

A G E N D A

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

**SLDC Board Room, 12th Floor
July 28, 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 (1-24)
 - b. Miscellaneous (25-26)
 - c. Donations (27-33)
 - d. Garden Leases (34-38)
 - e. Resolution Approving Acquisitions and Options for the CDA Development Program
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 AUGUST 25, 2010**
8. Adjournment

4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JULY 28, 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. | 5307 Union Blvd.
Evelyn M. Paster
71—Mark Twain—327 | 5083-00-04900
25' x 119.58'
Side Lot
Appointing Authority | TS - 2009 | \$400.00 | \$1,562.00 |
|----|---|---|-----------|----------|------------|
- Defer.*

The recommendation is countering at \$1,041.00.
Land Use Plan—Neighborhood Commercial Area

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|----|---|--|--|------------|------------|
| 2. | 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 countering with a \$8,269.00/12 month option with contingencies.
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

- | | | | | | |
|----|---|---|-----------|------------|------------|
| 3. | 5034 Claxton Ave.
Shon Farrar Hogans and
Trina N. Hogans
71—Mark Twain—327 | 5088-00-01100
25' x 125'
1 Sty. Frm. Res. | TS - 2009 | \$1,000.00 | \$1,000.00 |
|----|---|---|-----------|------------|------------|

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

- | | | | | | |
|----|---|---|-----------|------------|------------|
| 4. | 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

Defer.

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—JULY 28, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 2—ALDERWOMAN DIONNE FLOWERS

5. 8659 N. Broadway Venita M. Oatis 74—Baden—334	5401-00-00900 25' x 120' 2 Sty. Frm. 2 FF Appointing Authority	TS – 2009	\$700.00	\$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

6. 7506 N. Broadway and 535 Calvary Ave. and 537 Calvary Ave. Glenmark Industries Inc. c/o Chris Stoler 74—Baden—321	4220-00-00300 25' x 109.62'—2 Sty. Frm. Res. 4220-00-02000 22' x 90.8'—Vac. Lot 4220-00-02100 24' x 90.37'—Vac. Lot 12 Month Option	TS – 2007 TS – 2001 TS – 2001	\$4,668.00	\$4,668.00
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The recommendation is granting the \$4,668.00/12 month option with contingencies.
Land Use Plan—Business and Industrial Preservation Area

WARD 3—ALDERMAN FREEMAN M. BOSLEY, SR.

7. 3908 North 23 rd St. Lee Willie Perryman 65—Hyde Park—314	1243-00-00400 25' x 128' Side Lot Class 'C' Appointing Authority	TS – 2000	\$300.00	\$938.00
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The recommendation is countering at \$938.00
Land Use Plan—Neighborhood Development Area

WARD 5—ALDERWOMAN APRIL FORD-GRIFFIN

8. No Aldermanic Input 1832 Benton St. Wanda R. Hicks 60—St. Louis Place—318	1109-00-00200 51.67' x 109.52' Side Lot Class 'C' Appointing Authority	Don – 2001	\$1,600.00	\$3,229.00
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The recommendation is rejection.
Land Use Plan—Neighborhood Preservation Area

Garden lease -

Ward 2—Flowers ~ Ward 3—Bosley ~ Ward 5—Ford Griffin

Property Classification	'A'—For Sale	'B'—Not for Sale/Public Use	'C'—Not for Sale/Private Use
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4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JULY 28, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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WARD 9—ALDERMAN KENNETH ORTMANN

9. 2228 Gasconade St. and 2230 Gasconade St. S & P Land Trust c/o Ellen Reed 18—Marine Villa—145	2617-09-00400 21.83' x 123.5' 2617-09-00300 20.12' x 123.5' Vac. Lots Appointing Authority	TS – 2007	\$1.00	\$3,055.00
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The recommendation is countering at \$3,055.00.
Land Use Plan—Neighborhood Preservation Area

WARD 18—ALDERMAN TERRY KENNEDY

10. 4704 Kensington Place Robert L. Wilburn 54—Lewis Place—234	3761-06-02000 25' x 152' Side Lot Appointing Authority	TS – 2002	\$500.00	\$1,562.00
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The recommendation is countering at \$1,562.00.
Land Use Plan—Neighborhood Preservation Area

11. 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. June P. Barber	12 Month Option		\$1,000.00	
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The recommendation is rejection.

B. Courtney A. Johnson			\$1,200.00	
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The recommendation is rejection.

Ward 9—Ortmann ~ 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—JULY 28, 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

No Aldermanic Input

12. 4105 Camellia Ave. Dawn M. Clark 69—Penrose—305	4412-04-02500 50' x 130' Side Lot	TS – 1996	\$2,000.00	\$4,687.00
	Appointing Authority		<i>garden lease -</i>	

The recommendation is rejection and offering Ms. Clark a garden lease.
Land Use Plan—Neighborhood Preservation Area

No Aldermanic Input

13. 4319 Lexington Ave. Norma J. Brooks 56—Greater Ville—320	4445-00-01500 21.9' x 180.7' Vac. Lot	TS – 1983	\$1,017.00	\$3,051.00
	Appointing Authority		<i>Accept ✓</i>	

The recommendation is countering at \$3,051.00.
Land Use Plan—Neighborhood Preservation Area

WARD 22—ALDERMAN JEFFREY BOYD

No Aldermanic Input

14. 5747 Kennerly Ave. Estella Harrell 50—Wells Goodfellow—346	5201-00-00740 25' x 105' Side Lot	TS – 2007	\$700.00	\$1,250.00
	Appointing Authority			

The recommendation is rejection and offering Ms. Harrell a garden lease.
Land Use Plan—Neighborhood Development Area

Counter Offer

15. 1401 Temple Place Juanita L. Reed 78—Hamilton Heights—239	3818-07-02900 30.79' x 118.98' Side Lot	TS – 2006	\$1,100.00	\$2,250.00
	Appointing Authority			

The recommendation is countering at \$1,500.00.
Land Use Plan—Neighborhood Development Area

Ward 21—French ~ Ward 22—Boyd

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—JULY 28, 2010

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

16. 1425 Rowan Ave. Dorothy Curry Properties LLC c/o Dean Hopkins 78—Hamilton Heights—239	3821-04-02300 25' x 131.92' Garage	TS – 2007	\$1,800.00	\$1,800.00
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The recommendation is acceptance of \$1,800.00 with contingencies.

Land Use Plan—Neighborhood Preservation Area

[occupancy permit.]

WARD 25—ALDERMAN SHANE COHN

No Aldermanic Input

17. 3227 Itaska St. Ruben Stallings 16—Dutchtown—101	2742-00-01000 30' x 131.58' 2 Sty. Brk. 2 FF Appointing Authority	Don – 2009	\$2,000.00	\$25,000.00
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Defer.

The recommendation is rejection.

Land Use Plan—Neighborhood Preservation Area

18. 5101 Wicklow Place and 5105 Wicklow Place Soncoast Builders/Investors c/o John Fortunato 17—Mt. Pleasant—101	2800-04-01050 61.67' x 127.85'—1 Sty. Brk. Res. 2800-04-01000 31.25' x 127.85'—Vac. Lot Appointing Authority		\$12,000.00	\$32,500.00
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The recommendation is countering with a \$32,500.00/6 month option with contingencies.

Land Use Plan—Neighborhood Preservation Area

WARD 26—ALDERMAN FRANK WILLIAMSON

19. 1382 Arlington Ave. Paul V. Barnes 78—Hamilton Heights—239	3799-00-05100 30.5' x 125' Side Lot Class 'C'	TS – 2002	\$2,000.00	\$2,288.00
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The recommendation is countering at \$2,288.00.

Land Use Plan—Neighborhood Development Area

Ward 25—Cohn ~ Ward 26—Williamson

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—JULY 28, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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20. Exhibit "A" 55,037 sq. ft. \$18,900.00 \$18,970.00
 Williams Temple Neigh. 12 Month Option
 Outreach Organization Inc.
 c/o Robert Thompson
 50—Wells Goodfellow—344

The recommendation is granting the \$18,970.00/12 month option with contingencies. ✓
Land Use Plan—Opportunity Area

ParcelID	Address	Acq.	Front	Side 1	Sq Ft	Value
37960000500	5372 Theodosia Av	TS - 1994	25	137	3,425	\$1,250.00
37960000600	5370 Theodosia Av	TS - 1994	25	137	3,425	\$1,250.00
37960001000	5358 Theodosia Av	TS - 1999	25	142.66	3,684	\$1,250.00
37960001500	5338 Theodosia Av	TS - 1980	50	152.83	7,640	\$2,500.00
37960001600	5336 Theodosia Av	TS - 1980	25	152.83	3,820	\$1,250.00
37960001700	5334 Theodosia Av	TS - 1974	30	155.25	4,650	\$1,500.00
37960001800	5330 Theodosia Av	TS - 1974	30	155	4,650	\$1,500.00
37960001900	5326 Theodosia Av	Don-1980	30	157	4,710	\$1,500.00
37960002400	5312 Theodosia Av	TS - 1999	25	162.5	3,937	\$1,250.00
45130102700	5317 Theodosia Av	Don-2001	25	138.92	3,611	\$1,250.00
45130102800	5319 Theodosia Av	TS - 1992	25	138.11	3,450	\$1,250.00
45130104800	5371 Theodosia Av	TS - 1995	25	138.92	3,473	\$1,250.00
45130205100	5379 Patton Ave.	TS - 2003	39.42	120.33	4,562	\$1,970.00
			379.42		55,037	\$18,970.00

WARD 27—ALDERMAN GREGORY CARTER

21. 5920 Theodore Ave. 5349-00-02500 Don - 2009 \$1,562.00 \$1,562.00
 Yvette M. Banks 25' x 125'
 76—Walnut Park West—325 Side Lot
 Class 'C'
 6 Month Option

The recommendation is granting the \$1,562.00/6 month option. ✓
Land Use Plan—Neighborhood Preservation Area

22. 4900 Wren Ave. 5398-00-00100 Don - 2000 \$300.00 \$3,751.00
 Chat Jefferson and 22.5' x 138.5'
 Amanda Jefferson Side Lot
 72—Walnut Park East—326 Appointing Authority

The recommendation is countering at \$3,751.00.
Land Use Plan—Neighborhood Preservation Area

Counter
 \$1,250.00

Ward 26—Williamson ~ Ward 27—Carter

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—JULY 28, 2010

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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23.	5614 Acme Ave. Bernice Sims 76—Walnut Park West—324	5457-00-00400 30' x 115' Side Lot [Appointing Authority]	TS – 2008 \$600.00	\$1,875.00	Counter w/ 2/3 value at \$1,250. ⁰⁰
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The recommendation is countering at \$1,250.00.
Land Use Plan—Neighborhood Preservation Area

24.	5929 Mimika Ave. Rodney E. Shields 73—North Point—330	5738-00-02900 30' x 115' 1 Sty. Brk. Res.	Don – 2009 \$6,000.00	\$6,000.00	✓
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The recommendation is countering with a \$6,000.00/6 month option with contingencies.
Land Use Plan—Neighborhood Preservation Area

B. MISCELLANEOUS

WARD 7—ALDERWOMAN PHYLLIS YOUNG

25.	Property Transfer 800 Olive St. Transfer From LCRA To LRA 35—Downtown—261	0192-00-00257 0.796 acres Arcade Building
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The recommendation is approving the property transfers.
Land Use Plan—Specialty Mixed Use Area

WARD 18—ALDERMAN TERRY KENNEDY

26.	Change of End Use 4148 West Belle Place Christian Union Church c/o Mozell DeLoch 58—Vandeventer—231	4873-00-01000 25' x 140' Vac. Lot Class 'C' Appointing Authority	TS – 2007 \$2,270.00	\$3,405.00	✓
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The recommendation is approval of the change of end use.
Land Use Plan—Neighborhood Preservation Area

Ward 27—Carter ~ B. Miscellaneous

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—JULY 28, 2010

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

WARD 3—ALDERMAN FREEMAN M. BOSLEY SR.

27. 3019 Elliott Ave. 2371-00-00900
 Bennie R. Robinson 46.1' / 40' x 86.29' / 109.06'
 59—Jeff VanderLou—317 Vac. Lot



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

28. 4312 Blair Ave. 2442-00-00550
 and 25' x 189.75'—2 Sty. Brk. 2FF
 4406 Blair Ave. 2442-00-01400
 and 25' x 186.8'—2 Sty. Brk. 2FF
 4408 Blair Ave. 2442-00-01500
 Simeon Williams 25' x 186.8'—1 Sty. Brk. Res.
 66—College Hill—313



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

WARD 6—ALDERWOMAN KACIE STARR TRIPLETT

29. 2821 Hickory St. 1260-00-01400
 and 20' x 120'—1 Sty. Brk. Res.
 2825 Hickory St. 1260-00-01600
 and 20' x 120'—1 Sty. Brk. Res.
 2827 Hickory St. 1260-00-01700
 LB Family Investment LLC 22.08' x 120'—2 Sty. Brk. Res.
 c/o Phillip M. Boschert
 31—Gate District—253



The recommendation is acceptance.
Land Use Plan—Opportunity Area

WARD 9—ALDERMAN KENNETH ORTMANN

30. 2019 Lynch St. 1801-00-00700
 Cynthia Schmidt and 48' x 103.42'
 Michael Rossini Vac. Lot
 22—Benton Park—247



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

C. Donations

Property Classification	'A'—For Sale	'B'—Not for Sale/Public Use	'C'—Not for Sale/Private Use
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4. ACTION OF OFFERS TO PURCHASE LRA PROPERTY—JULY 28, 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

31. 5901 Pennsylvania Ave. 2915-00-00600
 Mortgage One Corp. 50' x 98.16'
 c/o Alma Villananci Vac. Lot ✓
 1—Carondelet—102

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

WARD 18—ALDERMAN TERRY KENNEDY

32. 5009 Maple Ave. 5153-00-02400
 Jane E. Brown and 35' x 137.5'
 Andrew Brown 2 Sty. Brk. 2 FF ✓
 51—Academy—238

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

WARD 26—ALDERMAN FRANK WILLIAMSON

33. 5345 Ridge Ave. 3798-00-04100
 Bayview Loan Servicing LLC 33.33' x 230.92'
 c/o Michelle Syberg 2 Sty. Brk. Res. ✓
 78—Hamilton Heights—239

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

D. GARDEN LEASES

_____ STOPPED.

WARD 1—ALDERMAN CHARLES QUINCY TROUPE

34. 4548 Alcott Ave. 5319-00-00800
 and 33.33' x 125'
 4550 Alcott Ave. 5319-00-00900
 Linda Smith and 25' x 125'
 Theresa Brinkley Vac. Lots
 72—Walnut Park East—326

Land Use Plan—Neighborhood Development Area

C. Donations ~ 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—JULY 28, 2010

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.

35. 1942 E. Warne Ave. 3399-00-01700
 Donna Perkins 36.5' x 191.25'
 66—College Hill—312 Vac. Lot

Land Use Plan—Neighborhood Development Area

WARD 18—ALDERMAN TERRY KENNEDY

36. 5163 Kensington Ave. 4842-00-04800
 Yvonne Berry 33.33' x 135.42'
 51—Academy—238 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

WARD 22—ALDERMAN JEFFREY BOYD

37. 2625 Belt Ave. 4529-00-02400
 Loretta Terry 30' x 190'
 50—Wells Goodfellow—346 Vac. Lot

Land Use Plan—Neighborhood Preservation Area

38. 5634 Roosevelt Place 5243-00-03200
 Parahkiyah Baht Isreal 25' x 117.5'
 50—Wells Goodfellow—346 Vac. Lot

Land Use Plan—Neighborhood Development Area

D. Garden Leases

Property Classification

'A'—For Sale

'B'—Not for Sale/Public Use

'C'—Not for Sale/Private Use