



1330 S. Big Bend Blvd.
Richmond Heights, MO 63117

September 14, 2012

Dear Property Owner/Resident:

I want to reach out directly to our residents regarding important recent developments in the City's pursuit of Hadley Township Redevelopment Area projects.

As we have said before, thoughtful, deliberate redevelopment of this area, rather than sporadic piecemeal redevelopment, is in the best interests of all our residents. Without a comprehensive approach, spot redevelopment will leave remaining residents hemmed in by sporadic commercial uses along Hanley Road.

The overall effort to redevelop Hadley Township began in 2004, when the majority of Hadley residents, wanting to sell their properties, asked the City to help them get fairly compensated. The City has worked diligently to find developers willing to acquire the properties above market prices. Earlier this year, the City issued a new request for proposals for comprehensive redevelopment. It was the fifth attempt by the City to attract such developers to the area. Menards seeks to develop the southerly portion of the area, south of Elinor. Pace Properties had plans for the area north of Elinor. Both of these developers are experienced professionals with the ability to realize their projects.

Today, Pace notified the City that they are unable to reach agreement with all of the property owners in their redevelopment area. Therefore, Pace has decided to end pursuit of their project.

Negotiations between Menards and property owners in their redevelopment area continue. We expect to learn more regarding Menards' progress in the next 30 days. Moving forward, the City will continue to work with Menards in the expectation that negotiations with property owners in their portion of the area will be successful.

Since comprehensive redevelopment will not be available to remove the blight conditions in the northern area between Elinor and Dale, the property owners will be required to remove blight conditions on private property.

We appreciate the patience of all property owners as the City sought a more comprehensive solution. The City does anticipate spot redevelopment is likely on Hanley, north of Elinor, going forward.

Please feel free to contact me or your City Council District representatives should you have any questions or wish to express your concerns. The City Council meets in City Hall at 7:30 p.m. on the first and third Monday of each month.

Sincerely,

James Beck
Mayor