

A G E N D A

Land Reutilization Authority Board of Commissioners Regular Meeting

SLDC Board Room, 12th Floor
February 29, 2012
8:30 a.m.

Some Board Members May Attend By Phone

1. Call To Order
2. Minutes of the January 25, 2012 Commission Meeting and the February 13, 2012 Special Meeting.
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-30)
 - b. Miscellaneous (31)
 - c. Donations (32-35)
 - d. Garden Leases (36-44)
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 MARCH 28, 2012**
8. Adjournment

4. OFFERS TO PURCHASE LRA PROPERTY—FEBRUARY 29, 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. Double Offer

3101 W. Norwood Drive 51—Kingsway West—342	4497-05-00100 1 Sty. Brk. Res.	TS - 2011		\$2,000.00
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The subject property is a 1,350 sq. ft. one story brick residence. LRA owns 1 of the 9 parcels on the block.
Land Use Plan—Neighborhood Preservation Area

A. Joseph Doty	Appointing Authority		\$1,000.00	
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The recommendation is countering with a \$2,000.00/6 month option with contingencies.

B. George L. Nelson II	Appointing Authority		\$500.00	
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The recommendation is rejection.

2. 3927 N. Euclid Ave. DLR Strategies LLC c/o Harvey Noble 69—Penrose—301	5464-00-02300 39' x 243' 1.5 Sty. Brk. Res.	TS – 2011	\$1,000.00	\$1,000.00
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The recommendation is acceptance.
Land Use Plan—Neighborhood Preservation Area

3. 5387 Ruskin Ave. Ability Building and Restoration LLC c/o Kayla Madkins 71—Mark Twain—327	5085-00-03000 50' x 127.5' 2 Sty. Brk. Res. Appointing Authority	TS – 2011	\$1,100.00	\$5,000.00
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The recommendation is countering with a \$5,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

4. 4885 Lee Ave. Wisdom I. Ekpelu 69—Penrose—302	4390-01-04800 35' x 117.52' 1 Sty. Brk. Res. Class 'C' Appointing Authority	TS – 2009	\$500.00	\$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 1—Troupe

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—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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Double Offer, See Agenda Item 30.

5.	4920 San Francisco Ave. Aprile A. Clossum 69—Penrose—301	4387-00-01500 28' x 135' 1 Sty. Brk. Res. Class 'C'	TS – 2011	\$1,000.00	\$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 2—ALDERWOMAN DIONNE FLOWERS

6.	903 Harlan Ave. Ernest E. Evans 74—Baden—334	5400-00-03400 50' x 125' Side Lot Appointing Authority	TS – 2002	\$2,005.00	\$3,750.00
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The recommendation is countering at \$3,750.00.

Land Use Plan—Neighborhood Preservation Area

7	1019 Tillie Ave. Harris Helpers LLC c/o Cortez Harris 74—Baden—335	4251-00-01800 30' x 140' 1 Sty. Brk. Res. Appointing Authority	TS – 2011	\$600.00	\$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 3—ALDERMAN FREEMAN BOSLEY SR.

8.	3861 St. Louis Ave. Charles Kirkwood 59—JVL—310	3627-00-03800 115' x 142.5' Vac. Lot Appointing Authority	TS – 1995	\$1,000.00	\$16,031.00
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The recommendation is countering with a \$5,000.00/12 month option with contingencies.

Land Use Plan—Neighborhood Preservation Area

Ward 1—Troupe ~ Ward 2—Flowers ~ Ward 3—Bosley

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—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
9. 3222 University St. Dream Street Inc. c/o Sam Jones 59—Jeff Vander Lou—315	5210-00-00600 37.5' x 130' 2 Sty. Brk. Res. Class 'C' 6 Month Option	Don – 2011	\$1,000.00	\$1,000.00

The recommendation is granting the \$1,000.00/6 month with contingencies.

Land Use Plan—Neighborhood Preservation Area

WARD 4—ALDERMAN SAMUEL L. MOORE

10. 4583 Aldine Ave. Diane V. First 56—Greater Ville—309	3721-00-04800 40' x 127.29' Side Lot Class 'C'	TS – 1994	\$1,218.00	\$1,218.00
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The recommendation is rejection and offering a garden lease.

Land Use Plan—Neighborhood Development Area

WARD 9—ALDERMAN KENNETH ORTMANN

11. 3104 Wyoming St. 30—Benton Park West—142 PLT08 LLC c/o Liang Tong Pan	1504-00-02300 25' x 125' 2 Sty. Brk. 2 FF	TS – 2011	\$2,000.00	\$2,000.00
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The recommendation is rejection.

Land Use Plan—Neighborhood Preservation Area

12. 4215 California Ave. WB Pan LLC c/o Wei B. Pan 17—Mt. Pleasant—101	2659-00-02300 27.92' x 121.5' 2 Sty. Brk. 2 FF	TS – 2008	\$2,000.00	\$2,000.00
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The recommendation is rejection.

Land Use Plan—Neighborhood Preservation Area

Ward 3—Bosley ~ Ward 4—Moore ~ Ward 9—Ortmann

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—FEBRUARY 29, 2012

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WARD 11—ALDERMAN THOMAS ALBERT VILLA

13. 7330 Virginia Ave. Wanda V. Haertling 2—Patch—102	3060-00-01000 30' x 140' Side Lot	TS – 2011	\$800.00	\$2,671.00
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Appointing Authority

The recommendation is countering at \$1,765.00.
Land Use Plan—Neighborhood Preservation Area

14. 212 W. Steins St. Initia Corp. c/o Edward Brandt 2—Patch—102	3096-00-00400 25' x 140' 1 Sty. Frm. Res. Class 'C' 12 Month Option	Don – 2004	\$1,000.00	\$1,000.00
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The recommendation is deferral.
Land Use Plan—Neighborhood Preservation Area

WARD 15—ALDERWOMAN JENNIFER FLORIDA

15. Double Offer 3900 Parker Ave. 15—Tower Grove South—138	4138-00-02000 36.54' x 109.42' 2 Sty. Brk. Res.	TS – 2011		\$10,000.00
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Land Use Plan—Neighborhood Preservation Area

A. Elliot W. Stevens			\$7,500.00	
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The recommendation is rejection.

B. RHS Investments LLC c/o John Reed			\$10,000.00	
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The recommendation is countering with a \$10,000.00/6 month option with contingencies.

Ward 11—Villa ~ Ward 15—Florida

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—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 17—ALDERMAN JOSEPH RODDY

16.	4401 Gibson Ave. and 4403 Gibson Ave. Nick Adams 39—Forest Park SE—223	5111-00-02500 25' x 133.42' 5111-00-02600 25' x 133.42' Vac. Lots	TS – 1990 TS – 1984	\$5,000.00	\$5,000.00
12 Month Option					

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

17.	1126 Kentucky Ave. Nikolas L. Swider 39—Forest Park SE—222	3992-00-01000 25' x 150' 1 Sty. Brk. Res.	TS – 1999	\$1,000.00	\$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 18—ALDERMAN TERRY KENNEDY

18.	611 N. Vandeventer Blvd. Kidz Choice, Inc. c/o Inez Logan 38—Central West End—230	3752-00-04000 49' x 92.25' Side Lot Class 'C'	TS – 1997	\$1,000.00	\$7,628.00
Appointing Authority					

The recommendation is countering at \$7,628.00.
Land Use Plan—Neighborhood Development Area

19.	4365 West Belle Place Lawrence Johnson 58—Vandeventer—234	4568-00-03600 35' x 147' 2 Sty. Brk. Res.	TS – 2011	\$2,800.00	\$2,800.00
Class 'C'					

The recommendation is acceptance of the \$2,800.00 offer with contingencies.
Land Use Plan—Neighborhood Preservation Area

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. OFFERS TO PURCHASE LRA PROPERTY—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 20—ALDERMAN CRAIG SCHMID

20. 3841 California Ave. Roland N'guessen and Julie N'guessen 16—Dutchtown—141	1638-00-02500 27.25' x 124.75' 2 Sty. Brk. 2FF Appointing Authority	TS – 2011	\$100.00	\$3,000.00
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The recommendation is rejection..
Land Use Plan—Neighborhood Preservation Area

WARD 21—ALDERMAN ANTONIO D. FRENCH

21. 4137 Sacramento Ave. and 3812 Harris Ave. Leonard E. Bell, Jr. 68—O'Fallon—306	3601-00-02400 77.33'/Irreg. x 89.08'/Irreg. 3601-00-02500 64.66'/Irreg. x 77.33'/Irreg. Vac. Lots Appointing Authority	TS – 2011 TS – 2011	\$2,500.00	\$11,220.00
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The recommendation is rejection.
* Standard value is 9,350 sq. ft. at \$1.20 per sq. ft. or \$11,220.00.

22. 4105 W. Florissant Ave. and 4515 Mary Ave. Tamara D. Kent 68—O'Fallon—312/305	3543-00-02600 35' x 120'—2 Sty. Brk. Comm. 3546-00-04300 25' x 125'—1 Sty. Brk. Res. Appointing Authority	TS – 2009 Don – 2010	\$1,000.00	\$3,000.00
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The recommendation is rejection.
Land Use Plan—Neighborhood Preservation Area (W. Florissant) Opportunity Area (Mary)

WARD 22—ALDERMAN JEFFREY L. BOYD

23. 5732 Page Blvd. R. J. Piatchek, Assoc. c/o Richard Piatchek 48—West End—236	3815-09-01450 0.532 acres Vac. Lot Class 'C'	TS – 2011	\$25,000.00	\$30,126.00
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The recommendation is deferral.
Land Use Plan—Neighborhood Preservation Area

Ward 20—Schmid ~ Ward 21—French ~ Ward 22—Boyd

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—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 26—ALDERMAN FRANK WILLIAMSON

24. 5653 Enright Ave. and 5650 Enright Ave. Great Rivers Greenway c/o Susan Trautman 48—West End—236	4547-00-03500 60' x 175' 4548-00-01690 32' x 177.6' Vac. Lots Class 'C' Appointing Authority	TS – 1985 TS – 1994	\$1,000.00	\$23,820.00
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The recommendation is rejection.
Land Use Plan—Neighborhood Preservation Area

25. 5260 Vernon Ave. Karam Inc. c/o Mahesh Somabhai 51—Academy—238	5145-00-00200 40' x 127.43' Vac. Lot Class 'C'	TS – 2008	\$4,000.00	\$4,967.00
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The recommendation is deferral.
Land Use Plan—Neighborhood Preservation Area

WARD 27—ALDERMAN GREGORY CARTER

26. 4548 Emerson Ave. Prospect Hill Baptist Church c/o Jackie Robinson 71—Mark Twain—326	5562-00-00600 25' x 123.66' Vac. Lot	TS – 2009	\$3,091.00	\$3,091.00
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The recommendation is rejection.
Land Use Plan—Neighborhood Development Area

27. 5338 Arlington Ave. Gerald F. Daniels 71—Mark Twain—327	5329-00-01200 30' x 125' 1 Sty. Brk. Res.	TS – 2011	\$1,000.00	\$1,000.00
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The recommendation is countering with a \$1,000.00/6 month option.
Land Use Plan—Neighborhood Preservation Area

Ward 26—Williamson ~ Ward 27—Carter

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—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
28. 5261 Robin Ave. Tenolia L. Wynne 72—Walnut Park East—327	5123-00-02900 50' x 138.5' 1 Sty. Frm. Res. Class 'C'	TS – 2011	\$1,587.00	\$1,587.00

The recommendation is acceptance of the \$1,587.00 offer with contingencies.
Land Use Plan—Neighborhood Preservation Area

Counter Offer

29. 5540 Emerson Ave. Nita L. Lewis 71—Mark Twain—327	5576-00-02400 35' x 121.25' 1 Sty. Brk. Res. Appointing Authority	TS – 2011	\$650.00	\$1,000.00
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The recommendation is countering with a \$670.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

MULTIPLE WARD OFFER

Double Offer on San Francisco Ave.—See Agenda Item 5.

30. 4920 San Francisco Ave. Ward 1 69—Penrose—301	4387-00-01500 28' x 135' 1 Sty. Brk. Res.	TS – 2011	\$1,000.00	\$1,000.00
4703 Sacramento Ave. Ward 21 69—Penrose—302 Sheila Y. White, Cortez L. White, and Keith D. White	4407-00-01300 24.75' x 120' 1 Sty. Brk. Res.	TS – 2011	\$1,000.00	\$1,000.00

The recommendation is countering with the sale of 4703 Sacramento Ave. with a \$1,000.00/6 month option with contingencies and rejection of the offer on 4920 San Francisco.
Land Use Plan—Neighborhood Preservation Areas

B. MISCELLANEOUS

WARD 11—ALDERMAN THOMAS ALBERT VILLA

Request for Easement

31. 6432 Idaho Ave. AT & T Missouri c/o Tom Wills 1—Carondelet—102	1965-00-00400 50'/46.14' x 23.08' Vac. Lot	TS – 1982	\$563.00	\$563.00
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The recommendation is granting the easement.
Land Use Plan—Neighborhood Preservation Area

Ward 27—Carter ~ Multiple Ward Offer ~ B. Miscellaneous

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—FEBRUARY 29, 2012

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

WARD 2—ALDERWOMAN DIONNE FLOWERS

32. 9911 Riverview Drive 5713-00-00600
 Deloris Burton 95.6' x 170'
 75—Riverview—337 Vac. Lot

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

WARD 6—ALDERWOMAN KACIE STARR TRIPLETT

33. 2759 Caroline St. 1818-00-04600
 Real Estate Professionals Inc. 25' x 125'
 c/o David D. Schaper 2 Sty. Brk. Res.
 31—Gate District—253

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

WARD 15—ALDERWOMAN JENNIFER FLORIDA

34. 4246 Juniata St. 4162-00-01100
 Julius L. Wilson 25' x 124.16'
 15—Tower Grove South—138 2 Sty. Frm. Res.

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

WARD 21—ALDERMAN ANTONIO FRENCH

35. 4301 Lee Ave. 3573-04-02900
 Charter Communications 63.96'/63.7' x 101.12'
 Entertainment I, LLC Comm.
 c/o Kathy Carrington

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

C. Donations

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—FEBRUARY 29, 2012

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

WARD 3—ALDERMAN FREEMAN BOSLEY SR.

36. 1620 19th St. 2334-00-00700
 Devion Dancy 21' x 105'
 60—St. Louis Place—318 Vac. Lot

Land Use Plan—Neighborhood Development Area

37. 4200 Obear Ave. 2485-00-00100
 and 214.01' x 151.4'
 3616 Carter Ave. 2485-00-00200
 and 399.16' x 170.2'
 4201 N. Grand Blvd. 2485-00-00800
 Jubilee Christian Dev. Co. 133.1' x 130'
 c/o Jeremy Main

Land Use Plan—Neighborhood Commercial Area

38. 3920 Penrose St. 3577-00-00600
 Bessie McDonald 35' x 108.58'
 67—Fairground—311 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 4—ALDERMAN SAMUEL L. MOORE

39. Exhibit "A" 20,605 sq. ft.
 Sue Nap Association Vac. Lots
 c/o Joshua Boschert
 56—Greater Ville—310

Land Use Plan—Neighborhood Development Area

ParcelID	Address	Usage	Front	Side1	Sq. Ft.
44660003200	3107 New Ashland Pl	Vacant Lot	25	134.42	3,006
44660003300	3105 New Ashland Pl	Vacant Lot	25	134.42	2,711
44660003400	3103 New Ashland Pl	Vacant Lot	25	134.42	2,683
44660003500	3051 New Ashland Pl	Vacant Lot	25	134.42	2,367
44660003600	3049 New Ashland Pl	Vacant Lot	25	134.42	3,183
44660003700	3045 New Ashland Pl	Vacant Lot	25	134.42	3,581
44660003800	3043 New Ashland Pl	Vacant Lot	25	134.42	3,074
					20,605

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—FEBRUARY 29, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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40. 2815 Whittier St. 3673-00-02400
Steve Hutchinson 49' x 53'
57—The Ville—310 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 18—ALDERMAN TERRY KENNEDY

41. 4038 Enright Ave. 3753-00-01100
Lucas Rougely 30' x 155.08'
58—Vandeventer—231 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

42. 3710 Evans Ave. 1865-00-01300
and 50' x 113.17'
3712 Evans Ave. 1865-00-01200
Justin Winfield and 30' x 113'
Murl Winfield Vac. Lots
77—Covt Blu/Grand Ctr—232

Land Use Plan—Neighborhood Preservation Area

WARD 25—ALDERMAN SHANE COHN

43. Exhibit “A” 42,758 Sq. Ft.
Grand Oak Hill Community
Corp. c/o Maggie Lampe
16—Dutchtown—103

Land Use Plan—Neighborhood Development Area

ParcelID	Address	Usage	Front	Side1	Sq. Ft.
27770600200	4754-8 Alabama Av	Vacant Lot	60	108	6,409
27770600300	4748-52 Alabama Av	Vacant Lot	65.25	87.08	5,850
27770600400	4742-6 Alabama Av	Vacant Lot	60	76.9	5,410
27770600500	4730-6 Alabama Av	Vacant Lot	123.5	56	5,680
27770600600	4731 Virginia Av	Vacant Lot	130.1	56	9,271
27770600700	4747 Virginia Av	Vacant Lot	110	78.66	10,139
					42,758

D. Garden Leases

Property Classification

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Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 26—ALDERMAN FRANK WILLIAMSON

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| 44. | 1116 Hodiament Ave.
Gasarida Nzeymana
c/o Whitney Sevell
48—West End—235 | 3830-01-03000
149.58'/37' x 48.5'/85.29'
Vac. Lot | | |
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Land Use Plan—Neighborhood Development Area

D. Garden Leases

Property Classification

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