



Land Clearance Redevelopment Authority

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8544 • Fax: 314-862-3168

MEETING OF THE LAND CLEARANCE REDEVLEOPMENT AUTHORITY (LCRA)
VIA VIDEOCONFERENCE
Thursday, June 6, 2024
10:00am

**IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE LCRA MEETING & PARTICIPATION**

LCRA will meet virtually (via Zoom) on June 6, 2024

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Webinar (Zoom) - via the link below:

<https://us02web.zoom.us/j/89884084075?pwd=-V5XOgWCuyZEhRexKmaGWxKxZIDjFQ.6fkCfv2-cjmJsSRR>

Passcode: 170179

Audio Only Call

Or One tap mobile :

+19292056099,,89884084075#,,,,*170179# US (New York)+13017158592,,89884084075#,,,,*170179#
US (Washington DC)

Or Telephone: Dial(for higher quality, dial a number based on your current location):

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International numbers available: <https://us02web.zoom.us/j/89884084075?pwd=-V5XOgWCuyZEhRexKmaGWxKxZIDjFQ.6fkCfv2-cjmJsSRR>

Citizen Participation

ALL written comments must be received **no later than Wednesday, June 5, 2024, at 5:00 p.m. the day before the meeting.** Comments may be sent via email to: kcole@ucitymo.org – Attention Keith Cole, Director of Finance. Such comments will be provided to the LCRA prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments, a **name and address must be provided.** Please also note if your comment is on an agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

AGENDA

LAND CLEARANCE REDEVELOPMENT AUTHORITY (LCRA)

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. August 12, 2020
5. Approval of Resolution 2024-1 Finding that the final development plan for the “Local University City” is not subject to the modified Delmar Loop Urban Renewal Plan.
6. Board Members Comments
7. Next Meeting Date – to be determined
8. Adjournment

Land Clearance Redevelopment Authority (LCRA) Commission Meeting Minutes
Meeting was held Via Videoconference
Wednesday, August 12, 2020
6:00 PM

Members in Attendance: Dan Wofsey; Dan Rayhawk; Lisa Greening

Members Absent: Sultan Ali Muhammad;

Members Excused: Mayor Terry Crow

Others in Attendance: City Manager Gregory Rose; City Attorney John Mulligan; Director of Finance Keith Cole

Call to Order

The meeting was called to order by Mr. Wofsey, Chairperson, at 6:03 PM.

Approval of Agenda

A motion to approve the agenda was made by Mr. Rayhawk and seconded by Ms. Greenway. The motion carried unanimously.

Agenda Items

Approval of Resolution No. 1-2020

Discussion commenced about the need for the Resolution No. 1-2020, the Treasury Services Agreement and the LCRA bank account. Members were not aware of the LCRA bank account and were curious where the balance in the account came from.

The reason for the meeting is due to Commerce Bank, the bank who holds the funds, recently advised the City of University City, Commerce Bank did not have a signed Treasury Services Agreement on file with the LCRA, and one must be in place to maintain the bank account. Since the LCRA is a separate public entity with their own Taxpayer Identification Number (TIN), it was recommended that the LCRA approve the Treasury Services Agreement with Commerce Bank and authorize the City Manager to execute it on behalf of the LCRA.

In addition, the LCRA delegates to the City the power to administer the associated bank account for the LCRA and carry out such power for the LCRA.

A motion to approve the Resolution No. 1-2020 as stated on the Resolution was made by Ms. Greening and seconded by Mr. Wofsey. The motion carried unanimously.

Adjournment

A motion to adjourn the meeting was made by Mr. Rayhawk and seconded by Ms. Greenway. The motion carried unanimously. The meeting adjourned at 6:14 PM.

RESOLUTION NO. 2024-1

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF UNIVERSITY CITY, MISSOURI FINDING THAT THE FINAL DEVELOPMENT PLAN FOR THE “LOCAL UNIVERSITY CITY” IS NOT SUBJECT TO THE MODIFIED DELMAR LOOP URBAN RENEWAL PLAN.

WHEREAS, The Land Clearance for Redevelopment Authority of the City of University City, Missouri (the “*Authority*”) is authorized by Section 99.420(2) of the Land Clearance for Redevelopment Authority Law, Section 99.300 to 99.660 of the Revised Statutes of Missouri, as amended, and University City Municipal Code Sections 120.070 and 120.460, to prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to the governing body of the community or communities within its area of operation and to undertake and carry out land clearance projects and urban renewal projects within its area of operation;

WHEREAS, Subtext Acquisitions, LLC (the “*Applicant*”) submitted to the City of University City, Missouri (the “*City*”) a final development plan for the “Local University City” providing for a mixed-use development consisting of approximately 259 apartment units, approximately 7,131 square feet of commercial space and approximately 399 parking spaces (the “*Project*”), located at 6630-6654 Delmar Boulevard in the City (the “*Project Site*”);

WHEREAS, the final development plan for the Project was approved by City Ordinance No. 7352 on May 28, 2024 (the “*Final Development Plan*”);

WHEREAS, the Project Site lies within the boundaries of the Delmar Loop Urban Renewal Area (MO R-55) as established pursuant to the Modified Delmar Loop Urban Renewal Plan approved by City Ordinance No. 5614 on July 20, 1987 (the “*Urban Renewal Plan*”); and

WHEREAS, the Urban Renewal Plan was in effect for a period of 20 years and expired on or about July 20, 2007, as provided in Section II.D thereof; and

WHEREAS, the Applicant has requested assurance that the Final Development Plan is not subject to the Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF UNIVERSITY CITY, MISSOURI AS FOLLOWS:

1. The Authority hereby finds the Final Development Plan is not subject to the Urban Renewal Plan because it expired on or about July 20, 2007. Therefore, the Final Development Plan does not have to comply with land use regulations and controls in the Urban Renewal Plan and the Final Development Plan is not subject to review and approval of the Authority.

2. The Chair and Secretary of the Authority, the City Manager, the City Attorney, and other appropriate City officials are hereby authorized to take any and all actions as may be deemed

necessary or convenient to carry out and comply with the intent of this Resolution, and to execute and deliver for and on behalf of the Authority, all certificates, instruments, agreements, and other documents as may be necessary or convenient to perform all matters herein authorized.

3. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF UNIVERSITY CITY, MISSOURI, THIS 6TH DAY OF JUNE, 2024.

Chair

Secretary