

HADLEY TOWNSHIP REDEVELOPMENT SURVEY RESULTS 10.21.2008

1. Please complete the following contact information:			Response Percent	Response Count
 view	NAME:	<input type="text"/>	100.0%	99
 view	ADDRESS:	<input type="text"/>	100.0%	99
 view	SURVEY CODE:	<input type="text"/>	98.0%	97
			<i>answered question</i>	99
			<i>skipped question</i>	1

2. Should the City give Michelson another year to complete their financing? ~During this time period, the City and Michelson will assist home owners in keeping the exterior of properties up to Code. If Michelson secures financing within this period, current contract values will be honored.			Response Percent	Response Count
	YES	<input type="text"/>	91.8%	89
	NO	<input type="text"/>	8.2%	8
			Comments  view	4
			<i>answered question</i>	97
			<i>skipped question</i>	3

Comment Text	Response Date
 Find 1. enough is enough	Mon, 10/20/08 3:03 PM
 Find 2. Developer should demonstrate their commitment to the project by giving homeowners \$5,000-\$10,000 toward the contract price.	Fri, 10/17/08 4:20 PM
 Find 3. We are giving Michelson too much time - 6 months	Fri, 10/17/08 12:31 PM
 Find 4. shame on you You council control this!	Fri, 10/17/08 12:14 PM

10 responses per page 

3. Should the City explore other development options over the next few months? ~Re-starting the process could take several years. Property offers may be lower than existing contract values.

		Response Percent	Response Count
YES		13.5%	12
NO		86.5%	77
		Comments  view	3
		<i>answered question</i>	89
		<i>skipped question</i>	11

Comment Text	Response Date
 Find 1. Keep Michelson, The people in Hadley have bee through alot and I feel Michelson has done everything possible to keep this going	Mon, 10/20/08 8:24 AM
 Find 2. This project seems close to going through based on what we have been told.	Fri, 10/17/08 4:20 PM
 Find 3. You could control this!	Fri, 10/17/08 12:14 PM

4. Knowing Michelson will not secure financing by the end of the year, do you wish for the City to terminate the Agreement? ~If the City terminates the Agreement, the project will not go forward. Properties that are not up to Code will need to brought up to Code by the end of 2009.

		Response Percent	Response Count
YES		10.2%	9
NO		89.8%	79
		Comments  view	4
		<i>answered question</i>	88
		<i>skipped question</i>	12

Comment Text	Response Date
 Find 1. ?	Tue, 10/21/08 9:01 AM
 Find 2. ?	Mon, 10/20/08 3:00 PM
 Find 3. Only if they demonstrate their commitment to the project through a financial means mentioned above.	Fri, 10/17/08 4:20 PM
 Find 4. Same	Fri, 10/17/08 12:14 PM

5. The City sought in-fill development within the Hadley Township neighborhood twice in an effort to revitalize the neighborhood. Knowing the City by itself cannot fund renovations or revitalization; do you have other ideas as to how the neighborhood can be revitalized?

	Response Count
 view	31
<i>answered question</i>	31
<i>skipped question</i>	69

Comments

1. Michelson should only be given 3 to 6 months to get financing. Michelson should be giving the homeowner an incentive to extend the time, not \$1,000 but 2 to 3,000 dollars. Why should Michelson give us material to fix up our property. When all he going to do is tearing them down. Michelson does not want our houses he wants the land. If he has money or materials to fix up the houses, why not pay us the money he has promised through these contracts. Actually, Richmond Heights has let the area go to down, down, and down every year. Amy stated that the area was blighted before the Michelson came into the area. That is not true. My husband and I have lived here all our life. I have watched Richmond Heights neglect our area over the years. That is why it went down. Example, The new drainage system across Big Bend, planting flowers, the cleaning of the streets. If the Council members lived in this area, thing would change. I have the greatest respect for Gina, she has been against this project from the beginning.

Tue,
10/21/08
9:33 AM
2. Sorry, none at this time.

Tue,
10/21/08
9:05 AM
3. LOW INTEREST LOANS

Tue,
10/21/08
9:01 AM
4. Increase Code mandates on property and require all slum landlords to immediately bring their properties up to Code. Remove all "boards" over windows, mow lawns, etc. With Michelson not a priority, we can restore dignity to the neighborhood!

Mon,
10/20/08
3:03 PM
5. no

Mon,
10/20/08
2:56 PM
6. I can't believe the City Council gives the Resident less than forty eight hours to come up with their own solution to fix a problem that the City Council took over two years to screw up. On top of that, the feedback form is asking for answers, which in my view is leading and freighting to the residents. Under the "CURRENT SITUATION" you are stating that they either give the Developer more time and that MAYBE he will able to get financing, and what if he doesn't get the financing, they will be in the same boat a year from now. You state the property values have declined in the past two years, where did you get your information? Is it based on the national market, county of St.

Mon,
10/20/08
9:47 AM

Louis or Richmond Heights? In 2006 as far as I knew the markets were up. You state if another developer is selected that "it may likely be at a lower contract value", how do you know that, and why would you state this unless you wanted the resident to respond a certain way? Why do you also frighten the residents by letting them know that their property will need to come up to code by the end of 2009, now that most will not be able to afford to fix up their property's and ,for the past seven years you (the City) didn't enforce the code to begin with? . . . I believe the City should put a little more effort in to this: the City started this mess and doesn't seam to want to own up to it's mistakes. You are asking the residents to respond in a way that is favorable to the City's view so the City can say; this is what the residents want. If the City is going to use this feedback from to make its decision on what to do I will challenge it at the City Council meeting 10/20/2008 - Ernest Brooks

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|-----|--|------------------------------|
| 7. | Keep up the infrastructure streets, light, trim trees etc. | Mon,
10/20/08
9:06 AM |
| 8. | The project is too big & should be done in smaller phases. Block by Block residential in-fill redevelopment with largest streets being done first. Then move to Business redevelopment within the Hadley Township. The project may take longer but in the end, a smaller project is easier to fund. | Mon,
10/20/08
9:04 AM |
| 9. | Keep Michelson, They are good developers | Mon,
10/20/08
8:24 AM |
| 10. | I think that the redevelopment should be extended. I think that grants should be applied for to help home owner in Hadley Township bring houses up to code if the development does not go forward or fails after the extension. I think that property owners should be given money for agreeing to extend another year (2500-5000). | Mon,
10/20/08
8:13 AM |
| 11. | Reluctantly, we will allow Michelson more time however, they have been a royal disappointment. Apparently there were in no position to complete the project long before there were a financial meltdown. Does Michelson intend to honor the addition payment of \$5,000 dollars they promised us? Michelson is willing to donate materials for exterior maintenance during the extension period. Why not interior as well? It would appear that Michelson is a surrogate government for Richmond Heights. We realize that Richmond Heights has new leadership and we are hoping you don't disappoint us as well. Just because we are allowing them more time does not mean they have an indefinite amount of time to finish this project. Everyone's patient is wearing very this. | Fri,
10/17/08
4:29 PM |
| 12. | Knowing what we know about the area and having lived there for several years, we believe this area is ripe for complete re-development as it is attempting currently. . . The existing condition of the neighborhood doesn't allow for in-fill housing or the possibility of small-scale redevelopment. This scale of project is the right thing for Richmond Heights in the long-run. | Fri,
10/17/08
4:20 PM |
| 13. | Make sure you word Michelson new extension so if something better comes along he has 2 weeks to pay or move over. Why didn't Michelson show proof of funds at the beginning. I knew Michelson would use the bailout as an excuse. All around RH has and is being beautified except that BLACK COMMUNITY. I have no interest in selling my property for pennies, you allowed this situation to take place, so it's okay for you and others to drive buy and look at what you brought about. THF still has the money. Find someone | Fri,
10/17/08
12:56 PM |

- else to take over the project.
14. Make is a Historical Site provide funds to bring all homes to Code and Habitable. Fri, 10/17/08 12:49 PM
 15. The properties owned by developer should be brought up to Code because those properties are just sitting there. Fri, 10/17/08 12:33 PM
 16. Give less than 1 year, maybe 6 months. Michelson should have to pay owner-occupied monthly installments of \$750 - \$1000 as good faith measure. Should redevelopment fail, one year may not be enough time to bring homes to code. Perhaps grants for residents sought by the city. If no infill, it would be very difficult for me to sell my home due to what I live next to on either side and behind me. This has been an emotionally taxing ordeal; one we are ready to end. Fri, 10/17/08 12:31 PM
 17. I have 2 properties because of them - the targeted property and the replacement property. They never paid the commissioners award - there is no excuse! Fri, 10/17/08 12:23 PM
 18. NO Fri, 10/17/08 12:20 PM
 19. We are in a catch 22. We can't do anything but wait until funds are available. Fri, 10/17/08 12:17 PM
 20. We are in a catch 22. We can't do anything but wait until funds are available. Fri, 10/17/08 12:16 PM
 21. You have employed every arm twisting account possible. You made a poor choice & have proceeded without concern for us & total concern for the developer. Fri, 10/17/08 12:14 PM
 22. NO Thu, 10/16/08 4:25 PM
 23. No Thu, 10/16/08 4:12 PM
 24. This development will be the best project St. Louis has ever seen. Thu, 10/16/08 4:11 PM
 25. I have no other idea for the redevelopment and would like to see Michelson proceed with the project. I am willing to give the extension. Thu, 10/16/08 4:01 PM
 26. I have no other idea for the redevelopment and would like to see Michelson proceed with the project. I am willing to give the extension. Thu, 10/16/08 3:59 PM
 27. We wish that you would still go with Michelson. We hope that the community won't have to wait until the end of the year of 2009. We hope that the finances will change after the election. Thu, 10/16/08 3:47 PM

28. If the extension is approved I would like assistance on exterior improvements to my home, so I would appreciate more information on how to move forward with that, thank you. Thu,
10/16/08
3:45 PM
29. No. Thu,
10/16/08
3:42 PM
30. I just hope that the City along with Michelson include churches and businesses with getting / keeping their properties up to Code. Thu,
10/16/08
3:38 PM
31. I. The number 1. idea with Michelson sounds good. Thu,
10/16/08
3:29 PM