



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

HADLEY TOWNSHIP NEIGHBORHOOD SUMMARY *A Recap From Pre-1999 To The Present*

Over the last 20 years, the Hadley Township area has attracted various speculators.

Today, more than 50 percent of the properties are owned by speculators and investment owners. The area has been significantly impacted by commercial redevelopment immediately to the west and south. Traffic along Hanley Road has increased significantly over the last 20 years — a result of the tremendous redevelopment that has taken place in communities bordering on the roadway and the fact that Hanley Road serves as the major north-south connector for the mid-county area.

1999-2002 – Multiple land speculators and developers make contact with property owners wanting to purchase their property.

May thru July 2002 – Several residents living in the neighborhood express concern about developer activity. The City Council repeatedly states that the City is not interested in a commercial redevelopment.

2002 – City hires Woolpert LLC, a professional planning firm to assess the neighborhood.

August 2003 – Petition submitted from Hadley Township neighborhood asking the City Council to issue a Request for Proposals (RFP) for in-fill housing as outlined in the Woolpert Study.

September 2003 – At a Special Council Workshop Meeting, the City Council requests staff to develop a Request for Proposal that substantially follows the request made by the Hadley Township Homeowner's Association.

- THF submitted a plan to redevelop the entire area, proposing a detailed mixed-use development. The City Council refused THF's proposal.
- City Council directed Staff to develop a second RFP to entice developers to do residential in-fill housing with no commercial development.

March 2004 – An RFP is published seeking proposals for in-fill single-family housing.

March 2004 – Kinder Construction Inc. submits a proposal in response to the RFP.

June 2004 – Kinder/HomeVesters rescinds their proposal.

August 2004 – The City Council held a special workshop to hear from the residents of the Hadley Township Neighborhood.

September 2004 – The City Council voted to go out for a comprehensive RFP on the Hadley Township Neighborhood.

February thru May 2005 – The City Council met in visioning sessions to work on the preparation of the new RFP.

June 2005 – The City's Hadley Township Redevelopment Area RFP was released and distributed. To further encourage developers to pick up the RFP, a letter outlining the proposal was sent to over 80 developers and home builders along with a copy of the advertisement.

September 2005 – All proposals were due to the office of the City Clerk at Richmond Heights City Hall no later than 4:00 p.m., CDT. The City received five (5) proposals:

- (1) Conrad Properties Corporation, Wolfe Properties, L.L.C. and Forest City Ratner Enterprises with a consulting team of Calthorpe Associates, Development Strategies, and Bryan Cave;
- (2) Michelson Commercial Realty & Development, LLC; and Heine & Croghan Architects, Inc.;
- (3) Mills Properties, Inc.;
- (4) THF Realty, Inc., The Jones Company, Fischer & Frichtel and Mayer Homes, affiliated as the Bricktown Development Company, and
- (5) QuikTrip.

December 2005 – Public presentation of the proposals and City Council interviews were held at 6:30 p.m. at THE HEIGHTS.

January 2006 – A Public Open House from 7 to 9 p.m. at THE HEIGHTS, allowed residents the opportunity to review each proposal and ask questions of each development team. Residents were asked to complete a questionnaire, giving the City feedback based on resident review of the three plans.

February 2006 City Council selected Michelson proposal

March – May 2006 Hadley Township Redevelopment TIF Commission convened.

June 7 and June 14, 2006 Public Hearing of the Hadley Township Area TIF Commission would be held at 7:00 p.m. at The Heights Community Center and stated it could be continued to if the Commission desired.

June 14, 2006 TIF Commission Resolution passed

July 5, 2006 Hadley Township Redevelopment Plan Public Hearing before the City Council

- Project cost estimated at \$189 million,
- Tax Increment Financing \$38,250,000
- Transportation Development District AND/or Community Improvement District \$8 million

July 12, 2006 Bill No. 5126 approved - Designates a portion of the City as a redevelopment area and finding that such area is a blighted area under the real Property Tax Increment Allocation Redevelopment Act; approves the Redevelopment Plan for the Hadley Township Redevelopment Area; approves a Redevelopment Project for Redevelopment Project Area 1

October 16, 2006 Bill No. 5143 approved - Authorizes the execution of a Redevelopment Agreement with Michelson for the Hadley Township Redevelopment Plan.

Since October 2006 - Michelson and the City have been working on the project as proposed by Michelson.

April 30, 2008 – Judge authorizes condemnation on the one property challenging the City's authority to acquire the necessary land for the Michelson project.

July 2008 – City Amends Michelson Redevelopment to speed up the project. On before August 29, Michelson will give Notice to Close by December 29, 2008, on certain properties.

August 2008 – Michelson notifies the City that they cannot meet the August 29 deadline.

September 2008 – City grants a 60-day extension for Michelson to give Notice by October 29 to Close by December 29, 2008.

October 2008 – Michelson notifies the City that they cannot meet the October deadline. Michelson requests a one-year extension citing the failing financial markets and national economy.

October 15, 2008 – City meets with affected residents and property owners to request their feedback. Majority of residents and property owners are in favor of the City granting Michelson the one-year extension.

October 29, 2008 – In order to give the City time to negotiate with Michelson, the City Council passed a 60-day extension to give Notice by December 29.

December 29, 2008 – The City gives Michelson 30-day extension.

January 2009 – Michelson unable to move forward with project.

February 27, 2009 – City send out new Hadley Township Redevelopment Area Request For Proposals. Deadline for proposals is May 29, 2009.

May 29, 2009 – City receives one proposal from Gateway Real Estate Partners titled “United Plaza at the Heights”. Developer and City agree that developer will secure project financing before formal discussions begin.

February 16, 2010 – City received financing verification and preliminary funding agreement from developer Gateway Real Estate Partners.

March 15, 2010 – City terminates 2006 Redevelopment Agreement and selects United Plaza as preferred developer. City Council authorizes City Staff to begin negotiating a new Redevelopment Agreement.

November 30, 2010 – City terminates its Master Development Agreement with United Plaza.

February 8, 2011 – The City reports that they have met with multiple developers, planners, economic development agencies. There is no interest in the Area as currently defined. City Staff recommends amending the Redevelopment Plan and reducing the Redevelopment Area.

September 6, 2011 – City Council Amends the Redevelopment Plan and Area

January 9, 2012 – City issues Request For Proposals (RFP) for the amended Redevelopment Area.

February 23, 2012 – City deadline for Proposals. Three proposals are submitted and under consideration.