

A G E N D A

Land Reutilization Authority Board of Commissioners Regular Meeting

SLDC Board Room, 12th Floor

May 25, 2011

8:30 a.m.

Some Board Members May Attend By Phone

1. Call To Order
2. Election of Officers
3. Minutes of the April 27, 2011 Commission Meeting and the April 27, 2011 Executive Session.
4. Report Of Commissioners
5. Action Of Offers To Purchase
 - a. Offers To Purchase (1-28)
 - b. Donations (29-31)
 - c. Garden Leases (32-41)
 - d. Resolution Authorizing And Approving An Administrative Agreement Between The St. Louis Development Corporation And The Land Reutilization Authority.
6. 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.
7. Financial Reports
8. **THE NEXT REGULAR COMMISSION MEETING IS SCHEDULED FOR JUNE 29, 2011**
9. Adjournment

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

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

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|----|--|---|-----------|------------|------------|
| 1. | 5335 St. Louis Ave.
Patricia A. Thomas
50—Wells Goodfellow—344 | 5246-00-02300
35' x 133'
Side Lot | TS – 2004 | \$1,000.00 | \$1,313.00 |
|----|--|---|-----------|------------|------------|

The recommendation is acceptance of the \$1,000.00 offer.
Land Use Plan—Neighborhood Preservation Area

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|----|--|---|-----------|----------|------------|
| 2. | 5044 Union Blvd.
Andreia O. Rayner
71—Mark Twain—327 | 5087-00-01700
25' x 128'
Side Lot | TS – 2008 | \$500.00 | \$1,172.00 |
|----|--|---|-----------|----------|------------|

Appointing Authority

The recommendation is countering at \$1,172.00.
Land Use Plan—Neighborhood Commercial Area

- | | | | | | |
|----|---|---|-----------|----------|------------|
| 3. | 5301 Claxton Ave.
Todd Eric Chavers
71—Mark Twain—327 | 5329-00-05600
25' x 125'
1 Sty. Brk. Res. | TS – 2010 | \$400.00 | \$1,000.00 |
|----|---|---|-----------|----------|------------|

Appointing Authority

The recommendation is countering at \$1,000.00 with contingencies.
Land Use Plan—Neighborhood Preservation Area

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|----|--|---|-----------|------------|-------------|
| 4. | 5164 Palm St.
Noel's Knowledge Day Care
c/o Frank Noel and
Susan Noel
52—Kingsway West—342 | 5954-00-00100
70' x 125'
14 Unit Apt. | TS – 2009 | \$7,000.00 | \$14,000.00 |
|----|--|---|-----------|------------|-------------|

Appointing Authority

The recommendation is rejection.
Land Use Plan—Neighborhood Preservation Area

Ward 1—Troupe

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 3—ALDERMAN FREEMAN BOSLEY SR.

Counter Offer

5. 4241 Warne Ave. and 4243 Warne Ave. Kenyata A. Smith 68—O’Fallon—305	4899-00-01100 50’ x 110’ 4899-00-01000 25’ x 110’ Vac. Lots	Don – 2006 Don – 2006	\$6,000.00	\$11,712.00
12 Month Option Appointing Authority				

The recommendation is countering with a \$7,810.00/12 month option with contingencies.

Land Use Plan—Neighborhood Development Area

6. 3001 Kossuth Ave. and 3003 Kossuth Ave. Linda D. Ramsey 67—Fairground—314	1945-00-00900 16.42’ x 115’ 1945-00-01000 16.16’ x 115’ 2 Sty. Brk. 4 FF	TS – 2009 TS – 2009	\$4,000.00	\$4,000.00
6 Month Option				

The recommendation is granting the \$4,000.00/6 month option with contingencies.

Land Use Plan—Neighborhood Development Area

7. 4223 Peck St. Carl M. Thomas 67—Fairground—314	2429-00-01900 30’ x 112.5’ 2 Sty. Brk. Res.	Don – 2007	\$1,000.00	\$1,000.00
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The recommendation is accepting the \$1,000.00 offer with contingencies.

Land Use Plan—Neighborhood Preservation Area

8. 4105 W. Florissant Ave. Natalie L. DuBose 68—O’Fallon—312	3543-00-02607 35’ x 120’ 2 Sty. Brk. Comm.	TS – 2009	\$500.00	\$2,000.00
Appointing Authority				

The recommendation is countering with a \$2,000.00/6 month option with contingencies.

Land Use Plan—Neighborhood Preservation Area

Ward 3—Bosley

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
9. 4200 Obear Ave. and 3616 Carter Ave. St. Patrick Center c/o Gregory Vogelweid 67—Fairground—311	2485-00-00100 214.01' x 151.4' 2485-00-00200 399.16' x 170.2' Class 'C' 12 Month Option	DP – 1993 TS – 2010	\$11,496.00	\$22,988.00

The recommendation is countering with a \$15,315.00/12 month option with contingencies.
Land Use Plan—Neighborhood Commercial Area

WARD 4—ALDERMAN SAMUEL L. MOORE

10. Exhibit :A: Fosters Services for Funerals, LLC c/o Ozella Jones-Foster 56—Greater Ville—309	84,193 sq. ft. Vac. Lots Class 'C' 12 Month Option		\$35,000.00	\$46,687.00
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The recommendation is countering with a \$46,687.00/12 month option with contingencies.
Land Use Plan—Neighborhood Development Area

Parcel ID	Address	Usage	Front	Side 1	Sq. Ft.	Value
37220000300	4518 Aldine Av	Vacant Lot	108	124	13,484	\$8,764.00
37220000700	4516 Aldine Av	Vacant Lot	44.04	50	2,071	\$1,346.00
37220000800	1525 N Taylor Av	Vacant Lot	22	116	2,404	\$1,562.00
37220000850	1523 N Taylor Av	Vacant Lot	28	116	3,133	\$2,037.00
37220000900	1521 N Taylor Av	Vacant Lot	50	158.7	7,469	\$4,855.00
37220001200	4505 Dr Martin Luther King Dr	Vacant Lot	65.98	124.7	8,700	\$5,655.00
37220001300	4511 Dr Martin Luther King Dr	Vacant Lot	50	124	6,493	\$4,221.00
37220001400	4517 Dr Martin Luther King Dr	Vacant Lot	222	124	28,073	\$18,247.00
					71,827	\$46,687.00

Ward 3—Bosley ~ Ward 4—Moore

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 5—ALDERWOMAN APRIL FORD GRIFFIN

11. 2624 North 22 nd St. and 2623 Rauschenbach Ave. and 2621 Rauschenbach Ave. St. Louis Park Baptist Church c/o Pastor Darron Washington 60—St. Louis Place—318	1096-00-02060 96.87' x 88.55' 1096-00-02100 23' x 99.06' 1096-00-02200 24.06' x 99.06' Vac. Lots Class 'C' Appointing Authority	TS – 1994 Don – 1990 Don – 1990	\$9,000.00	\$13,395.00
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The recommendation is deferral.
Land Use Plan—Neighborhood Preservation Area

WARD 6—ALDERWOMAN KACIE STARR TRIPLETT

12. 2617 St. Vincent Ave. Kemberly L. Murphy 31—Gate District—253	2147-00-02500 25' x 123' Side Lot Appointing Authority	TS – 2009	\$250.00	\$2,812.00
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The recommendation is countering at \$2,812.00.
Land Use Plan—Neighborhood Preservation Area

13. 1111 Dolman St. Ryan Weis and Diana Weis 32—Lafayette Square—251	0482-09-02800 42.41' x 107.6'/127.68' Vac. Lot Class 'C'	TS – 1994	\$14,578.00	\$14,578.00
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The recommendation is acceptance of the \$14578.00 offer with contingencies.
Land Use Plan—Neighborhood Preservation Area

14. 2317 Nebraska Ave. Nicholas C. Adams 25—Tower Grove East—244	2081-00-01700 19' x 32.5' 2 Sty. Brk. Bldg. Appointing Authority	Don – 2007	\$500.00	\$1,500.00
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The recommendation is countering with a \$1,500.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

Ward 5—Ford-Griffin ~ Ward 6—Triplett

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

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WARD 13—ALDERMAN ALFRED WESSELS JR.

15.	5511 Grace Ave. Margaret A. St. John 3—Holly Hills—114	5477-00-01700 30' x 142.5' Side Lot	TS – 2011	\$500.00	\$2,200.00
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Appointing Authority

The recommendation is countering at \$2,200.00.
Land Use Plan—Neighborhood Preservation Area

WARD 17—ALDERMAN JOSEPH D. RODDY

16.	4333 Hunt Ave. Jerry J. Butler 39—Forest Park SE—222	3982-00-03500 25' x 125' Side Lot	Don – 1995	\$200.00	\$1,172.00
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Appointing Authority

The recommendation is countering at \$1,172.00.
Land Use Plan—Neighborhood Preservation Area

WARD 18—ALDERMAN TERRY KENNEDY

17.	Double Offer 1252 Academy Ave. 51—Academy—238	5153-00-00120 26' x 50' 1 Sty. Comm. Class 'C'	TS-1999		\$1,000.00
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Land Use Plan—Neighborhood Preservation Area

A.	Anthony Barber	12 Month Option		\$1,000.00	
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The recommendation is granting a \$1,000.00/6 month option with contingencies.

B.	Janell N. White	Appointing Authority		\$500.00	
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The recommendation is rejection.

Ward 13—Wessels ~ Ward 17—Roddy ~ Ward 18—Kennedy

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 19—ALDERWOMAN MARLENE DAVIS

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|-----|--|--|--|-------------|-------------|
| 18. | Exhibit “A”
Grand Center, Inc.
c/o William T. Zorn
77—Covenant Blu/Grand Center—232 | 43,852 sq. ft.
12 Month Option | | \$17,795.00 | \$17,795.00 |
|-----|--|--|--|-------------|-------------|

The recommendation is granting the \$17,795.00/12 month option with contingencies.
Land Use Plan—Specialty Mixed Use Area

ParcelID	Address	Usage	Front	Side 1	Sq Ft	Value
39260001200	3802 Olive St	Vacant Lot	60	152.5	9,150	\$3,750.00
39260001307	3800 Olive St	Vacant Lot	29.75	152.5	4,704	\$1,859.00
39260001400	3758 Olive St	Vacant Lot	25	152.5	3,810	\$1,562.00
39260001700	3752 Olive St	Vacant Lot	33.33	152.5	5,080	\$2,083.00
39260001800	3744 Olive St	Vacant Lot	66.67	152.5	10,160	\$4,167.00
39260001900	3742 Olive St	Vacant Lot	23.08	152.5	3,520	\$1,442.00
39260002000	3740 Olive St	Vacant Lot	11.92	152.5	2,098	\$745.00
39260002100	3738 Olive St	Vacant Lot	35	152.5	5,330	\$2,187.00
			284.75		43,852	\$17,795.00

WARD 21-- ALDERMAN ANTONIO D. FRENCH

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|-----|--|--|-----------|------------|------------|
| 19. | 4270 Athlone Ave.
Grace Fellowship Center
and World Wide Ministry
c/o Pastor Diane L. Holley
68—O’Fallon—304 | 3568-00-02200
47.85’ x 87.62’
2 Sty. Brk. Res. | TS – 2009 | \$1,000.00 | \$1,000.00 |
|-----|--|--|-----------|------------|------------|

The recommendation is countering with a \$1,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

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|-----|---|---|-----------|--------|----------|
| 20. | 4642 Carrie Ave.
Jeffery E. Bryant
69—Penrose—304 | 3555-02-01200
33.65’ x 155.18’
2 Sty. Brk. 2 FF | TS – 2009 | \$1.00 | \$1.00 * |
|-----|---|---|-----------|--------|----------|

The recommendation is countering with a \$1.00/6 month option with contingencies.
* Featured Property
Land Use Plan—Neighborhood Preservation Area

Property Classification

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

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WARD 22—ALDERMAN JEFFREY BOYD

21. 1373 Belt Ave. Betty J. Allen 78—Hamilton Heights—239	3807-08-02600 25' x 118.58' Side Lot	TS-1974	\$500.00	\$1,112.00
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Appointing Authority

The recommendation is countering at \$1,112.00.
Land Use Plan—Neighborhood Development Area

22. 5969 Ridge Ave. Gregory White 78—Hamilton Heights—239	3836-00-03700 25' x 205.5' Side Lot	TS – 1999	\$1,100.00	\$1,113.00
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The recommendation is acceptance of the \$1,100.00 offer.
Land Use Plan—Neighborhood Preservation Area

23. 5963 Dr. M. L. King Dr. Club Premier LLC c/o Curtis Smith 50—Wells Goodfellow—347	5000-00-03600 50' x 114.33' Vac. Lot Class 'C' 12 Month Option Appointing Authority	Don – 1997	\$2,500.00	\$4,966.00
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The recommendation is countering at \$3,315.00 with contingencies.
Land Use Plan—Neighborhood Commercial Area

24. 1297 Amherst Place Favored LLC c/o Cortaiga S. Collins 48—West End—235	3833-13-01000 79.1' x 111' Vac. Lot Class 'C' 12 Month Option Appointing Authority	TS – 1987	\$1.00	\$9,206.00
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The recommendation is countering with a \$6,140.00/12 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

25. 1385 Hamilton Ave. Steven A. Ward 78—Hamilton Heights—239	3835-05-02900 25' x 121' 2 Sty. Brk. Res.	TS – 2007	\$850.00	\$1,000.00
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The recommendation is countering with a \$1,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

Ward 22—Boyd

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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26. 5821 Highland Ave. Darleen A. Hall 50—Wells Goodfellow—347	5552-00-03000 30' x 127.5' 2 Sty. Brk. 2 FF	TS – 2009	\$2,000.00	\$2,000.00
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The recommendation is countering with a \$2,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

WARD 24—ALDERMAN SCOTT OGILVIE

27. 6810 Balson Ave. R C K Properties of St. Louis c/o Jenna Doisy 10—Ellendale—208	4809-00-00900 0.064 acres Side Lot	TS – 2000	\$2,500.00	\$2,145.00
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The recommendation is acceptance of the \$2,500.00 offer.
Land Use Plan—Regional Commercial Area

MULTIPLE WARDS OFFER

28. Ward 9 3940 Iowa Ave. 16—Dutchtown—144	2566-00-00200 25' x 125'—2 Sty. Frm. Res.	TS – 2010	\$1,000.00	\$1,500.00
Ward 25 3219 Mount Pleasant St. 16—Dutchtown—101 Hassan A. Haskins and Lynette Y. McAlpine	2725-00-02000 25' x 130'—2 Sty. Brk. Res. Appointing Authority	TS – 2010	\$500.00	\$1,000.00

The recommendation is countering with the sale of 3219 Mount Pleasant St. with a \$1,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

B. DONATIONS

WARD 2—ALDERWOMAN DIONNE FLOWERS.

29. 8509 N. Broadway Brandi S. Galvin 74—Baden—334	5637-00-03500 30' x 115' 1 Sty. Brk. Res.			
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The recommendation is acceptance.
Land Use Plan—Neighborhood Preservation Area

Ward 22—Boyd ~ Ward 24—Ogilvie ~ Multiple Wards ~ B. Donations

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

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

30. 5915 Romaine Place 3835-05-03300
 Andrea Hollins 26' x 103'
 78—Hamilton Heights—237 2 Sty. Brk. Res.

The recommendation is acceptance with contingencies.
Land Use Plan—Neighborhood Preservation Area

31. 5716 St. Louis Ave. 5244-00-01300
 Estate of Emily J. Nelson 30.5' x 136.75'
 c/o Leonard Komen 1.5 Sty. Brk. Res.
 50—Wells Goodfellow—346

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

C. GARDEN LEASES

WARD 1—ALDERMAN CHARLES QUINCY TROUPE

32. Exhibit 'A' 71,364 sq. ft.
 Marquis Lewis Vac. Lots
 71—Mark Twain—327

Land Use Plan—Neighborhood Commercial Area

B. Donations ~ C. Garden Leases

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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Parcel ID	Address	Usage	Front	Side 1	Sq. Ft.
50840000900	5332 Union Blvd	Vacant Lot	25	127.5	3,352
50840001400	5346 Union Blvd	Vacant Lot	25	127.5	3,024
50840001500	5348 Union Blvd	Vacant Lot	25	127.5	3,612
50840001600	5350 Union Blvd	Vacant Lot	50	127.5	6,354
50840001800	5360 Union Blvd	Vacant Lot	25	127.5	3,300
50840002200	5372 Union Blvd	Vacant Lot	25	127.5	3,337
50870001500	5038 Union Blvd	Vacant Lot	25	128	3,178
50870002200	5060 Union Blvd	Vacant Lot	35	128	4,301
50870002500	5066 Union Blvd	Vacant Lot	25	128	3,036
50870002600	5070 Union Blvd	Vacant Lot	25	128	3,035
50880003950	5083 Union Blvd	Vacant Lot	60	120.8	7,193
50880004000	5077 Union Blvd	Vacant Lot	25	120	3,120
50880004100	5075 Union Blvd	Vacant Lot	25	120	3,120
50880004200	5073 Union Blvd	Vacant Lot	25	121.1	3,060
50880004700	5055 Union Blvd	Vacant Lot	25	121.8	2,902
50880005410	5033 Union Blvd	Vacant Lot	11.5	123.8	1,588
50880005420	5031 Union Blvd	Vacant Lot	11.5	123.8	1,443
50880005600	5029 Union Blvd	Vacant Lot	45	123	5,629
54670004200	5341 N Euclid Av	Vacant Lot	28	125	3,500
54670004400	5337 N Euclid Av	Vacant Lot	16	125	3,280
					71,364

WARD 18—ALDERMAN TERRY KENNEDY

33. 4012 West Belle Place 3754-00-01500
 and 40' x 140'—Vac. Lot
 4016 West Belle Place 3754-00-01300
 Edwin Mason 30' x 155'—Vac. Lot
 58—Vandeventer—231

Land Use Plan—Neighborhood Preservation Area

C. Garden Leases

Property Classification

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

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—MAY 25, 2011

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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34. Exhibit “A”
Northside Center
c/o Ruth A Smith
54—Lewis Place—254
- 16,830 sq. ft.
Vac. Lots

Land Use Plan—Neighborhood Preservation Area

Parcel ID	Address	Usage	Front	Side 1	Sq. Ft.
47740302300	4536 Evans Av	Vacant Lot	25	153	3,825
47740302200	4540 Evans Av	Vacant Lot	25	153	3,825
47740302100	4542 Evans Av	Vacant Lot	25	153	3,825
47740302100	4544 Evans Av	Vacant Lot	35	153	5,355
					16,830

WARD 20—ALDERMAN CRAIG SCHMID

35. 3834 California Ave.
Jack Pitman
16—Dutchtown—144
- 1639-00-00200
50’ x 125’
Vac. Lot

Land Use Plan—Neighborhood Preservation Area

36. 3656 S. Compton Ave.
Bridget Frischer
19—Gravois Park—140
- 1623-00-00100
41.42’ x 127.53’
Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 22—ALDERMAN JEFFREY BOYD

37. 1424 Burd Ave.
Pamela Bolden
78—Hamilton Heights—239
- 3806-00-00700
25’ x 124.66’
Vac. Lot

Land Use Plan—Neighborhood Preservation Area

38. 1385 Granville Place
Michelle Ray
78—Hamilton Heights—230
- 3807-07-02100
25’ x 120’
Vac. Lot

Land Use Plan—Neighborhood Development Area

C. Garden Leases

Property Classification

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

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39. 5920 Wells Ave. 3836-00-01400
 Susie Butler 30.06' x 269.16'
 78—Hamilton Heights—239 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 26—ALDERMAN FRANK WILLIAMSON

40. 5780 McPherson Ave. 5520-00-00800
 Kelly Stockie 33' x 130.5'
 46—Skinker De Baliviere—228 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 27—ALDERMAN GREGORY CARTER

41. 5009 Wren Ave. 5394-00-03500
 Jeannette Cheatham 25' x 138.5'
 72—Walnut Park East—327 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

C. Garden Leases

Property Classification

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