

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**

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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**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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**A. OFFERS TO PURCHASE**

**WARD 1—ALDERMAN CHARLES QUINCY TROUPE**

**No Aldermanic Input**

- |    |   |   |            |            |            |
|----|---|---|------------|------------|------------|
| 1. | 2925 Union Blvd.<br>Takisha L. Hardieway<br>50—Wells Goodfellow—344 | 5246-00-01300<br>48' x 125'<br>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.<br>Alisha R. L. Walker<br>71—Mark Twain—328 | 5588-01-00700<br>30.04' x 110.08'<br>2 Sty. Brk. Res. | TS – 2009 | \$1,000.00 | \$1,000.00 |
|----|--|---|-----------|------------|------------|

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

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

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

- |    |   |  |            |            |            |
|----|---|--|------------|------------|------------|
| 4. | 5100 Maffitt Ave.<br>Derron L. McKinney<br>52—Kingsway West—343 | 4501-05-00600<br>30' x 134.33'<br>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*

- |    |  |  |           |          |            |
|----|--|--|-----------|----------|------------|
| 5. | 5419 Ruskin Ave.<br>Tammi R. Livers<br>72—Mark Twain—327 | 5080-00-03700<br>25' x 127.5'<br>2 Sty. Frm. Res.<br><b>Appointing Authority</b> | 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**

<b>No Aldermanic Input</b>				
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.<br>Maria Dolores Irvin and<br>Lonnie C. Freeman<br>68—O’Fallon—306 | 3609-00-00700<br>30’ x 120’<br>1 Sty. Brk. Res. | TS – 2009 | \$1,000.00 | \$1,000.00 |
|-----|--|---|-----------|------------|------------|

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

**WARD 22—ALDERMAN JEFFREY BOYD**

- |     |   |                |  |             |             |
|-----|---|----------------|--|-------------|-------------|
| 13. | Exhibit “A”<br>Windsor Property and<br>Surety LLC c/o<br>David S. Miller<br>50—Wells Goodfellow—346 | 16,688 sq. ft. |  | \$33,315.00 | \$33,315.00 |
|-----|---|----------------|--|-------------|-------------|

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.<br>Daniel S. Delmore<br>43—Franz Park—202 | 4617-00-02100<br>15’ x 89.5’<br>Side Lot | TS – 1999 | \$300.00 | \$839.00 |
|-----|--|--|-----------|----------|----------|
- 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**

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

**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**

<b>Name Change On Lease</b>				
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**

<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
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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**

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