

MINUTES

Land Reutilization Authority
Board of Directors
Regular Meeting

St. Louis Development Corporation Board Room
June 25, 1997
8:30 A. M.

BOARD MEMBERS

PRESENT:

Sterling Miller, Mayor's Office
LaTaunia D. Kenner, Comptroller's Office
Dr. Charles Brown, Board of Education (Acting Chairman)

STAFF PRESENT:

Maureen McAvey, Executive Director
Michele Duffe, Director of Real Estate
Lynn Bohlmann, Associate General Counsel
Charlie Hahn, Administration Staff

GUESTS PRESENT:

Roland and Vivian Thomas
Ollie Howell
LaVerne Gage
Frank W. Boehie
Dennis M. Boehie
Rose Matsuda for Bethesda Mennonite Church
Jo Ann Graham
Jerry King
Joe Johnson
Wm. O'Brock
Peter & Ela Swietlicki
Andy Dielman
Harold Dielman
Charles Kirkwood
Omar Hakim
Steve Roberts
Willie Percy, III

1. CALL TO ORDER

Dr. Brown called the meeting to order at 8:45 A. M.

2. APPROVAL OF MINUTES OF MAY 28, 1997

On the motion of Ms. Kenner, seconded by Mr. Miller, and with the concurrence of Dr. Brown, the Commission approved the minutes of the May 28, 1997 meeting.

3. A. REPORT OF COMMISSIONERS - None

B. ELECTION OF OFFICERS

On motion of Mr. Miller, seconded by Ms. Kenner, Mr. Miller was named Chairman of the LRA Commission.

On motion of Ms. Kenner, seconded by Mr. Miller, Ms. Kenner was named Vice Chairman of the LRA Commission.

On motion of Mr. Miller, seconded by Ms. Kenner, Dr. Brown was named Secretary of the LRA Commission.

4. ACTION OF OFFERS TO PURCHASE

Presentations by persons wishing to speak to the Commission on Offers to Purchase.

Frank W. Boehle (3329 South 18th St.) Mr. Boehle stated that he has been living on the 3300 block of S. 18th St. since before World War II. Mr. Boehle further stated that he represented his grandson, Dennis, who is trying to acquire 3329 South 18th St. The building is located on a block that is residential, not commercial at all. He owns the property at 3336, across the street from the property his grandson wants to purchase. He does not feel that a parking lot for a commercial enterprise is suitable for the neighborhood, and does not want to look out at a parking lot. His grandson, Dennis Boehle, works for the City Forestry Division, and would like to purchase the property to rehab as his residence. Mr. Boehle will help his grandson with the rehab.

Ollie M. Howell (4144 Chouteau Ave.) Ms. Howell stated that she has been living in the house at 4144 Chouteau Ave. since 1972. She further stated that she has paid her rent, and is asking for a one month extension to obtain the funds to complete the purchase of her property.

Vivian Thomas (5623 Terry Ave. and 5627 Terry Ave.) Ms. Thomas stated that these lots have been vacant since about 1979, and they have been keeping the property up since that time. They feel that since they are taking care of the lots, they should be allowed to own them.

Jo Ann Graham (700 N. Cardinal Ave.) Ms. Graham stated that there are residences on the 700 block of Cardinal, and the police station is also there. Ms. Graham used to live in the same block, and would like to build her new home there.

Peter Swietlicki (1440 Dodier St. and 1444 Dodier St.) Mr. Swietlicki stated that the deed for the lot he purchased from a private owner indicates that there are an additional 4 feet 7 inches, and he would like to purchase that strip along with the two lots. Mr. Swietlicki also indicated that he would accept the counter offer.

Willie Percy (2631 Natural Bridge Ave.) Mr. Percy stated that he lives at 2627 Natural Bridge and he purchased the lot next to his home at the tax auction. He would like to have this lot as additional yard space, and to maintain it, provided the drums that are on the lot are removed.

A. SIDE LOTS

All accepted Side Lot offers are subject to the buyer acknowledging a disclaimer declining to purchase an Owner's Title Insurance Policy.

1. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Patricia A. Hines, in the amount of \$120.00, to purchase 4211 Prairie Ave., because the offeror has already purchased a side lot.

2. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Eugene Brown, Sr., in the amount of \$120.00, to purchase 4317 North Market St., because the offeror has already purchased a side lot.

3. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Garry L. Davis and Annette M. Davis, in the amount of \$120.00, to purchase 4038 Castleman Ave., because the offeror has already purchased a side lot.

4. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of L. J. Martin, in the amount of \$126.00, to purchase 4212 Delmar Blvd.
RESOLUTION NO. 97-LRA-316.

5. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 3966 Lincoln Ave., to Fannie B. Burton and Lucille E. Burton, in the amount of \$120.00. The Commission rejected their offer on 3962 Lincoln Ave.
RESOLUTION NO. 97-LRA-317.

6. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Ruby L. Smith, in the amount of \$108.00, to purchase 5321 Minerva Ave., because the offeror is not the owner of the adjacent residence.

7. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Mary Jefferson and Willie Jefferson, in the amount of \$145.00, to purchase 4121 Pleasant St.
RESOLUTION NO. 97-LRA-318.

8. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Sam Johnson and Arnita Johnson, in the amount of \$135.00, to purchase 5270 Page Blvd.
RESOLUTION NO. 97-LRA-319.

9. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Elisabeth A. Stout and John L. Weddle, in the amount of \$138.00, to purchase 3816 Shaw Ave., because the parcel is in a development planning area.

10. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Doris Peoples, in the amount of \$135.00, to purchase 4211 West Belle Pl., because the offeror has already purchased a side lot.

11. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Lillian Ashford and Bertha Benson, in the amount of \$120.00, to purchase 5973 Cote Brilliante Ave.
RESOLUTION NO. 97-LRA-320.

12. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Milrose Fields, in the amount of \$145.00, to purchase 4226 West Labadie Ave.
RESOLUTION NO. 97-LRA-321.

13. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 5950 Ridge Ave. at \$135.00, and the sale of 5953 Ridge Ave. at \$1989.00, to Marie B. Nixon. The Commission has rejected her offer on 5952 Ridge Ave.
RESOLUTION NO. 97-LRA-322.

14. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 3719 Windsor Pl., to Robert Miller, in the amount of \$129.00/6 month option. Closing is contingent upon the offeror providing proof of ownership of the adjacent residence, and completing the necessary outside repairs on the building.
RESOLUTION NO. 97-LRA-323.

15. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Joe Slate, in the amount of \$145.00, to purchase 5708 Maple Ave., because the offeror has already purchased a side lot.

16. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Stephen E. Erickson and Kathleen S. Groli, in the amount of \$152.00, to purchase 7504 South Grand Blvd.

RESOLUTION NO. 97-LRA-324.

17. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Ajuma Muhammad and Drena Muhammad, in the amount of \$120.00, to purchase 4311 East DeSoto Ave., because the offerors are not the owners of record of the adjacent residence.

18. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Beulah Coats, in the amount of \$155.00, to purchase 5216 Vernon Ave.

RESOLUTION NO. 97-LRA-325.

19. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Nehemiah Gregory and Katie L. Gregory and Carmelita Gregory, in the amount of \$123.00, to purchase 1417 Blackstone Ave.

RESOLUTION NO. 97-LRA-326.

20. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission rejected the offer of Margaret Tammons, in the amount of \$155.00, to purchase 5749 Highland Ave. and 5751 Highland Ave., because the offeror has already purchased a side lot.

21. On motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission accepted the offer of Barbara Murphy, in the amount of \$145.00, to purchase 4127 Eichelberger St.

RESOLUTION NO. 97-LRA-327.

B. VACANT GROUND

All accepted Vacant Ground offers are contingent upon the buyer obtaining an Owner's Title Insurance Policy by the time of closing.

22. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission counter offered the sale of 1223 N. Whittier St., 1221 N. Whittier St. and 1219 N. Whittier St., to Transformation Christian Church c/o Deacon Lincoln Morris, in the amount of \$1603.00.

RESOLUTION NO. 97-LRA-328.

23. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission counter offered the sale of the property listed on exhibit "A" (46,490 sq. ft.) to Transformation Christian Church c/o Deacon Lincoln Morris, in the amount of \$11,158.00.

RESOLUTION NO. 97-LRA-329.

24. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission accepted the offer of North Newstead Association c/o Saladin Martinez, in the amount of \$3.00, to purchase 4510 East Pope Ave., 4516 East Pope Ave., and 4518 East Pope Ave.

RESOLUTION NO. 97-LRA-330.

25. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission rejected the offer of Wilfred Sargent, in the amount of \$1000.00, to purchase 3820 Windsor Pl. and 3824 Windsor PL, due to the condition of the offeror's property.

26. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission accepted the offer of Justin Rigali, Archbishop of St. Louts c/o Fr. Joseph Roelke, M.S.F., in the amount of \$400.00, to purchase 2850 Gravois Ave.

RESOLUTION NO. 97-LRA-331.

27. On motion of Ms, Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission rejected the offer of Penni Billings and Raymond Ogle, in the amount of \$1900.00, to purchase 2019 Martha Pl. and 2025 Martha PL, because the offerors do not own an adjacent property.

28. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission counter offered the sale of the property listed on Exhibit "A" (17,720 sq. ft.), to Bethesda Mennonite Church c/o Rosemarie Matsuda, with a \$3,544.00/3 month option. Closing is contingent upon approval of the offeror's plans for fencing, paving, and landscaping; and their providing proof of the resources to complete the plans.

RESOLUTION NO. 97-LRA-332.

29. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission counter offered the sale of 1440 Dodier St. and 1444 Dodier St., to P. Swietlicki and E. Swietlicki, in the amount of \$1,655.00.

RESOLUTION NO. 97-LRA-333.

30. The Commission deferred the offer of Willie Percy, in the amount of \$145.00, to purchase 2631 Natural Bridge Ave. until the July 1997 meeting.

31. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission counter offered the sale of 208 Douglass St., to Louis Magee and Bernice Magee, in the amount of \$700.00.

RESOLUTION NO. 97-LRA-334.

32. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission accepted the offer of Vivian Thomas, in the amount of \$1200.00, to purchase 5623 Terry Ave. and 5627 Terry Ave. Mrs. Thomas may choose a straight sale or a 24 month installment contract.

RESOLUTION NO. 97-LRA-335.

33. On motion of Ms. Kenner, seconded by Dr. Brown and with the concurrence of Mr. Miller, the Commission counter offered the sale of 2430 Bacon St., 2500 Bacon St., and 2502 Bacon St., to Mandex Development c/o Edwain and Pamela Mason, with a \$1800.00/3 month option. Closing is contingent upon approval of the offeror's plans and financing, and their obtaining the permits to begin construction.

RESOLUTION NO. 97-LRA-336.

C. IMPROVED PROPERTY

All accepted Improved Property offers are contingent upon the buyer obtaining an Owner's Title Insurance Policy by the time of closing.

34. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 5092 Enright Ave., to Stacey L. Green, in the amount of \$500.00.

RESOLUTION NO. 97-LRA-337.

35. Double Offer

A. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 5863 Cabanne Ave., to Dennis R. Carter and Kelly C. Carter, in the amount of \$4800.00. If this offeror rejects the counter offer, it will be made to offeror B.

RESOLUTION NO. 97-LRA-338.

B. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Reginold A. Bobo and Renee Edwards Bobo, in the amount of \$2500.00, to purchase 5863 Cabanne Ave., in favor of the other offeror.

36. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Jewel Marie Jeffries, in the amount of \$700.00, to purchase 4751 Leduc St., due to insufficient income to support the project.

37. The Commission deferred action on the offer of Ollie M. Howell and Ollie B. Howell, her daughter, in the amount of \$2440.00, to purchase 4144 Chouteau Ave. until the July 1997 meeting.

38. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Rosetta Bonner, in the amount of \$1000.00, to purchase 5845 Elmbank Ave. and 5849 Elmbank Ave., because the offeror has not provided sufficient information to process the offer.

39. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Transformation Christian Church c/o Deacon Lincoln Morris, in the amount of \$5000.00, to purchase 4061 Page Blvd. and 4063 Page Blvd.

RESOLUTION NO. 97-LRA-339.

40. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 3442 Indiana Ave., to Gloria Oker and Michael Malone, in the amount of \$500.00.

RESOLUTION NO. 97-LRA-340.

41. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Dennis M. Boehle, in the amount of \$1200.00, to purchase 3329 South 18th St.

RESOLUTION NO. 97-LRA-341.

42. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Paul Pointer, in the amount of \$3000.00, to purchase 3329 South 18th St. and 3327 South 18th St., in favor of the other offeror.

43. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of JoAnn Young, in the amount of \$600.00, to purchase 2511 Slattery St., due to insufficient income to support the project.

44. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 2121 Salisbury St., to Natalie J. Hughes, in the amount of \$1000.00.

RESOLUTION NO. 97-LRA-342.

45. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Tanisha Woods and Dimetrius James, in the amount of \$3000.00, to purchase 4898 Kossuth Ave., due to insufficient income to support this extremely large project.

46. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 4645 Margarett Ave., to Anita Fondren, in the amount of \$1600.00.

RESOLUTION NO. 97-LRA-343.

47. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 3933 Kossuth Ave., to Michele Jones, in the amount of \$750.00.

RESOLUTION NO. 97-LRA-344.

48. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Christian Care Fellowship c/o Pastor Ernest A. Jackson, in the amount of \$1.00, to purchase 4101 Blaine Ave.

RESOLUTION NO. 97-LRA-345.

49. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Leonard S. Bishop, in the amount of \$1.00, to purchase 7511 Altman Ave.

RESOLUTION NO. 97-LRA-346.

50. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 3120 Glasgow Ave., to Marion Brooks, Jr., in the amount of \$1500.00.

RESOLUTION NO. 97-LRA-347.

51. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 4869 Page Blvd., to Michael Thigpen, in the amount of \$5000.00.

RESOLUTION NO. 97-LRA-348.

52. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Forest West Properties, c/o Suzanne Goodman, in the amount of \$1.00, to purchase 4327 Norfolk Ave.

RESOLUTION NO. 97-LRA-349.

53. On motion of Mr. Milier, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Cardinal Properties of St. Louis LC c/o Carl Dothage, in the amount of \$100.00, to purchase 2312 Hebert St., because the property is classified "C" and in a development area.

54. Double Offer

A. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 3529 Clarence Ave., to Andrew A. Evans, in the amount of \$2000.00.

RESOLUTION NO. 97-LRA-350.

B. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Jerry Griffin, in the amount of \$1850.00, to purchase 3529 Clarence Ave., in favor of another offeror.

55. Double Offer

A. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 3013 S. Jefferson Ave. to Yusuf Mohamed Haid and Fadumo Abshir Abdulle, in the amount of \$5000.00 in 'as is' condition. If the offerors reject this counter, the property will be made available to the other offer in the amount of \$5000.00

RESOLUTION NO. 97-LRA-351.

B. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Patrick Rabbitt and Kathleen Amend-Rabbitt, in the amount of \$1500.00, to purchase 3013 S. Jefferson Ave., in favor of another offeror.

56. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Sol Allen, Ramona Allen and Solana Allen, in the amount of \$1000.00, to purchase 2849 Sempale Ave.

RESOLUTION NO. 97-LRA-352.

57. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Lambert House and Arnita House, in the amount of \$2000.00, to purchase 4368 St. Louis Ave.

RESOLUTION NO. 97-LRA-353.

58. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Anita L. Ray, in the amount of \$500.00, to purchase 5632 Mimika Ave., due to insufficient income to support the project.

RESOLUTION NO. 97-LRA-354.

59. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Dan Scott, in the amount of \$100.00, to purchase 4218 Chouteau Ave. and 4216 Chouteau Ave.

RESOLUTION NO. 97-LRA-355.

60. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 5114 Enright Ave., to Victor Chickine, in the amount of \$2000.00.

RESOLUTION NO. 97-LRA-356.

61. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 4731 St. Louis Ave., to NEB Construction, Inc. c/o Charles Nebbitt, with a \$5000.00/3 month option. Closing is contingent upon the approval of the offeror's development plan for the renovation.

RESOLUTION NO. 97-LRA-357.

62. Triple Offer

A. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Rodney L. Penson, in the amount of \$5000.00, to purchase 3062 Marcus Ave..

RESOLUTION NO. 97-LRA-358.

B. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Heather L. Jones, in the amount of \$1551.51, to purchase 3062 Marcus Ave., in favor of another offeror.

C. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission rejected the offer of Marco and Lillian Greer, in the amount of \$3000.00, to purchase 3062 Marcus Ave., in favor of another offeror.

63. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Emma White, in the amount of \$500.00, to purchase 2162 Bremen Ave.

RESOLUTION NO. 97-LRA-357.

64. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 2615 Natural Bridge Ave., to Gage's Mobil Outreach c/o LaVerne Gage, in the amount of \$1000.00.

RESOLUTION NO. 97-LRA-358.

65. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 4236 Blair Ave., to Lillie Scales, in the amount of \$500.00.

RESOLUTION NO. 97-LRA-359.

66. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 3453 Pennsylvania Ave., to Tamera D. Pease, with a \$2500.00/3 month option. Closing is contingent upon approval of the offeror's development plan for the property.

RESOLUTION NO. 97-LRA-360.

67. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Anthony Haywood and Ginger Haywood, in the amount of \$1500.00, to purchase 3506 North 14th St.

RESOLUTION NO. 97-LRA-361.

68. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 4037 N. Newstead, to Shirley Gordon and Annie Gordon, with a \$2000.00/3 month option. Closing is contingent upon approval of the offeror's development plan for the property.

RESOLUTION NO. 97-LRA-362.

69. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission counter offered the sale of 4567 Cadet Ave., to Gloria Jeffries, in the amount of \$500.00.

RESOLUTION NO. 97-LRA-363.

70. The Commission deferred action on the offer of Sanctuary In the Ordinary c/o Jim Roos, in the amount of \$1.00, to purchase 4056 Blaine Ave. and 4062 Blaine Ave. until the July 1997 meeting.

71. On motion of Mr. Miller, seconded by Dr. Brown and with Ms. Kenner abstaining, the Commission accepted the offer of Scott Lokitz and Grace E. McCammond, in the amount of \$15,000.00, to purchase 2001 Russell Ave.

RESOLUTION NO. 97-LRA-364.

72. The Commission deferred action on the offer of Tabernacle Life Christian Church c/o Rev. Wilfret Lee, in the amount of \$750.00, to purchase 4123 West Lee Ave. until the July 1997 meeting.

D. OPTIONS

All accepted Options are contingent upon the buyer obtaining an Owner's Title Insurance Policy by the time of closing.

73. The Commission deferred action on the offer of O'Fallon IN c/o Adolphus Pruitt, in the amount of \$1000.00 per buildable lot/12 month option on the property listed on exhibit "A" (128,258 sq. ft.) until the July 1997 meeting.

74. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission agreed to grant a \$137.00/18 month option to Carl C. Palmer on 2901 Dodier St. Closing is contingent upon completion of the rehab of his adjacent residence.

RESOLUTION NO. 97-LRA-366.

75. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission counter offered the sale of 4601 Dr. Martin Luther King Dr., to Greater King Solomon M. B. Church c/o Beverly Smith, with a \$19,642.00/12 month option with milestones. Closing is contingent upon approval of their plans and financing.

RESOLUTION NO. 97-LRA-367.

76. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission agreed to grant a \$1000.00 per buildable lot/12 month option to AME Zion Development Corp. c/o T. K. Powell on the property listed on exhibit "A" (127,143 sq. ft.). The offeror must close on 10% of the square footage within 60 days, on 30% within 180 days, and on 70% within 270 days. Within 90 days after each closing, they must have substantially completed the construction of the homes scheduled to be build on those lots.

RESOLUTION NO. 97-LRA-368.

77. The Commission deferred action on the offer of Jo Ann Graham, in the amount of \$1000.00, to purchase 700 N. Cardinal Ave. until the July 1997 meeting.

78. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission rejected the offer of Jeffrey Waddell, in the amount of \$2000.00, to purchase the property listed on exhibit "A" (16,825 sq. ft.), because the offeror has not provided the information necessary to process the offer.

79. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission agreed to grant a \$1.00/6 month option to O'Fallon Community Development Organization c/o Mary E. Taylor, on 4139 West Florissant.
RESOLUTION NO. 97-LRA-369.

80. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission rejected the offer of Masjid Ai Mu'Minun c/o M. Karim Shabazz, in the amount of \$29,480.00/12 month option, on the property listed on exhibit "A" (103,300 sq.ft.).

81. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission agreed to grant a \$120.00/3 month option to Elvis L. Cooper, Sr. and Tammy A. Cooper, on 1335 Blackstone Ave.
RESOLUTION NO. 97-LRA-370.

82. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission agreed to grant a \$1.00/6 month option to Terry M. Turner, on 5328 Deimar Blvd.
RESOLUTION NO. 97-LRA-371.

Discussion of Agenda Item 83.

Roberts West Pine Development and Associates showed a video of Mr. Hakim's developments in other cities.

Wm. O'Brock Mr. O'Brock stated that he is familiar with the building, he had it under option with a group of other people for a couple of years. When their option expired, that's when Mr. King began looking at it. At that time they had done a very thorough code review, they looked at what was required to bring it up to code, and they also talked to some subcontractors about cost figures, so they could use them in their cost analysis. When he was talking to Omar, he realized that their design and layout was very similar to his group's, except for the size of the units. They were going to do 62 units and he is planning 36. It is very simple to take their numbers and convert them over to his project. They separated their numbers and the first half is what it would take to bring the building up to code, and the second half is what it would take to finish the units. It would take \$100,000 to finish a unit. Mr. Hakim's numbers on the finish and theirs are very similar.

The Commission asked Mr. O'Brock if they had done a structural analysis of the building.

Mr. O'Brock stated that they had. The building was designed in 1967 by a firm in New Orleans, and it is a reinforced concrete building. They also studied every floor and the basement, which is ideal for parking.

The Commission asked if the building meets current earthquake requirements.

Mr. O'Brock stated that he was not sure, but one of the buildings that stand up to earthquakes is a reinforced concrete structure, and there are things you can do to it to make it even stronger than it already is.

The Commission asked if they had estimated the cost to make the building ADA responsive.

Mr. O'Brock stated that they had, and it is really quite simple.

The Commission asked whether the total cost, which was listed at \$7.8 million, was their estimate or is a current estimate.

Mr. O'Brock stated that this is for the new scheme. That is the hard cost, there are also soft costs, development costs and other costs that could be added to that number. This is just the construction and architect costs.

The Commission asked about the plumbing, and what the \$80,000 would cover.

Mr. O'Brock stated that the \$80,000 would pay for the plumbing in the common area. There are about 10 columns that go around on the inside, and they would run a major cold water line and drain in every column. What the \$80,000 is, is the cost of running these lines 180 feet in the air on every one of those columns, so their would be access in every unit for the kitchens and bathrooms. They planned on a new water line into the building but believe the existing sewer line will be OK. The rest of the plumbing cost is included in the interior finish.

The Commission asked about the \$1 million cost for demolition and abatement.

Mr. O'Brock stated that the abatement will cost approximately \$600,000, and the demolition cost of \$200,000 is to get all the debris and petitions out. They will strip the building back to the original concrete.

The Commission asked what the \$3.6 million in interior improvements will cover.

Mr. O'Brock stated that this would cover the completion of the interior units, approximately \$100,000 per unit. The balance of the funds would go toward the reconditioning of the skin on the building and two elevators. They will only do two elevators, four are not needed.

The Commission asked what the total project costs would be, both hard and soft.

Mr. O'Brock stated that he believes they will be between \$11 and \$12 million.

Steve Roberts-Roberts West Pine Development and Associates Mr.

Roberts stated that he had many experts at the meeting, although he was aware that the Commission would not have time to hear them testify. Secondly he stated that they were not asking for public monies to do their project. Finally they wanted to increase their offer for the building to \$10,000.00.

Jerry King-West Pine Court LLC Mr. King stated that at the last meeting, they had a number of people there in support of their project. They did not bring those people back. They continue to be supported by the alderman, by the Washington University Medical Center, by the Washington University Medical Center Redevelopment Corp. and by the neighborhood organizations. Mr. King further stated hay he personally has been involved in the development and construction of over 1000 units of housing in the City of St. Louis, including in excess of 200 condominium townhouses He again wanted to stress that their proposal is the same, has remained the same since the beginning; they are confident of it, and are ready to begin.

83. Double Offer

A. In Executive Session, on motion of Mr. Miller, seconded by Dr. Brown and with the abstention of Ms. Kenner, the Commission agreed to grant a \$1.00/6 month option to West Pine Court LLC c/o Jerry King, on 4548 West Pine Blvd.
RESOLUTION NO. 97-LRA-372.

B. In Executive Session, on motion of Mr. Miller, seconded by Dr. Brown and with the abstention of Ms. Kenner, the Commission rejected the offer of Roberts West Pine Development and Associates, in the amount of \$10,000.00/6 month option, in favor of the other offeror.

84. On motion of Dr. Brown, seconded by Mr. Miller, and with the concurrence of Ms. Kenner, the Commission agreed to grant a \$1.00/12 month option on the property listed on exhibit "A" (38,085 sq. ft.), to the St. Louis Housing Authority. Closing is contingent upon the offeror obtaining the HOPE VI grant they have applied for.
RESOLUTION NO. 97-LRA-373.

Addendum to Agenda (Vacant Ground)

On motion of Mr. Miller, seconded by Dr. Brown, and with the concurrence of Ms. Kenner, the Commission counter offered the sale of 2913 Chouteau Ave., to James Gayle King and Susan W. King, in the amount of \$1375.00.
RESOLUTION NO. 97-LRA-374

E. DONATIONS

All accepted donations are contingent upon the Donor paying delinquent taxes or the Collector of Revenue releasing the taxes.

85. - 101. On the motion of Dr. Brown, seconded by Ms. Kenner, and with the concurrence of Mr. Miller, the Commission has accepted the attached donations.
RESOLUTION NO. 97-LRA-375.

F. RESOLUTION APPROVING THE ACQUISITIONS FOR THE OPERATION IMPACT HOUSING INITIATIVE PROGRAM

On the motion of Mr. Miller, seconded by Dr. Brown, and with Ms. Kenner abstaining, the Commission approved the attached Resolution No. 97-LRA-376.

G. RESOLUTION APPROVING THE LAND REUTILIZATION AUTHORITY PROPERTIES LOCATED IN CERTAIN AREAS AS APPROPRIATE TO BE CLASSIFIED "C", UNDER THE PROVISIONS OF THE MUNICIPAL LAND REUTILIZATION LAW, FOR THE NEXT TWELVE MONTHS

On the motion of Ms. Kenner, seconded by Dr. Brown, and with Mr. Miller abstaining, the Commission approved the attached Resolution No. 97-LRA-377.

H. RESOLUTION AUTHORIZING THE LRA TO GRANT SOUTHWESTERN BELL A TELECOMMUNICATIONS LINE EASEMENT OVER 1642 NORTH 17TH ST.

On the motion of Ms. Kenner, seconded by Dr. Brown, and with the concurrence of Mr. Miller, the Commission approved the attached Resolution No. 97-LRA-378.

5. FINANCIAL REPORT

A. April 1997 Financial Report

On motion by Ms. Kenner, seconded by Mr. Miller and with the concurrence of Dr. Brown the Commission approved the April 1997 Financial Report.

6. THE NEXT REGULAR BOARD MEETING IS SCHEDULED FOR JULY 30, 1997

The Chairman made the following statement: "At this time, I would like to be on public record, the motion for tentative executive session for the next meeting. I move that this board meet in executive session on Wednesday, immediately following the regular session scheduled for 8:30 a.m. on that date in the SLDC Board Room. The tentative agenda to include reports on litigation, real estate transactions, personnel matters and any other items permitted under section 610.021 or 610.0213 or any other section of the Missouri statute relative to executive sessions or closed meetings of public bodies. Notice of the executive session will be posted in a public place in the SLDC Office, 1015 Locust Street at least 24 hours prior to the executive session."

7. ADJOURNMENT

On motion by Dr. Brown, seconded by Ms. Kenner and with the concurrence of Mr. Miller, the Commission adjourned the Regular Session at 10:45 A. M. and opened the Executive Session. All matters discussed in Executive Session are closed to the public.

ling Miller, Chairman

D. Kenner, Vice Chair

Dr. Charles Brown, Secretary

Agenda Item 4 f.

**RESOLUTION NO. 97-LRA-
PRESENTED TO THE LRA BOARD ON 6/25/97**

TO: Land Reutilization Authority Board of Commissioners and Maureen
McAvey, Executive Director

FR: Michele Duffe

RE: Resolution Approving the Acquisitions for the Operation Impact
Housing Initiative Program

EXECUTIVE SUMMARY :

Approval to purchase the properties listed on attached Exhibit "A" for the Operation Impact Housing Initiative Program. The funds to acquire will come from the Land Reutilization Authority ("LRA") Scattered Site Acquisition Fund.

BACKGROUND :

Operation Impact purchases property at the request of neighborhood housing corporations, and with the approval of the Executive Director of the Community Development Agency ("CDA"), to be renovated and sold to low-to-moderate income families.

At the request of CDA, and with the approval of the Board of Commissioners of LRA, acquisition funds will be transferred to the LRA Scattered Site Acquisition Work Program to simplify the acquisition process.

The Operation Impact staff will abide by the same procedures and approvals that the Real Estate Division now follows. The difference is that the LRA will acquire the property for Operation Impact when so requested by the Executive Director of CDA. The Executive Director of CDA

has requested that LRA purchase the properties listed on attached Exhibit "A". The funds to acquire will come from the Land Reutilization Authority Scattered Site Acquisition Fund.

The property will be optioned and eventually transferred to Operation Impact or its selected developer when all necessary funding and approvals have been obtained. The terms of the option shall be: consideration of \$1.00 per year and the duration shall be for renewable one year periods. The form of the option contract is attached hereto as Exhibit "B"

REQUESTED ACTION:

Approval to purchase the properties listed on attached Exhibit "A" for Operation Impact using the LRA Scattered Site Acquisition Work Program and approval to option the property to Operation Impact or their assigns once purchased.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1. The Executive Director or the Deputy Director is hereby authorized to purchase the properties listed on Exhibit "A" for Operation Impact using the LRA Scattered Site Acquisition Work Program.
2. The Executive Director or Deputy Director is further authorized to option the properties to Operation Impact or their assigns on substantially similar terms to that contained in the option contract attached hereto as Exhibit "B" and incorporated herein by reference.
3. The Executive Director or Deputy Director is further authorized and directed to take all other actions reasonable and necessary to effectuate the intent of this Resolution.

Exhibit "A"

- 1 McDonald Ave.--Acquisition--\$15", '000 . 00 plus, reasonable closing costs.
- 2 Meramec St.--Acquisition--\$10,000.00 plus reasonable closing costs.
- 3 Meramec St. ▪ Acquisition--\$15,000.00 plus reasonable closing costs.

Agenda Item 4 g.

*Starting Hiler
@ 10:30 am
not met by
LA Team 10/10*

**RESOLUTION NO. 97-LRA-
PRESENTED TO THE LRA BOARD ON 6/25/97**

TO: Land Reutilization Authority Commissioners and Maureen
McAvey, Executive Director

PR: Michele Duffe

RE: Resolution Approving the Land Reutilization Authority
Properties Located in Certain Areas as Appropriate to Be
Classified "C", Under the Provisions of the Municipal Land
Reutilization Law, for the Next Twelve Months

EXECUTIVE SUMMARY:

The Land Reutilization Authority ("LRA") Commission annually reviews the classification of all parcels of real estate classified as "C" in the LRA inventory as required by the LRA Law.

This Resolution requests approval for the LRA properties located in the areas listed in Exhibit "A" attached hereto and incorporated herein by reference to be classified "C" for the next twelve months.

BACKGROUND:

The LRA Law, Section 92.700 et. seq. of the Revised Statutes of Missouri, requires the LRA Commission to annually review all parcels of property previously designated as Class "C" properties (i.e. not usable in their present condition or situation and held as a public land reserve) to determine whether it is appropriate for such parcels to be so classified. The "C" classification is appropriate for properties in areas wherein LRA owns a significant amount of property, in that such property can eventually be used for major residential or commercial development projects; for the same reason, this classification is appropriate for property in areas for which development plans under the Land Clearance for Redevelopment Authority Law or the Planned Industrial Expansion Law have been approved. The areas listed in Exhibit "A" constitute such areas, and it is therefore recommended that LRA properties located in such areas be classified "C".

REQUESTED ACTION:

Approval of the Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, MISSOURI, THAT:

1. The list of areas attached hereto and incorporated by reference as Exhibit "A" be classified "C".
2. The Executive Director or Deputy Director are hereby authorized to undertake all actions necessary to effectuate the intent of this Resolution.

Exhibit "A"

LIRA PROPERTIES--CLASS "C"

All LRA properties located in the following areas shall be classified "C" (in accordance with the provisions of Section 92.900 (1) RS Mo. (1986)) for the twelve months following approval of the Resolution to which this is attached:

4700 and 4800 blocks of Cuples Place and the 4700 through 4900 blocks of Natural Bridge: The neighborhood housing copropation and the alderwoman are working on a plan to develop this area and have requested the proeprty be classified "C".

CDA and PIEA have requested the LRA properties located in this area be classified "C".

RESOLUTION # 97-LRA- _____
PRESENTED TO THE LRA BOARD ON JUNE 25, 1997

To: The Board of Commissioners of LRA and Maureen McAvey, Executive Director

Fr: Michele Duffe & Thomas Pike

Re: Resolution Authorizing the LRA to grant Southwestern Bell a telecommunications line easement over 1642 N. 17th St. (LRA-owned)

EXECUTIVE SUMMARY

This resolution requests approval to grant to Southwestern Bell an easement for the placement of underground telecommunications lines and a "switch box" on LRA-owned property, specifically, 1642 N. 17th St. The fee paid by Southwestern Bell will be \$100.00.

BACKGROUND

Southwestern Bell desires this easement to install telecommunications lines and a switch box. This will benefit the property as well as the surrounding area.

REQUESTED ACTION

Approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND REUTILIZATION AUTHORITY OF THE CITY OF ST. LOUIS, THAT:

1) The LRA is hereby authorized to grant, give and convey to Southwestern Bell, for consideration of one hundred dollars (\$100.00) an easement for the installation, repair and maintenance of telecommunications lines and a "switch box" on 1642 N. 17th St.; and

2) The Executive Director is hereby authorized to execute any and all documents necessary to effectuate the provisions and intent of this resolution.