LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
Tuesday, December 2, 2014
3:30 p.m.
2nd Floor West Conference Room, Busch Municipal Building

MEMBERS PRESENT:	Keith Chaffin, Steve Jackson, Ron Tappan and Frank Romines
MEMBERS ABSENT:	Matthew Aug
STAFF:	Mary Lilly Smith, Bill Weaver, Matt Schaefer, Judy White, Planning and Development Staff and Sarah Kerner, City Attorney
OTHERS PRESENT:	Jana Bands with Community Free Press, Kevin Hoffmeyer, Attorney, and Steve Stinett, Developer

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- **Call to Order**

Chairman, Frank Romines called the meeting to order at approximately 3:30 p.m. and roll was taken.

- **Redevelopment Plan for the So-El Redevelopment Area.**

Matt Schaefer, Staff, gave an overview of the Redevelopment Plan located at 430 E. Elm Street, 438 E. Elm Street and 444 E. Elm Street. The area is located on the south side of the street between Jefferson Avenue and South Kimbrough Avenue, comprises of approximately 0.63 acres. Area is already declared blighted in the 1960's as part of the South Central Urban Renewal Area. A blight study was not required due to the location. Developer proposed to demolish existing structures (3) and construct a four storey mixed use residential/commercial building with residential/commercial units on the first floor and the upper floors residential. Off-street parking will be required with this project. Staff supports and recommends approval of the plan.

Frank Romines, Chairman, asked about the supplemental explanation to Council Bill 2014-206, with 45% of the people with under 185' objection to the rezoning, what was the concern? Also, he asked about the concern with the water pressure.

Matt Schaefer responded that the concern regarding the rezoning was probably with the off-street parking and in regards to the water pressure; there are multiple areas of downtown with issues or undersized lines.

Frank Romines also had a question with the abatement language on page 8 to the application. It states "real property tax abatement is based on 100% of the assessed value, qualified new construction or rehabilitation for ten years". I wanted to clarify that it is the improved value not the original existing value as of the date of the plan or date of commencement, talking about the increase in value not the value today.

Matt Schaefer confirmed that the pre-redeveloped assessed value would not be subject to the abatement.

Ron Tappan made a motion to approve the application. Steve Jackson seconded the motion. Motion was approved (4 to 0).

- **Redevelopment Plan for The One House Redevelopment Area.**

Matt Schaefer, Staff, explained that the applicant is The One House, LLC. The site is located in the South Central Urban Renewal area at 405 E. Madison and 415 E. Madison comprising of 0.356 acres. A blight study was not required due to the location. Developer purposed to demolish the structures and construct two, three storey, six unit multi-family residential apartments. There will be six units per building for twelve units accommodating 36 residents. Off- street parking will be required with this project. Staff supports and recommends approval of the plan.

Keith Chaffin made a motion to approve the application. Ron Tappan seconded the motion. Motion was approved (4 to 0).

- **Redevelopment Plan for Greenway Studios Redevelopment Area.**

Matt Schaefer, Staff, explained that the applicant is Greenway Studios, LLC. This location is east of Drury University at the intersection of East Webster and North Texas Avenue in the Sherman Avenue Urban Renewal Area and the eastern most tip of the Redevelopment Area is in the Silver Springs Urban Renewal Area. Both Urban Renewal Areas were declared blighted area in 1964 and 1972 respectively. A blight study was not required due to location. Developer proposes to construct 84 micro-efficiency studio apartments, subject to requirements of planned development District 344. Rezoning was approved earlier in 2014. Timmons Temple is located within the redevelopment area and the structure will be relocated to Silver Springs Park.

Steve Jackson, Commissioner asked what concern did the property owner north of the location have.

General discussion thought that it was regarding the 20% open space due to some of the property was either sold or donated to the church at some time so they will not have that amount of open space.

Frank Romines inquired to the length of time the church has been vacant.

Matt Schaefer responded that they have been out for at least six months and they have a new church home on North Glenstone Avenue.

Ron Tappan made a motion to approve the application. Keith Chaffin seconded the motion. Motion was approved (4 to 0).

- **Amend Resolution No. 2010-3134 CRITERIA TO DETERMINE THE RIGHT TO REQUEST FOR A TAX ABATEMENT UNDER SECTION 99.700 RSMo.**

Sarah Kerner, Assistant City Attorney, introduced the changes to the resolution that were made at the LCRA Workshop in November. The changes relate to when tax abatements certificates can be granted in relationship to the issuance of the Certificate of Occupancy for the project. Previous policy stated the certificate could be issued up to 60 days after the Certificate of

Occupancy was issued. The changes would state that if a Certificate of Occupancy has been issued than you are no longer engaged in substantial construction.
Revisions to Section 2 are:

A. Eligible work on the property has been continuous but not yet completed
B. Contractor is still on site completing eligible construction or rehabilitation activities
C. Certificate of Occupancy associated with the eligible work has not been issued

Frank Romines asked for discussion regarding 2C in regards to whether or not the final Certificate of Occupancy or Partial Certificate of Occupancy has been issued. The Resolution should reflect that no Certificate of Occupancy associated with the eligible work permit or temporary has been issued prior to receiving the application for abatement. Changes will reflect this change and Bill Weaver will have the Resolution signed and sealed.

Other Business

- Request by the Board for guest(s) to be introduced at the beginning of the meeting.

With no further business to come before the LCRA, the meeting was adjourned at approximately 4:25 p.m.