

AGENDA

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

**SLDC Board Room, 12th Floor
June 30, 2010
8:30 a.m.**

Some Board Members May Attend By Phone

1. Call To Order
2. Minutes Of The May 26, 2010 Regular Commission Meeting
3. Report Of Commissioners
4. Action Of Offers To Purchase
 - a. Offers To Purchase (1-17)
 - b. Miscellaneous (18-19)
 - c. Donations (20-22)
 - d. Garden Leases (23-34)
 - e. Resolution Approving The FY11 Land Reutilization Authority (LRA) Budget And Containing The Amount Of Annual Fee Payable By The Land Reutilization Authority To The St. Louis Development Corporation (SLDC) For The Fiscal Year Ending June 30, 2011
 - f. Resolution Authorizing the Execution of the Community Development Administration LRA Housing Acquisition Work Program (10-33-55)
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 BOARD MEETING IS SCHEDULED FOR JULY 28, 2010**
8. Adjournment

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

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

No Aldermanic Input

- | | | | | | |
|----|---|---|------------|------------|------------|
| 1. | 2925 Union Blvd.
Takisha L. Hardieway
50—Wells Goodfellow—344 | 5246-00-01300
48' x 125'
2 Sty. Brk. 2 FF | Don – 2009 | \$2,000.00 | \$2,000.00 |
|----|---|---|------------|------------|------------|

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

No Aldermanic Input

- | | | | | | |
|----|--|---|-----------|------------|------------|
| 2. | 5121 Aubert Ave.
Alisha R. L. Walker
71—Mark Twain—328 | 5588-01-00700
30.04' x 110.08'
2 Sty. Brk. Res. | TS – 2009 | \$1,000.00 | \$1,000.00 |
|----|--|---|-----------|------------|------------|

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

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|----|---|---|-----------|------------|------------|
| 3. | 5251 Emerson Ave.
Justin E. Payne
72—Walnut Park East—327 | 5568-00-03400
30' x 125'
1 Sty. Brk. Res. | TS – 2009 | \$1,000.00 | \$1,000.00 |
|----|---|---|-----------|------------|------------|

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

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|----|---|--|------------|------------|------------|
| 4. | 5100 Maffitt Ave.
Derron L. McKinney
52—Kingsway West—343 | 4501-05-00600
30' x 134.33'
2 Sty. Frm. Res. | Don – 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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|----|--|--|-----------|----------|------------|
| 5. | 5419 Ruskin Ave.
Tammi R. Livers
72—Mark Twain—327 | 5080-00-03700
25' x 127.5'
2 Sty. Frm. Res.
Appointing Authority | TS – 2009 | \$500.00 | \$1,000.00 |
|----|--|--|-----------|----------|------------|

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

Ward 1—Troupe

Property Classification

'A'—For Sale 'B'—Not for Sale/Public Use 'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
6. Exhibit "A" Emmanuel Temple COG c/o Pastor Ronnie Whittier 71—Mark Twain—326	8,269 sq. ft. 12 Month Option Appointing Authority		\$4,134.00	\$8,269.00

The recommendation is rejection.

Land Use Plan—Neighborhood Commercial Area

Parcel ID	Address	Source	Usage	Front	Side1	Sq. Ft.	Value
55580002809	4959 Union Blvd	TS - 2005	Vacant Lot	25	124.66	3,112	\$3,112.00
55580002650	4963 Union Blvd	TS - 1994	Vacant Lot	25	83.5	2,148	\$2,148.00
55580002600	4965 Union Blvd	TS - 1994	Vacant Lot	13	74	1,011	\$1,011.00
55580002700	4961 Union Blvd	TS - 1987	Vacant Lot	22	124.05	1,998	\$1,998.00
						8,269	\$8,269.00

WARD 3—ALDERMAN FREEMAN M. BOSLEY, SR.

7. 4105 W. Florissant Ave. Carolyn N. Washington and Charlie Washington 68—O'Fallon—312	3543-00-02600 35' x 120' 2 Sty. Brk. Comm.	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 6—ALDERWOMAN KACIE STARR TRIPLETT

No Aldermanic Input				
8. 1707 Oregon Place and 1709 Oregon Place Gary D. Craig 31—Gate District—253	1312-00-02100 17.1' x 90.03' 1312-00-02200 18.04' x 90.03' Vac. Lots Class 'C'	Don - 1990 Don - 1990	\$4,000.00	\$3,886.00

The recommendation is rejection.

Land Use Plan—Neighborhood Preservation Area

Ward 1—Troupe ~ Ward 3—Bosley ~ Ward 6—Triplett

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 11—ALDERMAN MATT VILLA

No Aldermanic Input

9. 6721 Pennsylvania Ave. Sherry A. Baker 1—Carondelet—102	3003-00-01900 44.5' x 137.92' Side Lot Class 'C' Appointing Authority	TS - 2001	\$2,500.00	\$3,894.00 *
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The recommendation is rejection.

Land Use Plan—Neighborhood Preservation Area

WARD 18—ALDERMAN TERRY KENNEDY

Counter Offer

10. 5135 Kensington Ave. Glen E. Williams 51—Academy—238	4842-00-03740 50' x 139.05' (20 front feet only) Side Lot Class 'C'	TS - 1990	\$2,000.00	\$2,780.00
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The recommendation is acceptance of the \$2,000.00 with contingencies.

Land Use Plan—Neighborhood Preservation Area

11. Exhibit "A" St. Louis Housing Authority c/o Cheryl A. Lovell 58—Vandeventer—231	39,756 sq. ft. Class 'C' 5 Month Option		\$23,126.00	\$23,126.00
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The recommendation is deferral.

Land Use Plan—Neighborhood Development Area

Parcel ID	Address	Source	Usage	Front	Side1	Sq. Ft.	Value
45640001200	4030 Finney Av	TS - 1985	Vacant Lot	50	162.5	8,530	\$3,125.00
45640001300	4024-8 Finney Av	TS - 1995	Vacant Lot	50	86	4,804	\$3,125.00
45640001400	4018-20 Finney Av	Don - 1980	Vacant Lot	50	96.75	4,860	\$3,125.00
45640005800	4021 C D Banks Av	TS - 1980	Vacant Lot	50	65.75	3,145	\$3,125.00
45640005900	4025 C D Banks Av	TS - 1995	Vacant Lot	25	76	1,505	\$1,563.00
45640006000	4027 C D Banks Av	TS - 1995	Vacant Lot	25	765.6	1,607	\$1,563.00
45650001300	4030 C D Banks Av	TS - 2008	Residential	30	125	3,945	\$1,875.00
45650001400	4028 C D Banks Av	TS - 1975	Vacant Lot	30	125	3,616	\$1,875.00
45650001500	4024 C D Banks Av	TS - 1975	Vacant Lot	30	125	3,879	\$1,875.00
45650001600	4022 C D Banks Av	TS - 1975	Vacant Lot	30	125	3,864	\$1,875.00
				370		39,756	\$23,126.00

Ward 11—Villa ~ Ward 18—Kennedy

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 21—ALDERMAN ANTONIO D. FRENCH

12. 4218 W. Sacramento Ave. 3609-00-00700 TS – 2009 \$1,000.00 \$1,000.00
 Maria Dolores Irvin and 30' x 120'
 Lonnie C. Freeman 1 Sty. Brk. Res.
 68—O'Fallon—306

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

WARD 22—ALDERMAN JEFFREY BOYD

13. Exhibit "A" 16,688 sq. ft. \$33,315.00 \$33,315.00
 Windsor Property and
 Surety LLC c/o
 David S. Miller
 50—Wells Goodfellow—346

The recommendation is countering with a \$33,315.00/12 month option with contingencies.

Parcel ID	Address	Source	Usage	Front	Side 1	LotSF	Value
52820000300	5556 Ashland Av	TS – 2001	Residential	42	185	7,386	\$4,000.00
52820000400	5552 Ashland Av	Don – 1986	Vacant Lot	42.7	178.33	6,643	\$5,315.00
52820000500	5548 Ashland Av	Don – 2008	Residential	42	164	7,588	\$4,000.00
52820000600	5544 Ashland Av	Don – 2008	Residential	42	156.08	7,130	\$4,000.00
52820000700	5540 Ashland Av	Don – 1994	Residential	42	155	6,049	\$4,000.00
52820000800	5536 Ashland Av	TS – 1996	Residential	42	142.75	6,114	\$4,000.00
52820004500	5572 Ashland Av	TS - 2005	Residential	57.53	120	5,161	\$8,000.00
						46,071	\$33,315.00

WARD 24—ALDERMAN WILLIAM WATERHOUSE

14. 6725 Glades Ave. 4617-00-02100 TS – 1999 \$300.00 \$839.00
 Daniel S. Delmore 15' x 89.5'
 43—Franz Park—202 Side Lot
 Appointing Authority

The recommendation is countering at \$560.00.
Land Use Plan—Neighborhood Preservation Area

Ward 21—French ~ Ward 22—Boyd ~ Ward 24—Waterhouse

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

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

No Aldermanic Input

15. 1315 Semple Ave. 5433 Page LLC c/o James W. Davis 78—Hamilton Heights—239	3801-04-01800 51' x 91' Vac. Lot Class 'C'	TS -2007	\$500.00	\$5,570.00
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Appointing Authority

The recommendation is countering at \$5,570.00 with contingencies.
Land Use Plan—Neighborhood Preservation Area

WARD 27—ALDERMAN GREGORY CARTER

16. 5443 Robin Ave. Sheila R. Livers 72—Walnut Park East—327	5127-00-03300 25' x 138.06' Side Lot Class 'C'	TS – 1991	\$500.00	\$3,462.00
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Appointing Authority

The recommendation is countering at \$3,462.00.
Land Use Plan—Neighborhood Preservation Area

No Aldermanic Input

17. 5473 Beacon Ave. Anthony L. Colenburg 72—Walnut Park East—327	5528-00-03200 25' x 125' 1 Sty. Frm. Res.	TS – 2009	\$1.00	\$1,000.00
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Appointing Authority

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

B. MISCELLANEOUS

WARD 5—ALDERWOMAN APRIL FORD-GRIFFIN

Groundspace Lease

18. 2900 N. Jefferson Ave. Herbert Adams d/b/a Adams Landscaping 60—St. Louis Place—317	1070-00-02850 517.5'/548.5' x 111.83' Vacant Ground 12 Month Lease	TS – 1997	\$3,200.00 per year	\$3,200.00 per year
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The recommendation is countering with a \$1,600.00/6 month lease with signing contingencies.
Land Use Plan—Business and Industrial Development Area

Ward 26—Williamson ~ Ward 27—Carter ~ B. Miscellaneous

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

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Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 18—ALDERMAN TERRY KENNEDY

Name Change On Lease				
19.	5112 Lotus Ave. and 5114 Lotus Ave. Crusade for Christ Christian Church Home c/o Pastor Earl Jordan 52—Kingsway West	4506-00-01700 35' x 148.5' 4506-00-01650 40' x 148.5' Vac. Lots 5 Year Lease	TS – 1995 TS – 1999	\$1.00 per year \$1.00 per year

The recommendation is granting a \$5.00/5 year lease to Crusade for Christ Christian Church Home with signing contingencies.

Land Use Plan—Neighborhood Preservation Area

C. DONATIONS

WARD 4—ALDERMAN SAMUEL L. MOORE

20.	4568 North Market St. Steve John Joseph Atsalis 56—Greater Ville—309	3719-00-00900 25' x 130.5' 2 Sty. Brk. 2 FF		
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The recommendation is acceptance.

Land Use Plan—Neighborhood Development Area

WARD 21—ALDERMAN ANTONIO D. FRENCH

21.	4494 Penrose St. Lawrence S. Johnson 69—Penrose—305	4413-00-00300 28.5' x 101.12' 1.5 Sty. Brk. Res.		
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The recommendation is acceptance.

Land Use Plan—Neighborhood Preservation Area

WARD 26—ALDERMAN FRANK WILLIAMSON

22.	5351 Wabada Ave. Bobby D. Smith 50—Wells Goodfellow—344	4516-02-02600 38' x 90.33' 2 Sty. Brk. 4FF		
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The recommendation is acceptance.

Land Use Plan—Neighborhood Preservation Area

B. Miscellaneous ~ C. Donations

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

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 M. BOSLEY, SR.

23. 2040 Obear Ave. 2478-00-00200
 New Jerusalem Cathedral, 50' x 120
 Elder Solomon Williams Vac. Lot
 66—College Hill

Land Use Plan—Specialty Mixed Use Area

24. 4160 Warne Ave. 3577-00-02300
 and 24' x 88'
 4162 Warne Ave. 3577-00-02400
 Wiley Vee Brown and 24' x 88'
 Michelle Jones Vac. Lots

Land Use Plan—Neighborhood Preservation Area

WARD 4—ALDERMAN SAMUEL L. MOORE

25. 3903 Greer Ave. 5187-00-02100
 Dallas Akers 39' x 135.5'
 56—Greater Ville—310 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 6—ALDERWOMAN KACIE STARR TRIPPLET

26. 2617 St. Vincent Ave. 2147-00-02501
 William Fischer 25' x 123'
 31—Gate District—253 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 7—ALDERWOMAN PHYLLIS YOUNG

27. 2737 Geyer Ave. 1316-00-03000
 and 41.29' x 50'
 2741 Geyer Ave. 1316-00-03100
 Gateway Greening Inc. 46.3' x 50'
 c/o Gwen Hayes-Stewart Vac. Lots
 24—Fox Park—253

Land Use Plan—Neighborhood Preservation Area

D. Garden Leases

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 18—ALDERMAN TERRY KENNEDY

28. 5117 Kensington Ave. 4842-00-03300
Richard Williams 40' x 143.42'
51—Academy—238 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 20—ALDERMAN CRAIG SCHMID

29. 3645 Marine Ave. 1667-05-01300
and 40' x 80'
3649 Marine Ave. 1167-05-01400
James Carl 20' x 80'
18—Marine Villa—145 Vac. Lots

Land Use Plan—Neighborhood Preservation Area

WARD 22—ALDERMAN JEFFREY BOYD

30. 1364 Hodiament Ave. 3835-06-04400
and 50.2' x 104.56'/108.76'
1372 Hodiament Ave. 3835-06-04500
Romaine Neigh. Assoc. 50.2'/50' x 108.77'/112.96'
c/o Bernice Jones Vac. Lots
78—Hamilton Heights—239

Land Use Plan—Neighborhood Preservation Area

31. 5749 Kennerly Ave. 5201-00-07500
Estella Harrell 25' x 105'
50—Wells Goodfellow—346 Vac. Lot

Land Use Plan—Neighborhood Development Area

WARD 26—ALDERMAN FRANK WILLIAMSON

32. 5332 Cote Brilliante Ave. 4513-02-01500
and 25' x 121.5'
5340 Cote Brilliante Ave. 4513-02-01200
Tamika Cook-Jackson 25' x 121.5'
50—Wells Goodfellow—344 Vac. Lots

Land Use Plan—Neighborhood Preservation Area

D. Garden Leases

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JUNE 30, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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33. 5201 Wells Ave. 3795-00-03400
 Eric White and 50' x 170.78'/175.25'
 Michelle White Vac. Lot
 51—Academy—238

Land Use Plan—Neighborhood Preservation Area

WARD 27—ALDERMAN GREGORY CARTER

34. 6008 Garesche Ave. 5348-00-01400
 Todd Chavers 25' x 125'
 76—Walnut Park West—325 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

D. Garden Leases

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use