

MINUTES
Land Reutilization Authority
Board of Directors
Regular Meeting

St. Louis Development Corporation
October 25, 2000
8:30 A. M.

Note: These Minutes have not been reviewed by legal counsel.

BOARD MEMBERS

PRESENT: Howard Hayes, Chairman
Dr. Carrie Barnhart, Vice Chairman
Sterling Miller, Secretary

STAFF PRESENT: Mike Jones, Deputy Mayor for Development
Otis Williams, Deputy Director, SLDC
Georgiana B. Stuart, Director of Real Estate
Lynn Bohlmann, Associate City Counselor
Bridget Calcaterra, Assistant Director of Real Estate
John Sittingdown, Real Estate Staff
Joe Fank, CDA Housing Staff
Charlie Hahn, Administration Staff
Alicia Smith, Mayor's Office

GUESTS PRESENT: J. B. Williams, West Central Church of Christ
April Ford, Alderwoman, 5th Ward
Micah Roufa
Kathleen Brady
Charlene Dummett
Lee Readus, Jerusalem M. B. Church
Loistine Stewart
Ronald L. Triplett
Rodrick Cunningham
L. R. Pericolosi, Contempri-Gateway Development Corp.
Alvin Zamudio, The Father's House
Corry Wilkins
Carrie Hermeling
Steve Trampe, Owens Development
Joel L. LaRose, Envirotech, Inc.
Jeff Loebner, Envirotech, Inc.
Margo Deloch
Dan Grady

1. CALL TO ORDER

Mr. Hayes called the meeting to order at 8:45 am.

2. MINUTES OF THE AUGUST 30, 2000 MEETING.

On the motion of Mr. Hayes, seconded by Dr. Barnhart and with the concurrence of Mr. Miller, the Commission accepted the minutes of the August 30, 2000 meeting.

3. REPORT OF COMMISSIONERS

None

4. ACTION OF OFFERS TO PURCHASE

Charlene Dummett (4517 Enright Ave.) Ms. Dummett stated that she lives at 4527 Enr'ight, and would like to purchase the adjacent parcel as a side lot. Her offer is lower than the assessed value, but she anticipates spending \$3500.00 to \$4000.00 to erect a retaining wall on the front and on the side. This lot is on a hill and below it is flat. Once that money is invested, the lot will probably have a higher value than the present assessment. That is the reason that her offer is low. Ms. Dummett stated that she has purchased a side lot before, and has been working on trying to get this parcel since 1992, through the building commissioner. She feels that in the long run, the City will be better off with the property in her ownership, because she is a tax payer, has been living in the neighborhood for a long time, and this will be an improvement for the neighborhood.

Mr. Miller asked Ms. Dummett what she will be using the property for after she has built the retaining walls.

Ms. Dummett stated that it will be an extension of her present property, she will use it as additional yard space next to her home.

April Ford Griffin, Alderwoman, 5th Ward. Alderwoman Griffin stated that she had spoken with Deputy Mayor Mike Jones that morning, and she feel that they have an understanding. The developer of this project, who is present, is proposing to get an option on 125 parcels. This project is the Betty's Walk Project, which started with the alderwoman's predecessor, but there were some problems with the previous developer. Her role is to try to get the project up and going, so that the development can be completed and provide further single family housing in the 5th Ward. The Ward has been successful with selling single family market rate housing, and they want to continue to do so. She feels good about this developer, it is not subsidized housing. He is not asking for gap financing. The Alderwoman has a whole file of developers she has talked to in the past three and a half years, and most of them have come asking for large gap financing to develop in the area. She believes that there was a misunderstanding on the number of houses that will be built. This 125 parcels, would allow the developer to build about 50 homes. That was the original Betty's Walk development plan that was introduced by her predecessor. There is a blighting study with the Board of Aldermen for Betty's Walk, a designated redevelopment area. This is the designated developer for the area, but just for 25 parcels. The 25 parcels are just in one block. That will only allow the construction of 10 to 11 homes. She is interested in his building out the entire area, with a total of about 50 homes. The developer's option expired in July. There were a number of reasons for this. It took about six months to get the paperwork from the Real Estate Department to designate him as the developer. It took another five months to get titles from the title company on just a few parcels to be able to start. We sell people what we call buildable lots, but they are not buildable because they have to have engineers go and repiat them, then you have to wait for the title company to do the research and come back with the titles, and this process takes several months. This ends up pushing the process back. The developer tried to arrange financing when the interest rates were low, but they have now gone up a little bit, and we don't want to continue to prolong the project so long as to loose the window of opportunity for the type of market that they are trying to reach. While there is a lot of potential for the area, and they have done a master plan for the area, and have a vision for the area, but they have to build a market for the homes. It is in a great location, just north of downtown. They have seen a lot of interest, but there is also a lot of work that needs to be done. It is an area that has gone down, with a lot of disinvestment in the past 15 to 20 years. It is going to take time to build it back up. This developer has the potential to do that, while he has done affordable houses, he has

also built out subdivisions with houses that range from \$300,000.00 to \$500,000.00. He has the ability to build whatever the market requires. These houses will start in the range of about \$85,000.00 to \$95,000.00. The developer has been given options on one block, but he still doesn't have control of that block because of the private parcels that have to be assembled. Developers have to be given a bigger area to work in. The Alderwoman is asking for the Commission's support for this option request, so that the developer can move forward with this project.

Mike Jones, Deputy Mayor For Development Deputy Mayor Jones stated that he would take full responsibility for a certain level of confusion relative to this project. One of the things they have attempted to do in the 5th Ward, the Near Northside, is to create an opportunity for long term sustained market development. A couple of years ago, they met with the alderman to discuss beginning the Betty's Walk Project and another project that will come up later. His concern was not so much the number of lots, but how that translates to the number of houses. We did have a conversation a couple of years ago about starting this process and allowing them to get to a number of houses, 40 or 50. Subsequent and in conjunction with that activity, they also went through a planning process in the 5th Ward, to identify what could be a master plan, and then move forward in major housing redevelopment. He doesn't think, either of those are inconsistent. What they would definitely do is get them tracking together the same way. We might have an opportunity to do both of those and keep the commitment they made a couple of years ago. People started out spending money on a good faith effort, presuming some things that we were going to permit them to do, but also to create larger context, everyday people walking in and say they would like 15 lots for this, I want to be the developer for that. They are proposing that for the remainder of this area, we go out for a very large RFQ or RFP process that will allow them to test what is the real development or market interest in this area. It will also allow them to pick a number of developers, hopefully, to do work in the area, and create the design standards that the 5th Ward plan talked about. The other thing is as people invest their effort and their money, they need to know what's going to happen after they get through, and what's going to happen next year. If they are spending X, they will want to know that somebody who is building two blocks away will not negatively impact their investment and their ability to market their project. One of the things they are attempting to do is create some order, or at least an orderly process, so that people who are in business can understand what the requirements will be for everybody, so that if you are working on the western end of the area, or the east end of the area, you know that somebody who is on the northern end will have some minimum standards, and that the housing will be consistent. The other thing they would like to do is have the opportunity to increase the market value of the homes. They think these kinds of standards, and this process will allow them to do that. He thinks that they can work with the current developer in Betty's Walk to accommodate what their needs are, and also create this bigger opportunity of moving forward, so that anybody that walks in the door of this area, or a couple of others that we really need to do this in, can come in and say that they would like to option 12 lots to do X, and the X will be affordable and tied to a plan that has some design standards. He thinks that with that in mind, they can move forward. He will take the responsibility to make sure that this goes the way he said it would go. He will involve himself directly, along with Mrs. Stuart, to help resolve all of these issues in a timely manner for the Betty's Walk proposal, so that they can get both of these things done simultaneously, and keep the commitment that they made two years ago, and a business understanding that they started with as well as create a platform that they can have some kind of orderly business process, and also some rational public policy relative to how we get market rate housing development in the 5th Ward, Near Northside.

L. R. Pericolosi, Gateway Development Corp. (125 Parcels in the area bounded by St. Louis Ave./North Florissant Ave./ North Market St. /North 20th St.) , Mr. Pericolosi stated that his company started this project with the intention of building affordable market rate housing. He understands the term affordable housing has a different connotation in this room. He just learned that. His company broke ground six weeks ago, built three houses. They are completed. They are two story colonials, three bedrooms, two and a half baths, on full basements, with two car garages. They build a couple of hundred of houses a year. They would like to gain a market hold in the City and help develop and rejuvenate these areas. The most difficult issue they have faced has been the acquisition of ground in a timely fashion, to provide a substantial marketing program. That is what this request is all about. They now control seven lots, and he is afraid that when they turn the key to start the sales, he is hoping those lots will not last too long. Where do they go from there. That's basically it. It is really a marketing issue they are dealing with. They know they can sell and build houses, but

they need to have the ground out in front of them to do so, to get them back on the tax roles. The houses will start at about \$89,000.00 and go to \$119,000.00 in the present Betty's Walk. They will go from 1100 to 1400 square feet, with brick facades, porches, and two car garages. They will have an annual heating bill of about \$400.00 to \$500.00.

Mr. Miller asked if Mr. Pericolosi felt comfortable they the homes will appraise out, and they will get their values, and what will happen when they move up the scale.

Mr. Pericolosi stated that they market in Chicago, in Springfield, in Southern Illinois, all over Missouri and in Indiana. The developer is building a St. Louis portfolio of 16 homes that will meet the historical standards of certain districts, and they intend to have pricing up into the \$300,000.00 bracket. They are already doing that in Crystal Lake in Chicago.

Mr. Hayes stated that the Commissioners are fully aware of the powers to make a decision that are entrusted to them by the State Statutes, which means the people of the State of Missouri and the City of St. Louis. They find that when there are competing interests among City entities, that they serve as the oil to make sure that the machine runs perfectly for the citizens. It is their finding that the Aldervvoman of the 5th Ward, April Ford Griffin, and the office of the Deputy Mayor of the City of St. Louis should come to the next meeting with some sort of compromise in this matter. If not, the Commissioners will decide in 45 days.

Roderick Cunningham (5618-38 Etzel Ave.) Mr. Cunningham stated that he was born and raised in the City of St. Louis. He lives at 5737 Julian, and there are several lot by his house. The property he is trying to obtain is less than an half mile from his house. He would like to build a home there. He has been living in his rehabbed house for eight years. This lot has been vacant that whole time. One person in California owns a small portion of the lots he would like to purchase, and she is willing to sell it to him if he can obtain the rest of the lots to build his home. The lots are big enough to build two homes. His brother, who is a fireman for the City of St. Louis, would like to build one right next door to him.

Alvin Zamiudio, The Father's House/St. Louis (765 Bayard Ave.) Mr. Zamiudio said that he saw that there was a recommendation for rejection of his offer. The is his first endeavor to purchase a property from the City. He has a strong desire to move into the City, so he will admit that there might have been some things that might have been missed or overlooked. He tried his best to make sure that he followed the process. One thing that makes his situation a little bit unique, is that it is completely funded by donated materials and donated labor. He thinks that at the time the letter was submitted for information on the offer, he had about \$2600.00 that had been donated or pledged for the property and for the rehabilitation. In addition to that, there were quite a few appliances pledged. That has increased even more since then. There have been more pledges that have been coming in, and he can provide the documentation for that, and in addition, there are two other churches that have decided that they want to come in. Youth groups that have worked with World Impact, have volunteered to help. The property is not in great shape, however, the foundation is sturdy, so he doesn't foresee some of the major work that some of the other properties he looked at would need.

Mr. Miller stated that Mr. Zamiudio acknowledged that he needed additional information, that he didn't have all of the necessary information, and asked if he would like to come back to the Commission later.

Mr. Zamudio stated that he would like an opportunity to know what it might be that would be against him. He is not very familiar with the process.

Mr. Miller told Mr. Zamudio that he really needed to lay out more specific plans, how much it will cost to bring the building up to building code compliance, and when he can get that done. He also needs to document that he has the financial resources to complete the project. The evidence of support was in the form of letters from private people. What the Commission needs to see is that money in Mr. Z's bank account.

Kathleen Brady, St. Louis University (15 Parcels in the Gate District) Ms. Brady stated that she is with St. Louis University. The offer the Commission has before them is a list of properties that are contained

within the University's Health Science Center Campus. The University's Legal Department normally asks them to include language that says that they would get clear and marketable title. They sent the contracts back to SLDC without inserting that language, and Ms. Brady is asking the Commission to allow them to add the language into the contract.

Discussion of Offer of Affordable City Homes of St. Louis and Pyramid Construction Inc. to option 76 parcels in the area bounded by Lafayette Ave./ Pennsylvania Ave. /Park Ave. /Compton Ave.

Deputy Mayor Jones stated that two months ago, the Commission tabled an action relative to the Vatterott, Affordable City Homes project in the Gate District, in Eads Park. About eighteen months ago, the Commission gave an option to Affordable City Homes for what was going to be a breakthrough project in terms of pricing in that area. They asked for the ability to do about 109 homes, and he feels the Commission's judgement was correct in seeing how the first phase went, and asking them to come back for the option on additional land and resources. They have obviously been quite successful, and while he doesn't think anything was written down, he feels that it was implied or implicit in the discussion about 18 months ago that if this was successful, they would have the opportunity to continue to build out. They have been successful, in fact, just to make sure, he drove over there again this morning, and they are extraordinary homes, and the fact that they are all sold bodes well for the City. There was a difference of opinion between two developers in the area, and the alderman. Deputy Mayor Jones is trying to be an honest broker,, and represent everybody's point of view. Alderman Reed would like to see a compromise. He would like to take some of the options from Affordable City Homes, and give them to Pyramid. The compromise proposal, in his mind, kind of cuts into the ability of Vatterott and Affordable City Homes to do their project. In his discussions with Bank of America, they provided financing for the project predicated on a certain number of homes. One of the things the Mayor's Office has worked real hard to do over the last three years, is establish a business climate that is professional, and that makes commitments that can be depended on. He feels that it is important that at the end of the day, no matter what kind of differences arise, that we continue to try and build that climate. A couple of months ago, the Commission postponed action on this, and were hoping that the parties would get together on this, to reach a compromise solution, that was acceptable to both interests. That has not happened, so at some point in time a decision has to be made. He is here to recommend that the option to Affordable City Homes go forward. Greg Vatterott is at the meeting, and can explain the project to the Commission. One other thing he would like to bring to the Commission is that when they do 10 year tax abatement, they are now starting a process where they will not abate the property taxes for the School District at all. The only taxes they will abate will be the City's portion. As they move forward in the development process, they will be trying to guarantee a minimum payment of the taxes. When they abate property, whether it is commercial or residential, they hope to provide a minimum payment of the taxes to the School District, and hopefully not have to abate any of the Schools portion of the property taxes, because we can not grow the City at the expense of starving the school system. He feels that they have gotten enough momentum, and enough market to rethink how we handle tax abatement. He will let Mr. Vatterott speak for his project, but Deputy Mayor Jones was at the meeting to make it clear that he agrees with the staff recommendation. It is going to be fairly contentious, but he feels that it needs to be resolved, and people need to be able to move forward.

Greg Vatterott, Affordable City Homes of St. Louis Mr. Vatterott stated that he is president of Charles F. Vatterott and Company. Mr. Vatterott presented the Commission with pictures of some of the products that they are producing in their St. Vincent Park. Their company has been in business since 1919 and they have buifd over 24,000 homes in the St. Louis metropolitan area. They have been involved in the Gate District since 1987, when they and SLACO formed Affordable City Homes and buill Buder Place, affordable housing. They sort of stabilized the neighborhood. They were halted in 1989, while a planning process occurred. The benefit of the planning process was that the planners came up with the Gate District concept. The concept provided for the affordable product, the first move up product, and then the second move up product that would be available in the Gate District. This would provide an economic mix, an income mix, a product mix. Affordable City Homes' involvement with St. Vincent started in 1995, when they started holding some focus meetings and meetings with the SLDC staff. In 1996, they sent a letter to the City saying that they would like to option the property in St. Vincent. They got a formalized contract back, and they sent the option contract request in formally, with their check, in January of 1997. They did not get action on that until

September of 1999. In the meantime, from 1995 through September of 1999, Mr. Vatterott has had over 50 meetings dealing with the products being offered in St. Vincent, their concept, their pricing, the replating. He released the engineers to do a lot of preliminary work. They obtained the redevelopment rights to the area, so that they could go forward, and if necessary condemn property where they found title to be imperfect. They had the approval of the LRA Commission in September of 1999, which resulted in phase I of a multi phase project being approved for option. The Deputy Mayor is accurate in that during all of these discussions, they had introduced the concept of phasing. They had been concerned with Affordable City Homes having complete control of the whole area. They sized their upfront investment over 106 units in the whole area. They have spent over a half million dollars to date in marketing, engineering, and architectural and products and improvements in the area. They hope to recover that cost out of the whole 106 units that they had planned. As developers, they relied on the promises and the process to go forward. They were able to start marketing their first display in May of 2000. They have 31 families that are under contract, and the average sale price is in excess of \$200,000.00. They have offered five distinct products, and they are working on a sixth. They have gone through the process of getting approvals from the SLDC staff. All of their products have received market acceptance. The key of the products, the second move up section, is first floor master bedrooms. That product was not available in the City. That is why they have worked so hard, and spent so much money on the designs themselves. The 31 families expect St. Vincent to be completed like they bought into it. They are asking for the option on the balance of the properties, and are also asking for an extension for the phase I option. Without the option, they do not have the ability to purchase to lots to start building the homes for their customers. The area they are talking about is from Nebraska to Compton, from Lafayette to Park. That is the intact area, and that is the neighborhood that their customers have bought into. There are some private properties in the area that they are looking at acquiring, and they have the redevelopment rights to go to condemnation because there are some title problems. There are some spotty title problems, and when they deliver a \$215,000.00 home, they want to make sure they deliver a good title. It is hard to stop and start, they have to maintain their momentum. They have success, and Mr. Vatterott asked the Commission to help them continue the success.

Mr. Hayes stated that the Commission is often faced with making tough decisions, and they have had the support of 28 alderman. Alderman are political entities but he wanted to be clear, politics is not a dirty word, as a matter of fact, in a democracy, the political process is the only way the will of the people can be expressed. He wanted to say that they have an unspoken bond with 28 aldermen, because they speak for the people of St. Louis, they have been duly elected. Mr. Hayes told Mr. Vatterott that right now, they do not have the total support of the alderman of the 6th Ward. If they were to overrule that alderman, they would be opening a Pandora's Box, and destroy again the unspoken bond that the Commission has had with 28 aldermen across the City. As a student of business, he understands the financial details, the window of opportunity that they are facing, but the Commission is there to support the will of the people, and that starts with the aldermen. He recommends to the Commissioners, that until they hear additional information from the alderman of the 6th Ward, they not violate that bond with the aldermen.

Mr. Vatterott stated that he understood the Chairman's position, but he also takes a look at the function of the Commission. This Commission is to take care of the assets of the City. He was not saying anything against Alderman Reed, but he is not out there meeting these buyers, trying to attract these buyers into the neighborhood. Affordable City Homes is, in essence, an engine producing voters for him in the future. These families are not all in this ward. There is not much that is there. He feels that the duty of the Commission is to take a look at the offers that come in, and dispose of City property. He has meet with Louis Reed, he has called Louis Reed, and he has to say that he doesn't even have a copy of the letter that the Alderman sent. Mr. Vatterott doesn't know what the Alderman's position is. He says it was taken care of, and Mr. Vatterott did get a hold of him, and that was the day they found out about the untimely death of Governor Carnahan. The Alderman has not gotten back with Mr. Vatterott to let him know just where they are going. He is really going against a shadow.

Mr. Hayes told Mr. Vatterott that he had presented his position very well, but Mr. Hayes wanted to be clear that the Commission's duties are written in State Statute. They are very clear on what their duties are. As a matter of fact, they have an attorney on staff that will, on a consistent basis, make sure that they stay on task as

far as the duties that they are sworn to uphold by the State and the City of St. Louis, and they know exactly what their duties are. Mr. Hayes stated that he felt that the Commission had enough information to deliberate.

Mr. Vatterott stated that he had one other issue, the issue of the phase one option. He asked the Commission if they would act on that at this meeting, so that he could go down and purchase the ground that their home buyers are writing to have their homes started on.

Mr. Miller made the suggestion that in fairness to the other people at the meeting, that they hear the rest of the speakers on the other agenda items, and that the Commission take this decision up on the Addendum as the first item on the regular agenda. Normally, the Commission doesn't make a decision or recommendation in the process. This is a process for open testimony, and the Commissioners ask questions, and then they move to the action agenda. Since this is not a numbered item, he feels that they can take it first. He doesn't believe that there is any contention, from Alderman Reed's letter, on phase I.

Dr. Barnhart stated that one of her concerns is, she feels that they need some more information, but they need to act quickly. This process has been delayed a couple of months, and she feels that they need to set up a special meeting as soon as possible, and resolve this issue. She feels it is important that they don't continue to delay this for everybody's sake.

Mr. Miller stated that he agrees with Dr. Barnhart, and just wants to say for the record that this matter has been brought before the Commission for the last two meetings consecutively, and pulled from the agenda while the developers and the alderman tried to reach some kind of consensus. This is really the first time that the Commission has heard any testimony from anybody on the issue. The developers, the Alderman and staff have been working on this for six months, and it is unfair to ask the Commission, in one morning, to resolve what they have not been able to resolve in six months.

Mr. Hayes stated that in 1950, there were 850,000 people in the City of St. Louis. There are now less than 300,000, and the trend seems to be downward. Hopefully projects such as Affordable City Homes can turn that trend arrow back up the way it should be. On every piece of property that the Commission has control of, they want to see a citizen in a home or some sort of commercial development, making sure the City turns around. This is very important, but he wanted to stress to Mr. Vatterott that the Commission has an unspoken bond with 28 alderman. They represent the City of St. Louis and he feels that on a matter of this magnitude, there has not been enough information presented to the Commission, for them to make a decision at this meeting, so he is recommending that this matter be deferred until the next meeting, and for all parties to get together to do whatever is necessary to make sure the Commission has enough information to decide on the issue.

Mr. Vatterott stated that he was at the meeting when the item was first on the agenda, he made the offer then, and they have not been able to get together. He doesn't know exactly where the objection or the recommendation of compromise is.

On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission deferred the offers of Affordable City Homes of St. Louis, and Pyramid Construction, Inc. on the parcels listed on exhibit 'A' until the December 13, 2000 meeting, or until a special meeting can be arranged, prior to that date, to resolve this issue.

Mr. Miller asked the Director of Real Estate about the phase 1 properties.

Mrs. Stuart stated that the option had expired, and an offer was not received from Affordable City Homes to renew phase I. When she spoke to Mr. Vatterott on the previous evening, he asked if the renewal of the option on the phase 1 properties could be discussed at this meeting.

Mr. Miller stated that he agreed with Dr. Barnhart that the Commission should move expeditiously to set an agenda and time for a special meeting to get with all of the interested parties to resolve this matter.

Mr. Hayes requested that the alderman, both developers, as well as officials from the City, that have an interest in this matter be present at the meeting. The Commissioners are not obstructionists, the goal of the Commission is to put property on line as quickly as possible.

Micah Tal Roufa (3600 N. Grand Blvd.) Mr. Roufa stated that the offers for 3600 N. Grand were deferred at the last Commission meeting, and he wondered if that would happen again at this meeting.

Joel L. LaRose, Envirotech, Inc. (3340 Morganford Road and 3344 Morganford Road.) Mr. LaRose stated that he represents Envirotech. They are not developers, they are not developing property, they are a new business, and they found a home in the City of St. Louis, and they would like to purchase the building. The agenda states that on the offer for item 44, the recommendation was rejection. The property is an environmentally impacted property. It is currently listed by the State of Missouri as an uncontrolled site, and it is listed in the class I category. They have had many meetings with the State, and they have had meetings with many departments of the City of St. Louis, and they are prepared to cooperate in any way they can to help get the property cleaned up, and make themselves a home in the City. They would like to know what they can do to help the Commission proceed with the matter.

Mrs. Stuart stated that in speaking with the agency's environmental people, because of a letter from the State Health Department, staff feels that we need something from the Health Department stating that the property is safe for employees, because in their original letter, they recommended that no employees be on the property. Right now, the main concern of staff is safety, and staff does not feel that they have enough information at this time.

Mr. LaRose stated that they are working on the information portion. The facility, and they do occupy just a small portion of the buildings, was a manufacturing facility for batteries. It has been out of business for a little over four years. They have left contamination behind, most of which is lead. That happens to be one of the main functions of Envirotech's business, to clean up lead and asbestos in buildings, and other environmental concerns. Their whole business is geared toward building remediation, and they have already conducted a number of tests. Before the State sent the Health Department in, they had already conducted tests to protect their employees.

Mr. Hayes stated that the forum of the Commission meeting is not conducive to hearing a complete presentation, because of time constraints. The Commission often asks this information be presented to staff.

Lynn Bohlmann stated that the offerors have made a presentation to staff. There have been several meetings. The property is a listed superfund site.

Mr. Miller stated that his concern is that Envirotech continues to occupy the building. LRA is liable for the building, and he has not heard Mr. LaRose say how they would address that issue.

Mr. LaRose stated that they have run a battery of tests on their employees, and they all came out showing there was no problem for the employees. OSHA has visited the site. Envirotech has not received their formal report, but verbally OSHA has told Envirotech that they don't have any complaints about the company occupying the building.

Mr. Miller stated that the problem is that there is nothing in writing, and they do know that the site is contaminated to some degree. Envirotech is occupying the building, and as a Commission he can not allow that to go on indefinitely.

Dr. Barnhart stated that even without an environmental issue, the LRA does not allow people to occupy the property without some sort of a contract.

Ms. Bohlmann stated that this is similar to the LRA receiving a four family building with a tenant in it. The tenant has an agreement with the former owner, so it is an inherited tenancy on the part of the LRA. This is not totally uncommon, but the agency typically tries to remove tenants. She knows that Envirotech has tested their employees, and she is glad that they are safe, however, that doesn't eliminate the LRA from liability. There is no kind of indemnification, there is not even a lease. This is a kind of month to month relationship. Mrs. Stuart touched on the fact that we do have a letter from the State saying that it is not safe, in their opinion, for workers to be there. She feels we must give that more weight, than Envirotech saying that they have tested their employees and it's ok. What staff has done was to send a 30 day notice, saying that they must either provide information from the State, saying that it is an acceptable risk to allow their employees to be there, or they need to vacate the property by November 30.

Mrs. Stuart stated that without the environmental problem, this is three acres of land, and it is very rare that LRA gets three contiguous acres of land, and she feels that there has not been enough time to evaluate what should be done with the land.

Mr. Miller stated that he doesn't have a problem, if they get a letter from the State saying it is safe for them to stay there, with negotiating a short term lease. There are some significant problems on the rest of the parcel.

Jocelyn Brown Williams, West Central Church of Christ (4631 Delmar Blvd. and 4661 Delmar Blvd.) Ms. Williams stated that she is a member of the West Central Church of Christ Outreach Committee, and the last time she was before the Commission, they discussed the offer that had been made by another individual for part of the property that the Church previously held an option on. She feels it is necessary to give the Commission a little history with regards to the property. West Central obtained an option on the property in December of 3 998. In October of 1999 they requested an extension of that option, because there had been a change in the leadership of the church. As a result, the Outreach Committee was stalled in its efforts to build on the property. Unfortunately, for whatever reason, a response was not received from the Commission about the extension, and West Central failed to contact the agency to determine the status of the request. Another individual expressed an interest in purchasing a portion of the two lots that West Central held the option on. She understands that the Commission will counter offer with an option on only a portion of the property they originally held. She doesn't have the authority to accept that counter offer, and would like to take that offer back to the members of the Church. She requested that the monies previously paid on the option be applied to the new option, if they accept the counter offer.

Steve Trampe, Owens Development (3615 Olive St.-The Continental Building) Mr. Trampe stated that he wanted to give the Commission an idea of what the developer was working with. He showed the Commission a financial structure chart. The City has committed to put \$1.25 million in the project. Mike Jones has been extremely valuable in supporting them and the project. They are in the process of trying to close the HUD funding. HUD ran out of money, so they are waiting for Congress to pass a new credit subsidy. They have a commitment from HUD of \$11.7 million. They have a commitment from Bank of America for the state and federal credits of over \$9 million. They have a Brownfield commitment from the State of \$1.4 million, and that should be increased to almost \$1.9 million. St. Louis University has committed \$1.5 million, the Missouri Development Finance Board has committed \$1.25 million. They have a commitment from a number of people, including Mrs. Pulitzer, for the tax credits. They have a commitment from the State Affordable Housing Assisted Payment Program for \$1.38 million. Grand Center has committed up to \$320,000.00. AmerenUE has committed to purchase up to \$4 million of the Brownfield credits as well as the State credits. The challenge has been the complexity of the deal. Mr. Trampe is anticipating that they will close before the end of the year. They keep saying they are three weeks out, but it keeps kind of roiling on them. They are very excited with having put together a phenomenal group of participants. They have completed about 1/3 of the closing documents to date and are now trying to reconcile a HUD requirement with what the Department of Interior needs in order to obtain the Historic Tax Credits on the building. He hopes that this will be the last time he has to come before the Commission on this project. They are three and a half years into the project, and are looking forward to completing it.

Mr. Miller asked what the findings were on the study that had been done on the skin of the building.

Mr. Tramps stated that the skin repair will cost about \$1.4 million, and they will need to remake, custom mold, about 700 of the terracotta blocks. They have looked at three or four different products. One of the products, which is called FRP or fiber reinforced plastic. The product is made by a firm in St. Peters, and has been used on the Broadway Exchange Building. Every year they replace blocks that are similar to the ones that will be needed on the Continental Building. The material has been approved by the National Park Service, but they want to see a mock up before the blocks are installed. It will be necessary to repair about 6000 blocks in addition to the 700 they have to replace.

Mr. Miller asked about the garage they have planned for the project.

Mr. Trampe stated that because of HUD regulations, the developer can't own the garage, but they will prepay the rent for the garage, and lease it for 55 years. There will be no debt on the garage, and a conventional lender would not have any problem having a leasehold. The garage will be owned by Grand Center when it is completed.

Leotha Readus, Jerusalem Missionary Baptist Church (1388 Montclair Ave. and 1390 Montclair Ave.) Ms. Readus stated that she is the chairman of the trustee board for Jerusalem Missionary Baptist Church at 5596 Ridge Ave. in Ward 22. The Church requested and received an option a year ago, on five parcels of land. The contingency was that there are two private parcels that they had to purchase. They have been able to purchase one at 1392 Montclair, but they were not able to purchase the one at 1384 Montclair. They have requested an extension of their option, but in the meantime they have been able to close on everything, they have contracts from the demolition company, Brown and Brown. They have a contract from Southwest Paving. They have a letter saying they have enough funds to cover the bills. They have a letter of good standing from the Secretary of State and they are now requesting a straight sale.

Ronald L. Triplett (1022-25 N. Whittier St.) Mr. Triplett stated that he would like to purchase property that is adjacent to property that his father bought in 1947. He was born in that house, was raised in that area, went to Cole School, played at the Turner playground. When they built Stevens School across the street, all of his friends moved out of the neighborhood, so he had a desire to move out of the neighborhood. That area is being revitalized now, and there is a plan in action for single family and multi family homes. His desire is to purchase this property and to build a four family residence there. This area has already been classified by the plan for multi and single family homes. He is not asking to do something that is out of the plan. He works in the City, he has a cleaning service, and is a member of Transformation Christian Church. He desires to live at this location because this area is only about three minutes from the Church. He has a lot of responsibility and commitment with opening the Church and it would be better for him to live in that area. He has a good relationship with his bank, and knows that he can get financing.

Margo Deloch, Mt. Pleasant Missionary Baptist Church (2911 Abner Place) Ms. Deloch stated that she made an offer, and sent in a financial statement, the savings, the checking, the letter from the State. The property they would like to purchase is a very small lot next to the Church. They have been cleaning the lot. People are dumping on the lot, and they have to clean it frequently. They would like to purchase the lot and close it in, and the Church has authorized her to purchase the land.

Marilyn Bonindo Pastera (4036 Delmar Blvd.) Ms. Pastera stated that she and Mr. Lewis live in Florissant, and would like to live closer to work. Ms. Pastera works for the Health Department as an abatement worker and a certified lead inspector. She helps the community to stop the children from getting lead poisoning. She has experience with carpentry, painting, she is a jack of all trades.

The Bell Garden

Mrs. Stuart stated that the Commission counter offered the sale of the Bell Garden at 2/3 of the value with the contingency that they would leave it as greenspace. Gateway Greening is now offering the full value for the property with no contingency for greenspace.

Gwenn Hayes-Stewart, Gateway Greening Ms. Stewart stated that they would like to get approval from the Commission for the offer, they are ready to go to contract, and to close within four months if not by the end of the year. If the Commission would approve this sale at .40 per square foot, they have the contractors in place to move ahead with the project.

Creola Mitchell, Grands and Grams Ms. Mitchell stated that she wanted to complement Eric Klipsch and the Commission for being so kind. The building is down. They were so careful to tell her how much money it took to move those big instruments, so they would leave them parked on her street all through the weekend. There is a lot of debris still there, heavy stuff., that they are putting dirt over. If they cover that over and eventually, as the soil sinks, those bricks are going to come up. and it is going to be a shoddy job as usual. She would like to know when they will complete the project.

REPORT OF ERIC J. KLIPSCH, SPECIAL PROJECTS STAFF

Mr. Klipsch stated that he had been by the site that morning, and they have not started to spread the soil. They will remove the asphalt, but he believes that they are leaving it there temporarily so they can drive their trucks over it to dump the soil. They will not put soil over asphalt. Mr. Klipsch stated that the site on S. Jefferson was finished in the previous week. They are working on Russell, They will begin digging and hauling at that site.

Mr. Klipsch stated that at the last meeting, the Commission asked him if there was anything that could be done about run off. He presented the Commissioners with an old project spec, and highlighted some of the language. This project is relatively standard, except they did pull the basements. The agency is not requiring the contractor to fill the holes on this job, because we are selling the lots right away, and the purchaser will build on them. It wouldn't make sense to fill the holes, and have them dug out again for construction. Mr. Klipsch pointed out the language "Builder meets surrounding grades and provides area for runoff and drainage, i.e. no ponding, no sink holes. The contractor shall ensure, through a soil management plan, submitted with the bid, and approved by the authority, that no soil or material other than water leave the property." That is a roundabout way of saying put up straw bails and some fiber if it is a slope. If it is a flat lot, nothing will migrate off anyway. This would be for sites similar to the one Mrs. Mitchell talked about on Vernon, where the back drops off 2 or 3 feet. Mr. Klipsch asked the Commission to consider this language, and if they approve, it can be included in the language of future contracts.

Mr. Miller suggested that before it is made part of LRA policy, that staff meet with the Building Division and see what their thoughts are on the matter, because the Building Division is doing a lot more demolitions that LRA is. He asked the Deputy Director if he would make sure that we have that discussion with the Building Division. It is a problem for citizens. There was an offer recently from a man on Delmar whose property received substantial damage from run off from a LRA demolition. This is a densely built city, and we need to be careful to prevent damage to surrounding property.

Mr. Klipsch stated that we should also include "secure all excavations with temporary construction fence and check daily on the integrity of said fencing. Any breach or damage to the fence should be repaired immediately, the fencing shall remain until the excavation is brought up to meet surrounding grade".

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, or obtaining an Owner's Title Insurance Policy by the time of closing.

1. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Angela M. Zigrang, in the amount of \$135.00, to purchase 1726 South 10^b St. Resolution No. 00-LRA-338

2. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Amos Arthur Gibson, in the amount of \$ 149.00, to purchase 7815 N. Broadway. Closing is contingent upon satisfactory completion of the repairs the Mr. Gibson's adjacent building.

Resolution No. 00-LRA-339

3. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Chris Carroil, in the amount of \$108.00, to purchase 2637 Chippewa St.

Resolution No. 00-LRA-340

4. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Johanna L Bonk, in the amount of \$ 120.00, to purchase 4141 Cleveland Ave.

Resolution No. 00-LRA-341

5. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Lula B. Riley and Geraldine Riley-Franklin, in the amount of \$155.00, to purchase 3967 Cook Ave. and 3969 Cook Ave.

Resolution No. 00-LRA-342

6. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Walter M. Davis and Annie W. Davis, in the amount of \$135.00, to purchase 1147 N. Euclid Ave.

Resolution No. 00-LRA-343

7. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Kathy L. Ghirardi, in the amount of \$120.00, to purchase 1826 Geyer Ave.

Resolution No. 00-LRA-344

8. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Ranada Williams, in the amount of \$150.00, to purchase 4628 Kennerly Ave.

Resolution No. 00-LRA-345

9. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Barbara T. Morrow, in the amount of \$120.00, to purchase 2153 E. Linton Ave.

Resolution No. 00-LRA-346

10. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Loistine C. Stewart, in the amount of \$125.00, to purchase 1010 N. Newstead Ave.

Resolution No. 00-LRA-347

11. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Alberta Smith, in the amount of \$120.00, to purchase 4155 Penrose St. Closing is contingent upon the offeror providing proof of ownership of the adjacent residence.

Resolution No. 00-LRA-348

12. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Joe Louis Robinson, in the amount of \$119.00, to purchase 4116 Pleasant St. Closing is contingent upon the offeror providing proof of ownership of the adjacent residence.

Resolution No. 00-LRA-349

13. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Gladys J. Childs, in the amount of \$120.00, to purchase 4235 Prairie Ave. Resolution No. 00-LRA-350

14. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Larry Wilkins, in the amount of \$144.00, to purchase 6106 Ridge Ave. due to the poor condition of the offerors adjacent residence.

15. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Edward j. Rollberg, Sr., in the amount of \$120.00, to purchase 2819 Russell Ave. Closing is contingent upon the offeror obtaining aldermanic support for the purchase of this class 'C' property.
Resolution No. 00-LRA-351

16. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Daniel Harper, in the amount of \$120.00, to purchase 2516 Slattery St. Closing is contingent upon the offeror obtaining aldermanic support for the purchase of this class 'C' property.
Resolution No. 00-LRA-352

17. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Charlesetta Coleman, in the amount of \$120.00, to purchase 4335 St. Ferdinand Ave. because Ms. Coleman has already purchased a side lot from LRA, and this parcel combined with the adjacent LRA owned parcels provides a site for future development.

18. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Wendell Marshall, in the amount of \$105.00, to purchase 4408 St. Ferdinand Ave.
Resolution No. 00-LRA-353

19. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Brenda S. Carter, in the amount of \$155.00, to purchase 2218 Sullivan Ave. Closing is contingent upon the offeror obtaining aldermanic support for the purchase of this class 'C' property.
Resolution No. 00-LRA-354

20. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Roosevelt Hawkins, Jr. and Betty J. Hawkins, Jr., in the amount of \$135.00, to purchase 5261 Terry Ave.
Resolution No. 00-LRA-355

21. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Joe Slate, in the amount of \$135.00, to purchase 5718 Wabada Ave.
Resolution No. 00-LRA-356

22. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Vickie Williams, in the amount of \$120.00, to purchase 5460 Wren Ave. Closing is contingent upon the offeror obtaining aldermanic support for the purchase of this class 'C' property.
Resolution No. 00-LRA-357

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.

23. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Denzil Dean, in the amount of \$200.00, to purchase 2820 North 19th St. due to the condition of the offerors adjacent building, and lack of information about his plans for the building and lots.

24. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 2911 Abner Place to Mt. Pleasant Missionary Baptist Church c/o Margo Deloch, in the amount of \$320.00.

Resolution No. 00-LRA-358

25. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 2717 Baldwin St. to Warner Jenkinson Co., Inc. c/o Harvey Noble, in the amount of \$3200.00. Closing is contingent upon the offeror obtaining aldermanic support for the purchase of this class 'C property.

Resolution No. 00-LRA-359

26. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 5166 Cates Ave. to Rufus Moore in the amount of \$410.00.

Resolution No. 00-LRA-360

27. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 3730 Cora Ave. to San Francisco Congregation of Jehovah's Witnesses c/o Charles Jones in the amount of \$860.00.

Resolution No. 00-LRA-361

28. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of La'Terryl Saddler, in the amount of \$2000.00, to purchase 5180 Delmar Blvd. due to insufficient financial resources to support such a large project, and because the proposed use is not appropriate for this location which the alderwoman has targeted for development.

29. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of William J. McLafferty, in the amount of \$250.00. to purchase 107 Elwood Ave.

Resolution No. 00-LRA-362

30. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 4517 Enright Ave. to Charlene M. Dummett in the amount of \$1790.00. Closing is contingent upon the offeror obtaining aldermanic support for the purchase of this class 'C property.

Resolution No. 00-LRA-363

31. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 5638 Etzel Ave., 5630 Etzel Ave., 5628 Etzel Ave., and 5618 Etzel Ave. to Rodrick Cunningham with a \$1000.00 per buildable lot/12 month option. Closing is contingent upon approval of the offeror's plans, financing, and budget; the offeror obtaining aldermanic support for the purchase of this class 'C property; their acquiring the needed privately owned parcel; and justification of the amount of land needed for construction of the planned residences.

Resolution No. 00-LRA-364

32. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of BCJNL Enterprises, Inc. c/o Jeff Franke of Wallace Realtors, in the amount of \$7000.00, to purchase 7735 Fordey St. Closing is contingent upon approval of the offerors plans and financing.

Resolution No. 00-LRA-365

33. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 15 front feet of 2836 McNair Ave. and that portion of 2838R McNair Ave. that is behind the offerors existing property and the 15 feet, to Douglas B. Finley in the amount of \$100.00. Closing is contingent upon Mr. Finley paying for the survey needed to subdivide the parcels, and his obtaining aldermanic support for the purchase.

Resolution No. 00-LRA-366

34. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 4727 Thrush Ave. to Alwayne Hughes in the amount of \$2300.00.

Resolution No. 00-LRA-367

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.

35. The Commission deferred action on the offer of The Father's House/St. Louis c/o Alvin Zamudio, in the amount of \$1600.00, to purchase 765 Bayard Ave.

36. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Marilyn Binondo Pastera and Steven Lewis, in the amount of \$100.00, to purchase 4036 Delmar Blvd. due to insufficient income to support the project, and because the building is in extremely poor condition, and should be demolished.

37. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of St. Louis University c/o Kathleen Brady, in the amount of \$24,014.97, to purchase the properties listed on exhibit "A" (48,029.94 sq. ft. - 15 parcels in the Gate District). Prior to closing, Purchaser shall receive from a reputable Title Company an ALTA form title insurance commitment with respect to the property, together with copies of all exceptions to such title commitment. Neither any documents supplied by Seller nor the title commitment shall include any exceptions to title or other matters which are unacceptable to Purchaser in Purchaser's reasonable discretion. Purchaser shall have the right, but not an obligation, to negotiate any amendments to any existing restrictions deemed necessary in Purchaser's reasonable discretion.

Resolution No. 00-LRA-368

38. Double Offer

A. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Carla Wright, in the amount of \$2500.00, to purchase 3600 N. Grand Blvd. due to insufficient income to support this large project, and lack of information on funding and plans for the center.

B. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 3600 N. Grand Blvd. to Micah Tal Roufa, with a \$5500.00/6 month option. Closing is contingent upon approval of the offerors plans, financing, and budget, and his obtaining aldermanic support for the purchase and planned use.

Resolution No. 00-LRA-369

39. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Michael C. Moore and Breanna F. Taylor, in the amount of \$750.00, to purchase 5458 Harney Ave. due to insufficient income to support the project.

40. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Richard Werner, in the amount of \$200.00, to purchase 2914 Hebert St. and 2918 Hebert St. due to lack of information and plans for the parcels.

41. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of the Metropolitan St. Louis Sewer District c/o Don P. Moschenross, in the amount of \$1060.00, to purchase 5647 Highland Ave.
Resolution No. 00-LRA-370

42. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 2013 James St. to A. Brooks Co., Inc. c/o Daniel T. Grady, in the amount of \$ 1500.00. Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-371

43. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Lawrence Wooten and Delores Wooten, in the amount of \$750.00, to purchase 4475 Lee Ave. Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-372

44. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Envirotech, Inc. c/o Joel L. LaRose, in the amount of \$10,000.00, to purchase 3344 Morganford Rd. and 3340 Morganford Rd.

45. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 4415 Morganford Road to John S. Weissmann, Joseph G. Weissmann and Michael A. Weissmann in the amount of \$5000.00. 2/3 of the sale price will be placed in escrow and may be used for environmental clean up as needed, up to that amount. Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-373

46. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 5817 Page Blvd. to Richard Casey in the amount of \$2000.00. Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-374

47. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of House of the Living God Church c/o Pastor Bennie Robinson, in the amount of \$1500.00, to purchase 1705 Union Blvd. and 1709 Union Blvd. due to insufficient funds for the project, and due to the condition of the offerors adjacent building.

48. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the offer of Jeffrey K. Stephens, Sr., in the amount of \$4000.00, to purchase 5316 N. Union Blvd. due to insufficient income to support the project.

D. OPTIONS

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

49. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$3000.00 per buildabfe lot/12 month option to Dutchtown South Community Housing Corp. c/o Susan Foulk on 3523 California Ave., 3525 California Ave. and 3527 California Ave. Closing is contingent upon CDA approval and completion of the demolition of any buildings on these parcels.
Resolution No. 00-LRA-375

50. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the request of El-Bethel Church c/o Minister Marie Johnson for a \$10,000.00/12 month option on 5882 Clemens Ave., 5876 Clemens Ave. and 5870 Clemens Ave. due to lack of any progress during the time of their previous option.

51. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$ 17,930.00/6 month option on 4661 Delmar Blvd. and 75 feet of 4631 Delmar Blvd. to West Central Church of Christ c/o Elder Willard Maytubby. Signing the option contract is contingent, upon their providing an acceptable progress report for the previous option period, and their obtaining a current letter of support from the alderman. Closing is contingent upon approval of the offerors plans, financing, and budget. They will be given credit for their previously paid option fee of \$3200.00.

Resolution No. 00-LRA-376

52. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 75 feet of 4631 Delmar Blvd. to Michael L. Jones, in the amount of \$6,170.00. Closing is contingent upon approval of the offerors plans, financing, and budget, and the offeror paying for the survey needed to split the parcel.

Resolution No. 00-LRA-377

53. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of the properties listed on exhibit 'A' (32,566 sq. ft. ■ 11 parcels in C. B. 3352) to Pyramid Construction, Inc. with a \$11,400.00/12 month option. Closing is contingent upon approval of the offerors plans, financing, and budget.

Resolution No. 00-LRA-378

54. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$42,39.00/12 month option to Cardinal Ritter College Prep c/o Jerry Burka on the properties listed on exhibit 'A' (65,752 sq. ft ■ 17 parcels in C. B. 3750 and 3751) Closing is contingent upon approval of the offerors plans and financing, and their finding a solution, acceptable to the City, to the closing of Delmar Blvd. and the necessary rerouting of traffic.

Resolution No. 00-LRA-379

55. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$1000.00 per buildable lot/12 month option to Sesmar Design c/o Richard A. Bell on the properties listed on exhibit 'A' (65,114.2 sq. ft. ■ 8 parcels in the 5600 and 5700 blocks of Clemens Ave.) Closing is contingent upon approval of the offerors plans, financing, budget, and their obtaining aldermanic support for the purchase and development of this class 'C' property.

Resolution No. 00-LRA-380

56. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of the properties listed on exhibit 'A' (30,701.5 sq. ft. ■ 8 parcels-5017-69 Ruskin Ave.) to 1-70 Northwest Development Corp. c/o Delester Jefferson with a \$1000.00 per buildable lot/12 month option. Closing is contingent upon the offeror obtaining MHDC funding, and approval of their plans, financing, and budget.

Resolution No. 00-LRA-381

57. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Jerusalem M. B. Church c/o Leotha Readus, in the amount of \$2100.00, to purchase 1388 Montclair Ave. and 1390 Montclair Ave. Closing is contingent upon approval of the offerors plans, financing, and budget.

Resolution No. 00-LRA-382

58. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$500.00/12 month option on 6442 Nashville Ave. to Robert McKendry, III and Pamela R. McKendry. Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA383

59. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 4239 Olive St., 4259 Olive St. and 4271 Olive St. to the St. Louis Housing Authority c/o Ellis Henry with a \$29,200.00/12 month option. Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-384

60. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 4331 Sacramento Ave. to Kossuth Church Of God In Christ c/o Patricia A. Rose, with a \$1975.00/12 month option . Closing is contingent upon approval of the offerors plans, financing, and budget, and their acquiring the additional parcels needed for the project.
Resolution No. 00-LRA-385

61. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission counter offered the sale of 1204 Tower Grove Ave., 1202 Tower Grove Ave. and 1200 Tower Grove Ave. to Pyramid Construction, Inc. c/o John Steffen with a \$1000.00 per buildable lot/12 month option. Closing is contingent upon CDA approval.
Resolution No. 00-LRA-386

62. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$21,000.00/12 month option to Cardinal Ritter College Prep c/o Craig Fowler on 3813 Washington Ave., 3817 Washington Ave., and 3823 Washington Ave. Closing is contingent upon the offeror providing an alternate parking solution that is acceptable to the SLDC Director of the Economic Development Division.
Resolution No. 00-LRA-387

63. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected the request of Nelson Thomas Davis, III, for a \$1000.00 per buildable lot/12 month option, on 4201 Washington Ave. and 4205 Washington Ave. due to insufficient income to support the project.

64. The Commission deferred action on the request of Ronald L. Triplett and Inez Triplett, for a \$1000.00 per buildable lot/12 month option on 1022 N. Whittier St., 1024 N. Whittier St. and 1026 N. Whittier St. until the December 13, 2000 meeting.

Addendum. On the motion of Dr. Barnhart, seconded by Mr. Hayes, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$2000.00 per buildable lot/12 month option to Affordable City Homes of St. Louis, Inc. c/o Gregory B. Vatterott on the parcels listed on exhibit "A" - 55,257.5 sq. ft. (17 parcels in the St. Vincent area). Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-388

Addendum. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission agreed to grant a \$1000.00 per buildable lot/12 month option to Gateway Development Corp. c/o Mike McClay on the parcels listed on exhibit "A" - 86,380 sq. ft. (23 Parcels on Benton St.). Closing is contingent upon approval of the offerors plans, financing, and budget.
Resolution No. 00-LRA-389

Addendum On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission accepted the offer of Gateway Greening, Inc. c/o Carrie Hermeling, in the amount of \$27,556.00, to purchase the properties listed on exhibit 'A' (68,890 sq. ft. ■ 18 Parcels in the 3800 block of Bell and Windsor). Prior to closing, Purchaser shall receive from a reputable Title Company an ALTA form title insurance commitment with respect to the property, together with copies of all exceptions to such title commitment. Neither any documents supplied by Seller nor the title commitment shall include any exceptions to title or other matters which are unacceptable to Purchaser in Purchaser's reasonable discretion. Purchaser shall have the right, but not an obligation, to negotiate any amendments to any existing restrictions deemed necessary in Purchaser's reasonable discretion.
Resolution No. 00-LRA-390

E. DONATIONS

All accepted Donations are contingent on the Donor paying delinquent taxes or the Collector of Revenue releasing the taxes.

65-69. On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission rejected agenda item 65, 66, and 68, and accepted the attached donations.
Resolution No. 00-LRA-391

F. RESOLUTION APPROVING THE ACQUISITIONS FOR THE CDA RESIDENTIAL DEVELOPMENT PROGRAM

On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission approved the attached Resolution No. 00-LRA-392

RESOLUTION APPROVING A 6 MONTH OPTION EXTENSION FOR OWEN DEVELOPMENT TO PURCHASE PROPERTY

On the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission approved the attached Resolution No. 00-LRA-393

5 FINANCIAL REPORTS

The Commission deferred action on the Financial Reports.

Mr. Miller asked staff if they had check on his request to take back the property sold to Solomon Temple Church several years ago.

Ms. Bohlmann stated that the agency will probably have to file a quiet title suit, and she will look into it.

6. THE NEXT REGULAR BOARD MEETING IS SCHEDULED FOR DECEMBER 13, 2000

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 matter and any other items permitted under section 610.021 or 610.213 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 the motion of Mr. Hayes, seconded by Dr. Barnhart, and with the concurrence of Mr. Miller, the Commission adjourned the meeting at 12:10 p.m.

Howard Hayes, Chairman

Dr. Carrie Barnhart, Vice Chairman

Sterling Miller, Secretary

St. Louis University

iparcelID	Address	i Usage	Front	Back	Side 1	Side 2 \ Square	? Feet 'Suit	No.
121600001900	3219 HICKORY ST	! Vacant Lot	25;	25-	120;	120:	3,000 89	724
:21630002300	3325 HICKORY ST	: Vacant Lot	2 5 ⁱ	25	121.5	121.5!	3,037 [^] 92	340
:21700001700	3421 HICKORY ST	: Residential	20;	2 0:	117.5	1 17.5	2,071;	: 3286
121600000200	3228 LASALLE ST	: Vacant Lot	2 4!	2 4:	120	120:	2,880 7539	371
:21630000900	3318 LASALLE ST	▪ Residential	i 18.58	18.58	121.5;	121.5;	1,989 102	90
:21670002700	3317 PARK AV	Vacant Lot	37.08;	37.08;	118.08 [^]	118.08 [^]	4,370 ⁱ	25
:21670002800	3321 PARK AV	: Vacant Lot	. 19.07	19.07	1 19.07	119.07:	2,270;	24
^21670002900	3323 PARK AV	j Vacant Lot	19.08	19.08	119.07	1 19.07	2,270;	23
:21670003000	3325 PARK AV	i Vacant Lot	19.06	19.06	120	120 ⁱ	2,280;	32
121670003100	3327 PARK AV	! Vacant Lot	40	40	120.03	120.03	4,800 i	22
21670003300	3331 PARK AV	: Vacant Lot	26	26	125.03	125.03:	3,250;	17
121670004300	3429 PARK AV	^ Vacant Lot	30	30	139	139]	4,170:89	484
:21590001400	3215 RUTGER ST	: Vacant Lot	30	30	125	125	3,750:89	460
21570501200	3201 VISTA AV	Commercial	34	47	115.66	115.66;	3,932 92	283
^21670001600	3324 VISTA AV	i Vacant Lot	37.06	37.06	107.02	107.02;	3,960;	26
							48,029;	

Pyramid Consgruction, Inc. Exhibit "A"

Parcel ID	Address	Usage	Front	Back	Side 1	Side 2	Square Feet	Suit	No.
33520001250	12100 E DESOTO AV	Vacant Lot	25	25	115	115	2,870	30	102j
133520001200	12104 E DESOTO AV	Vacant Lot	25	25	114.5	114.5	2,860	42	277
133520001100	j 2106 E DESOTO AV	Vacant Lot	25	25	114.33	114.33	2,850	27	175!
:33520000600	:2120 E DESOTO AV	[Vacant Lot	25	25	112.02	112.02	2,800	62	24[
133520001300	2101 E PRAIRIE AV	Vacant Lot	25	25	115.92	115.92	2,890	23	j 263
33520001600	:2109 E PRAIRIE AV	: Residential	19.83	19.83	113	113	2,241	9086	: 585j
133520001800	2115 E PRAIRIE AV	! Vacant Lot	39.54	39.54	112.75	112.75	4,450	40	147
33520001900	' 2119 E PRAIRIE AV	: Vacant Lot	39.07	39.07	111.01	111.01	4,330		- 798[
:33520002000	2123 E PRAIRIE AV	: Vacant Lot	40.11	40.11	111.01	111.01	4,450		803j
:33520002200	12127 E PRAIRIE AV	: Vacant Lot	25	25	113	113	2,825	80	\ 673\
33520002500	2133 E PRAIRIE	: AV Residential	28.12	65.75	83.83	75.42	3,274.		j 318!
							35,840;		

Cardinal Ritter College Prep Exhibit "A"

ParcelID	Address	Usage	Front	Back	Side1	Side2	Square Feet	Suit	No.
37500004200	724 CARPENTER PL	Residential	19-04:	19.04:	145:	145	2,760		j 1001:
37500003300	725 CARPENTER PL	Residential	17.08:	17.08:	152.5:	152.5:	2,600	9-11	221:
37500003200	j 727 CARPENTER PL	Residential	18	18:	152.5	152.5	2,740	27	405:
37500003000	! 731 CARPENTER PL	Vacant Lot	17.01	17.01	127.5 ¹	127.5	2,160	49	200:
37500002900	j 733 CARPENTER PL	Vacant Lot	18	18	152.06-	152.06	2,730		846
37510001800	3844 DELMAR BLVD	Vacant Lot	! 36.33:	36.33:	142.5	142.5	5,170	11	5:
37510001600	! 3850 DELMAR BLVD	Vacant Lot	: 31.25:	31.25	142.5:	142.5:	4,450	:1	4-
37510001500	3854 DELMAR BLVD	Vacant Lot	: 31.03:	31.03	142.06	142.06	4,400	:74	158:
37510001400	: 3856 DELMAR BLVD	Vacant Lot	: 31.03:	31.03	142.06 ²	142.06:	4,400	74	538
37510001300	3858 DELMAR BLVD	Vacant Lot	25	25	142.06	142.06	3,550	:74	540:
37510001200	3860 DELMAR BLVD	Vacant Lot	25	25	142.06	142.06:	3,550	:47	30
. 37510001100	i 3864 DELMAR BLVD	Vacant Lot	45.5	45.5	142.5	142.5 ¹ :	6,480	1	2:
: 37510000800	3874 DELMAR BLVD	Vacant Lot	30	30	142.5	142.5	4,270	:23	40
37500002100	3875 DELMAR BLVD	Vacant Lot	: 27.02	27.02	150	150	4,050	:51	383
: 37500002808	3894 ENRIGHT AV	Billboard	0	0	0	0	0	93	242:
37500002600	\ 716N VANDEVENTER AV	Vacant Lot	25	25	120	120	3,000	?47	172:
. 37500002700	, 718N VANDEVENTER AV	Vacant Lot	78.8	78.8	120	120	9,442	90	297
								65,752:	

Sesmar Design Exhibit "A"

iParcelID	Address	: Usage	Front	: Back	Side 1	Side 2	Square Feet	j Suit	.No.
:45470001100	5668 CLEMENS AV	Vacant Lot	26	26	175	175:	4,550	12	444;
145470001000	:5670 CLEMENS AV	\ Vacant Lot	25	25	175	175:	4,375	j85	1611
45470000800	5700 CLEMENS AV	: Vacant Lot	60	60	175	175	10,500	j12	104
45470000300	5736 CLEMENS AV	i Vacant Lot	70	70	175	175	12,250	87	506;
145470000200	15738 CLEMENS AV	: Vacant Lot	60	60	175	175	10,500	j	: 2665
:45460004500	5739 CLEMENS AV	Vacant Lot	60	60	175	175	10,500		2670;
i45460004600	15745 CLEMENS AV	: Vacant Lot	71	71	101.6	101.6	7,213		! 2664;
^45460004700	812 GOODFELLOW BLVD	: Vacant Lot	73.6	73.6	71	71	5,225	i	. 2666
							65,114		

1-70 Northwest Development Corp. Exhibit "A"

iParcelID	Address	Usage	Front	Back	Side 1	Side 2	Square Feet [Suit	No.
:50860006000	15017 RUSKIN AV	Residential	25	25	127.6	127.6	3,313:105	279
:50860005700	5029 RUSKIN AV	Vacant Lot	: 30	30	127.5	127.5	3,825 88	54;
:50860005600	[5031 RUSKIN AV	Vacant Lot	30	30	127	127	3,810;	\ 2332
50860005500	5035 RUSKIN AV	Vacant Lot	30	0	127.5	0	3,836 101	307
50860005200	[5041 RUSKIN AV	Vacant Lot	50	50	127.5	127.5	6,370:	512
:50860004600	(5065 RUSKIN AV	Vacant Lot	25	25	127.05	127.05	3,170172	338
150860004500	[5067 RUSKIN AV	Vacant Lot	25	25	127.6	127.6	3,190185	67
150860004400	5069 RUSKIN AV	Vacant Lot	25	25	127.5	127.5	3,187 88	330
							30,701	

Affordable City Homes of St. Louis, Inc. Exhibit "A"

ParcelMD	Address	Usage	Front	Back	Side 1	Side 2	Square Feet ; Suit	No. ;
21300001000	2914 EADS AV	: Vacant Lot	25;	2 5;	130;	130	3,250^	\ 255;
21300000600	! 2924 EADS AV	Vacant Lot	25	25;	130;	130;	3,250.18	47;
21540002300	12931 EADS AV	: Vacant Lot	! 57;	5 7i	133;	133;	7,580;6	: 198
21300000300	j 2932 EADS AV	Vacant Lot	25	2 5.	130^	130;	3,250^:26	' 601!
21300000200	^ 2934 EADS AV	: Vacant Lot	33>	33;	130i	130:	4,290;18	\ 246:
.21540001350	\ 2900 ST VINCENT AV	Vacant Lot	17.92	17.92	125^	12 5;	2,240^22	^ 302:
:21530001100	2901 ST VINCENT AV	: Vacant Lot	2 5;	25	113.83=	1 13.83:	2,840 10	55
21540001300	^;2902 ST VINCENT AV	Vacant Lot	17.92	17.92	125	125	2,240 22	. 301;
:21530001200	j 2903 ST VINCENT AV	: Vacant Lot	25	25	113.58^	113.58	2,840M8	: 448
21540001200	2904 ST VINCENT AV	Vacant Lot	25	25	125	125	3,120 39	: 283
:21540000900	2912 ST VINCENT AV	Vacant Lot	20.25	20.25	125a	125	2,530;22	\ 299
21540000800	12914 ST VINCENT AV	Vacant Lot	• 19.75	19.75	125^;	125	2,460.22	j 298i
121530001600	12915 ST VINCENT AV	: Residential	25	25	113.5;	113.5	2,837;9389	j 434]
:21530002200	j 2923 ST VINCENT AV	Vacant Lot	25	25	125^	125	3,120;18	! 419!
:21540000400	[2926 ST VINCENT AV	^ Vacant Lot	25	25	125:	125	3,120	i 666:
:21540000300	2930 ST VINCENT AV	Vacant Lot	: 24.42	24.42	125	125	3,050;	: 450;
121530002400	12937 ST VINCENT AV	^ Vacant Lot	25.92	25.92	125^	125	3,240 26	: 621

55,257

Gateway Greening, Inc.

Exhibit "A"

Parcel ID	Address	Usage	Front	Back	Side 1	Side 2	Square Feet	Area
25130003300	13861 BELL AV	Vacant Lot	14.75	14.75	65.5	65.5	960	04111
25130003400	13863 BELL AV	Vacant Lot	14.42	14.42	65.5	65.5	940:18	171
25130003500	13865 BELL AV	Vacant Lot	14.06	14.06	65.42	65.42	920:39	2501
25130002700	13814 WINDSOR PL	Vacant Lot	55'	55'	147'	147'	8,080:7	497:
25130002600	13816 WINDSOR PL	Garage	30'	30'	147'	147'	4,410:7	496:
25130002500	13818 WINDSOR PL	Vacant Lot	25'	25'	147.5'	147.5'	3,680:27	21:
25130002400	3820 WINDSOR PL	Vacant Lot	30'	30'	147'	147'	4,410:7	195:
25130002300	3824 WINDSOR PL	Vacant Lot	25'	25'	147.6'	147.6'	3,690-8480	530:
25130001800	3838 WINDSOR PL	Residential	32'	32'	147.5'	147.5'	4,720	3141
25130001700	13842 WINDSOR PL	Vacant Lot	28'	28'	147.5'	147.5'	4,130:18	225
25130001600	3846 WINDSOR PL	Vacant Lot	60'	60'	147'	147'	8,820:7	40
25130001400	3848 WINDSOR PL	Vacant Lot	44'	44'	147'	147'	6,460:7	487:
125130001300	3856 WINDSOR PL	Vacant Lot	26.92	26.92	147.5	147.5	3,970:23	1491
25130001200	3858 WINDSOR PL	Vacant Lot	25'	25'	147'	147'	3,670:7	8:
25130001100	3860 WINDSOR PL	Vacant Lot	25'	25'	147'	147'	3,670:7	463:
125130001000	3862 WINDSOR PL	Vacant Lot	19.5'	19.5'	82'	82'	1,590:30	97:
25130000900	13864 WINDSOR PL	Vacant Lot	19.07	19.07	82	82	1,560:46	2811
125130000800	13866 WINDSOR PL	Vacant Lot	39.17	39.17	82	82	3,210:9-13	343:
							68,890'	

Exhibit "A"

Resolution No. 00-LRA-391

E. DONATIONS

67. 4024 Cote Brilliante Ave. 3657-00-01200 \$580.00
Fairbanks Capital Corp. 25' x 116.16'
Ward 4 Vac. Lot 200/sq. ft.
69. 4431 St. Ferdinand Ave. 3705-00-03000 \$675.00
Wendell L. Marshall 25' x 134.66'
Ward 4 Vac. Lot 200/sq. ft.

RESOLUTION NO. 00-LRA-392

PRESENTED TO THE LRA BOARD ON 10/25/00

TO: Land Reutilization Authority Board of Commissioners

FR: GcorgianaB. Stuart

RE: Resolution Approving the Acquisitions for the CDA Development Program

EXECUTIVE SUMMARY:

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

BACKGROUND:

LRA purchases property for CDA for a variety of activities, at the request of neighborhood housing corporations, and with the approval of the Executive Director of the Community Development Agency ("CDA"), under the Community Development Block Grant program.

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.

CDA 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 CDA 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 to Operation Impact, and eventually transferred to CDA's selected developer when all necessary funding and approvals have been obtained. The terms of the option shall be: consideration of \$1.00 and the duration shall be for renewable two year periods.

REQUESTED ACTION:

Approval to purchase the properties listed on attached Exhibit "A" for CDA using the LRA Scattered Site Acquisition Work Program and approval to option the property to Operation Impact or its 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 Deputy Mayor for Development, the Executive Director or the Designee(s) of either are hereby authorized to purchase the properties listed on Exhibit "A" for CDA using the LRA Scattered Site Acquisition Work Program.
2. The Deputy Mayor for Development, the Executive Director or the Designee(s) of either are further authorized to option the properties to Operation Impact or its assigns on substantially similar terms to that contained in the option contract.
3. The Deputy Mayor for Development, the Executive Director or the Designee(s) of either are hereby authorized and directed to take all other actions reasonable and necessary to effectuate the intent of this Resolution.

Exhibit "A"
Resolution No. 00-LRA-392

- 3803 West Florissant Ave. ▪ Acquisition \$3,250.00, plus reasonable closing costs
- 3723 St. Ferdinand Ave. ▪ Acquisition \$8,000.00, plus reasonable closing costs
- 4869 Natural Bridge Ave. ▪ Acquisition \$80,000.00, plus reasonable closing costs

**Resolution No. 00-LRA-393
Presented to the Board on October 25, 2000**

TO: Board of Commissioners of Land Reutilization Authority of the City of St. Louis and Philip R. Hoge, Executive Director

FR: Georgiana Stuart & Michael Chikeleze

RE: RESOLUTION APPROVING A 6-MONTH OPTION EXTENSION FOR OWEN DEVELOPMENT TO PURCHASE PROPERTY

EXECUTIVE SUMMARY:

On January 26, 2000, the LRA Board approved a 9-month extension to Owen Development, to purchase 3615 Olive Street (the Continental Building). Their option expires on October 26, 2000. Currently Owen Development requests an option extension to complete the structure of the transaction. They have 50% of the closing documents completed and plan to close within the next 60 days.

BACKGROUND:

. LRA granted Owen development an option on the Continental Building in 1997. Since then, Owen has secured funds, (including structuring the state and federal tax credits) and done most of the plans and schematics. Staff recommends approval of the extension. During this period, Owen will finalize the plans and financing and close.

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 Land Reutilization Authority hereby authorizes an extension of the current option, upon the general terms and conditions as set forth above; and
2. The Executive Director or Designee is hereby authorized and directed to take all other actions necessary and proper to effectuate the intent of this Resolution.