

A G E N D A

Land Reutilization Authority Board of Commissioners Regular Meeting

SLDC Board Room, 12th Floor
January 25, 2012
8:30 a.m.

Some Board Members May Attend By Phone

1. Call To Order
2. Minutes of the December 14, 2011 Commission Meeting.
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-16)
 - b. Miscellaneous (17-19)
 - c. Donations (20-21)
 - d. Garden Leases (22-28)
 - e. Resolution Authorizing Acceptance Of A Property In The N. Broadway / Carrie Ave. / Bulwer Ave. / Harris Ave. Redevelopment Area From The Planned Industrial Expansion Authority (PIEA) And Authorizing Its Return To PIEA (Alderwoman Dionne Flowers – 2nd Ward)
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 FEBRUARY 29, 2012**
8. Adjournment

4. OFFERS TO PURCHASE LRA PROPERTY—JANUARY 25, 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 2—ALDERWOMAN DIONNE FLOWERS

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|----|---|--|-----------|------------|------------|
| 1. | 1435 E. Gano Ave.
Donnie Arnold
66—College Hill—312 | 3311-00-03100
24.83' x 115'
2 Sty. Brk. 2 FF | TS – 2004 | \$1,000.00 | \$2,000.00 |
|----|---|--|-----------|------------|------------|

The recommendation is countering with a \$2,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Development Area

WARD 3—ALDERMAN FREEMAN BOSLEY SR.

- | | | | | | |
|----|---|--|-----------|------------|-------------|
| 2. | 3861 St. Louis Ave.
Charles Kirkwood
59—JVL—310 | 3627-00-03800
115' x 142.5'
Vac. Lot | TS – 1995 | \$1,000.00 | \$16,031.00 |
|----|---|--|-----------|------------|-------------|
- Appointing Authority**

The recommendation is countering with a \$5,000.00/12 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

WARD 4—ALDERMAN SAMUEL L. MOORE

- | | | | | | |
|----|---|---|--|------------|-------------|
| 3. | Exhibit “A”
Transformation Christian
Church and World Outreach
Center, Inc.
c/o Pastor Pricellious J. Burruss
58—Vandeventer—231 | 15,513 sq. ft.
Appointing Authority | | \$7,756.00 | \$15,513.00 |
|----|---|---|--|------------|-------------|

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

Parcel ID	Address	Usage	Front	Side1	Sq. Ft.	Value
37300000200	4106 Evans Av	Vacant Lot	40	61.01	2,498	\$2,498.00
37300000300	1327 N Sarah St	Vacant Lot	59.08	60.06	3,613	\$3,613.00
37300000400	1323 N Sarah St	Vacant Lot	43.25	101.4	4,333	\$4,333.00
37300000500	1319 N Sarah St	Vacant Lot	50	101.3	5,069	\$5,069.00
					15,513	\$15,513.00

Ward 2—Flowers ~ 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. OFFERS TO PURCHASE LRA PROPERTY—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
4. 4033 Maffitt Ave. Unfailing Love Christian Church c/o Pastor Jason A Barney 56—Greater Ville—310	3650-00-02800 25' x 142.5' 2 Sty. Brk. Res.	TS – 2008	\$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

WARD 7—ALDERWOMAN PHYLLIS YOUNG

Counter Offer

5. 2262 Indiana Ave. 2260 Indy Investment LLC c/o Rocco V. Danna 23—McKinley Heights—252	1384-00-00100 25' x 126' Side Lot Appointing Authority	TS – 1988	\$1,500.00	\$3,516.00
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The recommendation is countering at \$2,350.00 or a garden lease.

Land Use Plan—Neighborhood Preservation Area

WARD 9—ALDERMAN KENNETH ORTMANN

6. 3334 California Ave. Minerva Lopez c/o Hector Medina 30—Benton Park West—143	1514-00-02000 35' x 125' Vac. Lot	Don – 1997	\$1,093.75	\$4,375.00
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The recommendation is countering with a \$4,375.00/12 month option with contingencies.

Land Use Plan—Neighborhood Preservation Area

7. 2760 Chariton St. 17—Mt. Pleasant—101 and 3104 Wyoming St. 30—Benton Park West—142 PLT08 LLC c/o Liang Tong Pan	2674-00-00700 24.42' x 86' 1/2 of 2 Sty. Brk. 4FF 1504-00-02300 25' x 125' 2 Sty. Brk. 2 FF	TS – 2011 TS – 2011	\$5,000.00	\$2,000.00 \$3,000.00
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The recommendation is countering with the sale of 2760 Chariton St. with contingencies, and deferral on 3104 Wyoming St.

Land Use Plan—Neighborhood Preservation Areas

Ward 4—Moore ~ Ward 7—Young ~ 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—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 15—ALDERWOMAN JENNIFER FLORIDA

8. Quadruple 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

The recommendation is deferral.

B. Oletha S. Warren \$1,500.00

The recommendation is rejection.

C. Tamra J. Harvell \$1,500.00

The recommendation is rejection.

D. Kaumars Ziaee \$1,500.00

The recommendation is rejection.

WARD 17—ALDERMAN JOSEPH D. RODDY

9. 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 12 Month Option	TS – 1990 TS – 1984	\$5,000.00	\$5,000.00
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The recommendation is granting the \$5,000.00/12 month option with contingencies.

Land Use Plan—Neighborhood Preservation Area

WARD 21—ALDERMAN ANTONIO D. FRENCH

10. 4410 Sexauer Ave. Darrett M. Burgess 69—Penrose—302	4403-25-00100 30' x 132.5' 1 Sty. Brk. Res.	TS 2011	\$2,766.00	\$2,766.00
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The recommendation is acceptance with contingencies.

Land Use Plan—Neighborhood Preservation Area

Ward 15—Florida ~ Ward 17—Roddy ~ Ward 21—French

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—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
11. 4001 N. Taylor Ave. The Acts Partnership c/o Fr. Jeffrey Vomund 69—Penrose—302	5669-00-03300 30' x 100.87' 1 Sty. Brk. Res. 12 Month Option	TS – 2009	\$1,000.00	\$1,000.00

The recommendation is granting the \$1,000.00/12 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

WARD 22—ALDERMAN JEFFREY BOYD

12. 5539 Greer Ave. Richard A. Logan 50—Wells Goodfellow—346	5282-00-02800 50' x 120.5' 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 with contingencies.
Land Use Plan—Neighborhood Development Area

WARD 26—ALDERMAN FRANK WILLIAMSON

13. 5858 Etzel Ave. George A. Woods 48—West End—235	3817-00-00700 40' x 162.5' 2 Sty. Brk. Res.	TS – 2010	\$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

14. 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 deferral.
Land Use Plan—Neighborhood Preservation Area

Ward 21—French ~ Ward 22—Boyd ~ Ward 26—Williamson

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—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 27—ALDERMAN GREGORY CARTER

15. 5524 Oriole Ave. 5135-00-00600 TS – 2011 \$1,000.00 \$1,000.00
 Juanita Foster 50' x 140'
 72—Walnut Park East—327 1 Sty. Brk. Res.
Class 'C'

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

16. 5540 Emerson Ave. 5576-00-02400 TS – 2011 \$300.00 \$1,000.00
 Nita L. Lewis 35' x 121.25'
 71—Mark Twain—327 1 Sty. Brk. Res.

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

B. MISCELLANEOUS

WARD 3—ALDERMAN FREEMAN BOSLEY SR.

Request for Approval of New Exhibit

17. Exhibit "A" 260,934 sq. ft. \$31,500.00 \$79,760.00
 Paradigm Historic Properties **12 Month Option**
 c/o Leon O'Hara **Appointing Authority**
 65—Hyde Park—313/341

The recommendation is granting a \$79,760.00/12 month option with contingencies.

ParcelID	Address	Usage	BldgSF	Front	Side1	LotSF	Value
11630000757	2101 Salisbury St	Mixed	3,280	50	120	5,495	\$2,000.00
11630001000	2107 Salisbury St	Vacant Lot		19.17	61	1,169	\$219.00
11630001100	2109 Salisbury St	Vacant Lot		14.12	61	903	\$169.00
11630001200	2111 Salisbury St	Vacant Lot		15.87	61	891	\$167.00
11630001300	2113 Salisbury St	Residential	2,020	25	120	3,018	\$1,000.00
11630001400	2115 Salisbury St	Vacant Lot		25	120	2,904	\$586.00
11630001900	3710 N Florissant Av	Residential	1,214	26.42	120	3,061	\$2,000.00
11630002000	2111R Salisbury St	Vacant Lot		59	50	2,930	\$549.00
11660001600	2003-5 Salisbury St	Vacant Lot		57.06	120	6,858	\$1,338.00
11660001700	2007-11 Salisbury St	Vacant Lot		50	120	6,098	\$1,173.00
11660001800	2013 Salisbury St	Vacant Lot		25	120	2,877	\$586.00
11660001900	2015 Salisbury St	Vacant Lot		25	120	3,095	\$586.00

Ward 27—Carter ~ 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—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
11660002000	2017-9 Salisbury St	Vacant Lot	49.03	\$1,150.00
11660002300	2029-31 Salisbury St	Vacant Lot	32.5	\$762.00
11870001200	1407 Salisbury St	Residential	25	\$1,000.00
11870001300	1409 Salisbury St	Vacant Lot	25	\$586.00
11870001400	1411-3 Salisbury St	Vacant Lot	37	\$868.00
11870001600	1419-21 Salisbury St	Vacant Lot	39	\$915.00
11870001900	1429 Salisbury St	Vacant Lot	25	\$586.00
11870002200	1414R Farrar St	Vacant Lot	25	\$369.00
11880001400	1403 Farrar St	Vacant Lot	50	\$1,173.00
11880002300	1435 Farrar St	Vacant Lot	50	\$490.00
12380001900	3937-9 19th St	Residential	3,116	\$4,000.00
12380002000	3935 19th St	Residential	1,440	\$1,000.00
12380002200	3929 19th St	Vacant Lot	25	\$586.00
12380002400	3925 19th St	Vacant Lot	35	\$821.00
24080000600	3928 19th St	Vacant Lot	25	\$586.00
24080000700	3930 19th St	Residential	50	\$1,000.00
24090000300	1418 Angelica St	Vacant Lot	30	\$704.00
24090000400	1414 Angelica St	Vacant Lot	30	\$704.00
24090000500	1412 Angelica St	Vacant Lot	30	\$704.00
24090000700	1404-6 Angelica St	Residential	4,152	\$4,000.00
24090001100	1421 Newhouse Av	Vacant Lot	28.42	\$666.00
24100000600	1410 Newhouse Av	Residential	2,792	\$2,000.00
24100000800	1400 Newhouse Av	Residential	3,896	\$4,000.00
24100000900	1134 Newhouse Av	Residential	1,625	\$1,000.00
24100001200	1126 Newhouse Av	Vacant Lot	30	\$704.00
24100001300	1124 Newhouse Av	Residential	1,862	\$2,000.00
24100001400	1122 Newhouse Av	Vacant Lot	25	\$586.00
24100001600	1116 Newhouse Av	Vacant Lot	26.66	\$625.00
24100001700	1114 Newhouse Av	Vacant Lot	23.66	\$555.00
24100001800	3961 N 11th St	Residential	3,360	\$1,000.00
24100001900	3959 N 11th St	Residential	1,760	\$1,000.00
24110001700	3925 N 11th St	Vacant Lot	51.85	\$584.00
24120000900	1114 Angelica St	Residential	1,710	\$1,000.00
24120001400	4015 N 11th St	Residential	1,438	\$1,000.00
24120001500	4011 N 11th St	Residential	1,370	\$1,000.00
24120001700	4005 N 11th St	Residential	1,460	\$1,000.00

B. Miscellaneous

Property Classification

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4. OFFERS TO PURCHASE LRA PROPERTY—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount		Estimate of Value		
24120001900	1113 Newhouse Av	Vacant Lot	28	127	3,552	\$657.00	
24120002200	1123 Newhouse Av	Residential	1,812	30	127	3,880	\$2,000.00
24120002500	1131 Newhouse Av	Vacant Lot		25	127	3,175	\$586.00
24140002300	1101-7 Angelica St	Vacant Lot		41	125	5,842	\$961.00
24140003400	1409-11 Angelica St	Vacant Lot		40	127.9	5,155	\$938.00
24140003450	1413-5 Angelica St	Residential	2,924	43.2	127.5	5,521	\$4,000.00
24140003500	1417 Angelica St	Residential	2,140	25	127.5	3,198	\$1,000.00
24140003600	1419 Angelica St	Residential	1,826	25	126.1	3,198	\$2,000.00
24140003800	1425 Angelica St	Residential	3,099	39.3	73.83	2,900	\$4,000.00
24140003850	1429 Angelica St	Residential	2,280	19.06	92.1	2,506	\$2,000.00
11670000100	2030 Salisbury St	Vacant Lot		62	90	5,071	\$1,331.00
11670000300	2020 Salisbury St	Vacant Lot		25	90	2,323	\$610.00
11670002800	2018R Salisbury St	Vacant Lot		51.3	76.09	5,539	\$1,454.00
11670002900	2012R Salisbury St	Vacant Lot		30	76.09	1,951	\$512.00
11740000400	1916-24 Salisbury St	Vacant Lot		85	135.8	10,951	\$2,788.00
11740000600	1914 Salisbury St	Residential	2,290	27	135.8	3,489	\$2,000.00
11860000500	1422 Salisbury St	Vacant Lot		30.67	135.9	4,066	\$1,006.00
11860000600	1418 Salisbury St	Vacant Lot		25	135.9	3,399	\$820.00
					260,934	\$79,760.00	

WARD 22—ALDERMAN JEFFREY BOYD

Request for Perpetual Lease

18. 5916 Dr. M. L. King Drive 3837-00-01650 TS – 1999 \$1.00 \$27,617.00
 Beloved Streets of America 200' x 146.75'
 c/o Melvin J. White Vac. Lot
 78—Hamilton Heights—239 **Class 'C'**

The recommendation is granting a \$1.00/10 year lease with signing contingencies.
Land Use Plan—Neighborhood Commercial Area

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—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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19. **Amendment to Work Program #11-22-55**
The recommendation is approval of the amendment..

C. DONATIONS

WARD 1—ALDERMAN CHARLES QUINCY TROUPE

20. 5219 Northland Ave. 4502-05-03900
CoLarry Outlaw Sr. and 42.42'/43.44' x 145'
CoLarry Outlaw Jr. 2 Sty. Brk. 4 FF
52—Kingsway West—343

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

WARD 3—ALDERMAN FREEMAN BOSLEY SR.

21. 1418 R. Bremen Ave. 1188-00-00900
Maurice Mangum 72' x 61.6'
65—Hyde Park—313 2 Sty. Brk. Apt.

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

D. GARDEN LEASES

WARD 1—ALDERMAN CHARLES QUINCY TROUPE

22. 5034 Union Blvd. 5087-00-01300
Lena Washington 25' x 128'
71—Mark Twain—327 Vac. Lot

Land Use Plan—Neighborhood Commercial Area

23. 1319 Marcus Ave. 3777-06-01200
Tommy Williams 50' x 228.15'
54—Lewis Place—234 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

B. Miscellaneous ~ C. Donations ~ 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—JANUARY 25, 2012

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 7—ALDERWOMAN PHYLLIS YOUNG

24. 1314 10th St. Ped. Mall 0466-03-03000
 LaSalle Park Comm. Garden 39.46' x 95'
 c/o Toni Hayes and Vac. Lot
 Beth Mennemeyer
 34—LaSalle—249

Land Use Plan—Neighborhood Preservation Area

25. 1026 Dolman St. 0482-03-01000
 Eric Lemmo 24.96' x 129.5'
 33—Darst Webbe—250 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

26. 2257 Missouri Ave. 1384-00-03800
 and 50' x 126'
 2261 Missouri Ave. 1384-00-03900
 Aaron Jennings 25' x 126'
 23—McKinley Heights—252 Vac. Lots

Land Use Plan—Neighborhood Preservation Area

WARD 20—ALDERMAN CRAIG SCHMID

27. 2817 Gasconade St. 2602-00-03600
 Daniel Shown 50' x 124'
 16—Dutchtown—141 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

28. 3724 Oregon Ave. 1637-00-00800
 Annette Johnson 25' x 127.25'
 19—Gravois Park—141 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

D. Garden Leases

Property Classification

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