

Land Clearance Redevelopment Authority (LCRA) Minutes

June 20, 2013

(Approved 11/25/2013)

The June 20, 2013 meeting of the Land Clearance Redevelopment Authority was held in the 4th Floor Conference room at City Hall, 6801 Delmar, University City. The meeting was called to order at 6:30 p.m.

Voting Members Present

Dan Wofsey (Chairperson)
Dan Rayhawk
Robert Frazier
Sultan Ali Muhammad

Voting Member Absent

Eric Vanderhoef

Non-Voting Council Liaison Present

Mayor Shelley Welsch

Staff Present

Andrea Riganti, Director of Community Development
Ray Lai, Deputy Director of Community Development
Lisa Peck, Manager of Economic Development

Approval of Minutes

Minutes for April 25, 2013 were approved unanimously.

Consideration of a Revised Blight Analysis for Parcels in the 6500 Block of Plymouth Avenue

Blight Analysis for Plymouth Avenue and Redevelopment Plan of 6514, 6518, 6522, 6524, 6523, 6525, 6526, and 6545 Plymouth Avenue

Ms. Riganti provided an overview and background information for the consideration of the revised blighting analysis. A blight analysis approved by LCRA in April included five parcels; the revised analysis includes a total of eight parcels.

The City of University City and Habitat for Humanity St. Louis formed a partnership two years ago. The City of University City would acquire vacant property from St. Louis County Board of Trustees if there is an interested party in redeveloping the property. As a result, the City, in turn, relinquishes ownership of the properties to Habitat for Humanity St. Louis for constructing infill homes. Habitat is proposing to build eight LEED platinum homes on the properties covered in the blight analysis. The project will be carried out in two phases. Approval by this board is the first step in order to move forward in the tax abatement process by approval of the blight analysis.

The existing conditions of the neighborhood are mostly single family homes with smaller lots. Ms. Riganti defined the designation of blight set forth in Missouri State Statute 99.320.

Mr. Paul Meyer of Habitat for Humanity St. Louis, the applicant, outlined the blighting criteria related to the subject properties. The subject properties' current conditions meet four of the five blighting criteria. These include: 1. unsafe or unsanitary conditions- environmental issues due

to age of the structure, demolition debris on site of vacant properties, lack of accessible entry to remaining structure; 2. deteriorated or inadequate site improvements- the single family structure at 6514 has been condemned by the City of University City. The vacant lots have debris, high brush and weeds, and remaining garage is in poor shape; 3. Improper subdivision or obsolete platting- the current zoning code calls for fifty- foot wide lots. The 4th blighting criteria; conditions that endanger the property by fire, weather, or other conditions-vacant subject properties fall under this criteria and are conducive to providing a haven for vandalism.

Ms. Riganti stated that the blighting study is consistent with the 2005 Comprehensive Plan

Mr. Rayhawk made a motion for approval of the resolution, Mr. Muhammad seconded the motion. Motion carried by unanimous approval.

Other Business

None

The meeting was adjourned at 7:00p.m.