------|------------|

The recommendation is acceptance of \$1,000.00/6 month option with contingencies.
Land Use Plan-Neighborhood Development Area

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|----|--|--|--|-------------|-------------|
| 6. | Exhibit "A"
LCMS National Housing Corporation
c/o Nicole Ridley
66-College Hill-312 | 88,749

12-Month Option | | \$26,617.00 | \$26,617.00 |
|----|--|--|--|-------------|-------------|

The recommendation is acceptance of \$26,617.00/12 month option with contingencies.
Land Use Plan-Neighborhood Development Area

Parcel ID	Address	Usage	Front	Side	Sq. Ft.	Value
33600000100	1452 Linton Av	Residential	29.1	151	5114	\$1,000.00
33600000200	1448 Linton Av	Residential	27	151	4090	\$1,000.00
33600000400	1442 Linton Av	Residential	27	152	4087	\$1,000.00
33600001400	1434 Linton Av	Vacant Lot	25	107.9	2711	\$938.00
33880000100	5202 Blair Av	Vacant Lot	36.7	69	3020	\$1,353.00
33880000200	5204 Blair Av	Vacant Lot	25	117.5	2926	\$938.00
33880000300	5206 Blair Av	Vacant Lot	25	117	2906	\$938.00
33880000400	5208 Blair Av	Residential	25	117.5	2937	\$1,000.00
33880001100	5226 Blair Av	Vacant Lot	25	117.5	2871	\$938.00
33880001150	5228 Blair Av	Vacant Lot	26	117.5	3145	\$975.00
33880001200	5232 Blair Av	Vacant Lot	29	117.5	3323	\$1,088.00
33880001300	1456 E College Av	Vacant Lot	37.5	125	5144	\$1,406.00
33890000400	5208 Conde St	Residential	22.5	117	2819	\$1,000.00
33890000500	5210 Conde St	Vacant Lot	22.5	117.5	2709	\$844.00
33890000600	5212 Conde St	Vacant Lot	30	117.5	3861	\$1,125.00
33890000700	5216 Conde St	Vacant Lot	25	117	3083	\$938.00
33890000800	5218 Conde St	Vacant Lot	25	117	2998	\$938.00
33890001000	5224 Conde St	Vacant Lot	50	117.5	6312	\$1,875.00
33890001200	1524 E College Av	Vacant Lot	40	125	5217	\$1,500.00

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33890001300	1520 E College Av	Vacant Lot	22.6	125	3212	\$826.00
33890001400	1518 E College Av	Vacant Lot	25	125	3225	\$938.00
33890001500	1514 E College Av	Vacant Lot	25	125	3283	\$938.00
33890002000	5233 Blair Av	Vacant Lot	17.7	117.6	2021	\$640.00
33890002100	5231 Blair Av	Vacant Lot	16.11	117.6	2142	\$604.00
33890002200	5229 Blair Av	Vacant Lot	20.6	117.6	2070	\$752.00
		37.50 x frt.ft	576.37		88,749	\$26,617.00

WARD 3—ALDERMAN FREEMAN BOSLEY SR.

7. 2519 New house Avenue 2399-00-02400 Don-1980 \$300.00 \$1,695.00
 Tinika Long-Steele 25' x 113.17
 65-Hyde Park-314 Vacant Lot

The recommendation is acceptance of \$300.00 a year, for a five year lease with contingencies.
Land Use Plan-Neighborhood Development Area

WARD 4—ALDERMAN SAMUEL L. MOORE

Counter Offer

8. Exhibit "A" 74033.00 Sq. Ft. \$24,459.00 \$74,033.00
 Fosters Services Funerals, LLC
 c/o Ozella Foster Vacant Ground
 58-Vanderventer-231 **12-Month Option**

The recommenmdation is countering at \$74,033.00/12 month option with contingencies.
Land Use Plan-Neighborhood Preservation Area

Parcel ID	Address	Usage	Front	Side	Sq. Ft.	Value
37310001900	4129 Evans Av	Vacant Lot	20	165.5	3,311	\$3,311.00
37310000120	4100 Dr. MLK Dr	Vacant Lot	0	0	33,089	\$33,089.00
37310002707	4149-51 Evans Av	Vacant Lot	33.2	165.45	5,494	\$5,494.00
37310002600	4145 Evans Av	Vacant Lot	25	165.45	4,136	\$4,136.00
37310002400	4139 Evans Av	Vacant Lot	30	165	4,965	\$4,965.00
37310001610	4119 Evans Av	Vacant Lot	50	165.5	8,280	\$8,280.00
37310001500	4117 Evans Av	Vacant Lot	25	165.58	4,140	\$4,140.00
37310001300	4113 Evans Av	Vacant Lot	25	165.01	4,141	\$4,141.00
37310003300	1425R N Sarah St	Vacant Lot	100	64.875	6,475	\$6,475.00
		\$1.00 x sq.ft.			7,4033	\$74,033.00

Ward 3 – Bosley, Sr. – Ward 4 – Moore

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Counter Offer

9. Exhibit "A" 40,719.89 Sq. Ft. \$12,000.00 \$15,304.00
 Greater New Vision Ministries
 c/o Marvin Tatman **12-Month Option**
 56-Greater Ville-309 Vacant Lot

The recommendation is countering at \$15,304.00/12 month option with contingencies.
Land Use Plan-Neighborhood Development Area

Parcel ID	Address	Usage	Front	Side	Sq. Ft.	Value
37160002500	4518 Kennerly Av	Vacant Lot	50	137.42	6605	\$2,032.00
37160002600	2627 N Taylor Av	Vacant Lot	29.05	135.06	4624	\$1,180.00
37160002700	2625 N Taylor Av	Vacant Lot	60	135.5	7763	\$2,439.00
37160002800	2617 N Taylor Av	Vacant Lot	25	135.6	4767	\$1,016.00
37160002910	2615 N Taylor Av	Vacant Lot	50	135.5	3430	\$2,032.00
37160002950	2613 N Taylor Av	Vacant Lot	25	135	3437	\$1,016.00
37160003100	2611 N Taylor Av	Vacant Lot	25	135.5	3387	\$1,016.00
37160003400	2605 N Taylor Av	Vacant Lot	19.44	135.5	2808	\$790.00
37160003600	2601 N Taylor	Vacant Lot	22	65.6	1142	\$894.00
37160003700	4507 Cottage Av	Vacant Lot	24.25	41.33	1076	\$985.00
37160003800	4509 Cottage Av	Vacant Lot	23.16	41.33	837.9	\$941.00
37160003900	4511 Cottage Av	Vacant Lot	23.7	41.7	841.43	\$963.00
		\$40.65 x frt ft	376		40,719.89	\$15,304.00

WARD 7—ALDERWOMAN PHYLLIS YOUNG

No Aldermanic Input

10. 1026 Dolman Street 0482-03-01000 TS-2006 \$1,000.00 \$4,252.00
 Blake Frey 25' x 129.5'
 33-Peabody, Darst Webbe-250 Side Lot

The recommendation is deferral.
Land Use Plan-Neighborhood Development Area

WARD 18—ALDERMAN TERRY KENNEDY

11. 4201-05 Washington Street 3757-00-02300 TS-1974 \$20,250.00 \$20,250.00
 4200 Washington, LLC 72' x 281.25'
 c/o Anthony Robinson Vacant Lot
 38-Central West End-230 **12-Month Option**

The recommendation is acceptance of \$20,250.00/12 month option with contingencies.
Land Use Plan-Neighborhood Development Area

Ward 4 – Moore – Ward 7 – Young – Ward 18 - Kennedy

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Counter Offer				
12. 4142-46 Delmar Boulevard TianLL, LLC c/o Ling Ling Tian 38-Central West End-230	4875-00-01500 4875-00-01400 28' x 142' 28' x 142' Vacant Lots	TS-1986	\$2,000.00	\$12,000.00
The recommendation is countering at \$12,000.00. <i>Land Use Plan-Neighborhood Development Area</i>				
Counter Offer				
13. 3759 Finney Avenue Andre Walker 77-Cvnt/Bl Grnd Cntr-232	3737-00-03100 31' x 140' Side Lot	TS-2011	\$600.00	\$1,454.00
The recommendation is countering at \$1,454.00. <i>Land Use Plan-Neighborhood Development Area</i>				
<u>WARD 21—ALDERMAN ANTONIO FRENCH</u>				
Counter Offer				
14. 4223 W. Kossuth Avenue William E. Reynolds 68-O'Fallon-305	4425-00-02900 25' x 120.92' 1 Sty. Brk. Res. 6-Month Option	TS-2011	\$500.00	\$1,000.00
The recommendation is countering at \$1,000.00/6 month option with contingencies. <i>Land Use Plan-Neighborhood Preservation Area</i>				
<u>WARD 22—ALDERMAN JEFFREY BOYD</u>				
15. 5934 Wabada Avenue Everett Doss 50-Wells/Goodfellow-347	4997-00-01800 25' x 113' Side Lot	TS-1999	\$1,055.00	\$1,055.00
The recommendation is rejection of the sale, however, we will extend a five year garden lease. <i>Land Use Plan-Neighborhood Development Area</i>				

Ward 18 – Kennedy – Ward 21 – French – Ward 22 - Boyd

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No Aldermanic Input

16. 5968 Cote Brilliante Avenue Traci A. Dorsey 50-Wells/Goodfellow-347	4999-00-00500 33.33' x 114.33' Side Lot	TS-2000	\$750.00	\$1,406.00
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Appointed Authority

The recommendation is acceptance of \$750.00.
Land Use Plan-Neighborhood Development Area

WARD 24—ALDERMAN SCOTT OGILVIE

17. 2321 Ecoff Avenue R.C.K. Properties of St. Louis c/o Joseph Kaminski 10-Ellendale-208	4808-00-00100 280' x 190.75' Vacant Lot 12-Month Option	TS-1999	\$23,646.00	\$23,646.00
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The recommendation is acceptance of \$23,646.00/12 month option with contingencies.
Land Use Plan-Neighborhood Development Area

B. MISCELLANEOUS

WARD 3-ALDERMAN FREEMAN BOSLEY, SR.

Request Change End Use

18. 3769 Kossuth Avenue Tina Mosley 67-Fairground-311	3304-00-03200 50' x 135' Vacant Lot End Use			
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The recommendation is approval of the end use plans.

C. DONATIONS

WARD 3-ALDERMAN FREEMAN BOSLEY, SR.

19. 2504-08 Salisbury Street Good Samaritan Church 65-Hyde Park-314	1744-00-00400 66' x 125' 1 Sty. Brk. Comm.			
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The recommendation is acceptance.
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WARD 4-ALDERMAN SAMUEL L. MOORE

- | | |
|-------------------------|--------------|
| 20. 4846 Labadie Avenue | 4484-05-0500 |
| Margaret Crowley | 33.4' x 125' |
| 55-Kingshighway-307 | Vacant Lot |

The recommendation is acceptance.
Land Use Plan-Neighborhood Preservation Area

WARD 21-ALDERMAN ANTONIO FRENCH

- | | |
|--------------------------|------------------|
| 21. 4202 W Farlin Avenue | 5037-00-01300 |
| Jerome D Anderson | 31' x 107.9' |
| 68-O'Fallon-305 | 2 Sty. Brk. Res. |

The recommendation is acceptance.
Land Use Plan-Neighborhood Preservation Area

D. GARDEN LEASES

WARD 2-ALDERWOMAN DIONNE FLOWERS

- | | |
|----------------------------|---------------|
| 22. 8236 Church Road | 4254-00-01250 |
| The Baden Triumph Garden | 2,073 Sq. Ft. |
| c/o Minister Williams, Jr. | Vacant Lot |

Land Use Plan-Neighborhood Development Area

WARD 3-ALDERMAN FREEMAN BOSLEY, SR.

- | | |
|-------------------------|---------------|
| 23. 3704 Penrose Street | 2488-00-01600 |
| Clarence Jones | 40' x 103' |
| 67-Fairground-311 | Vacant Lot |

Land Use Plan-Neighborhood Preservation Area

- | | |
|-------------------------|---------------|
| 24. 3769 Kossuth Avenue | 3304-00-03200 |
| Tina Mosley | 50' x 135' |
| 67-Fairground-311 | |

Land Use Plan-Neighborhood Preservation Area

C. Donations D. Garden Leases

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WARD 22-ALDERMAN JEFFREY BOYD

25. 5610-12 St. Louis Avenue 5244-00-03400
 Kelvin Allen 5244-00-03310
 50-Wells/Goodfellow-346 30' x 98'
 Vacant Lot

Land Use Plan-Neighborhood Development Area

26. 1444 Hamilton Place 3821-04-01400
 Lovie M. Haynes 45' x 131'
 78-Hamilton Hghts-239 Vacant Lot

Land Use Plan-Neighborhood Development Area

D. Garden Leases

Property Classification

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