

FIRST REGULAR SESSION

# HOUSE BILL NO. 820

## 93RD GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE WRIGHT-JONES (63).

Read 1<sup>st</sup> time March 17, 2005 and copies ordered printed.

STEPHEN S. DAVIS, Chief Clerk

2087L.011

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### AN ACT

To authorize the sale of certain state property, with an emergency clause.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

**Section 1. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quit claim all interest of the state of Missouri in real property known as the Midtown Habilitation Center to Saint Louis University. The property to be conveyed is more particularly described as follows:**

**Tract A:**

**Part of Lot 1 of Renard's Subdivision and in Block No. 1278-A of the City of St. Louis, fronting 25 feet 1-3/8 inches of the North line of Park Avenue, by a depth Northwardly of 113 feet 6-1/2 inches of its East line and 116 feet 1/4 inch of the West line to the North line of a private alley 10 feet wide, having a width thereon of 25 feet; bounded East by a line 75 feet West of the West line of Carr Lane Avenue.**

**Tract B**

**Part of Lot 1 in Block 1 of Renard's Subdivision, and in Block 1278-A of the City of St. Louis, fronting 25 feet 1-3/8 inches on the North Line of Park Avenue, by a depth Northwardly of 108 feet, 7 inches on the East line and of 111 feet, 1 inch of the West line to the North line of a private alley 10 feet wide, having a width thereon of 25 feet; bounded East by a line parallel to and distant 25 feet West of the West line of Carr Lane Avenue.**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

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**Tract C**

**Part of Lots 1 and 2 in Block 1 of Renard's Subdivision, and in Block 1278-A of the City of St. Louis, beginning at a point in the North line of Park Avenue 50 feet, 2 3/4 inches West of the West line of Carr Lane Avenue; thence Northwardly parallel with the West line of Carr Lane Avenue 111 feet, 1 inch, more or less, to the North Line of private alley; thence Westwardly 25 feet; thence Southwardly parallel with Carr Lane Avenue, 113 feet, 6 inches, more or less, to the North line of Park Avenue; thence Eastwardly along said North line of Park Avenue 25 feet, 1-3/8 inches to the point of beginning.**

**Tract D**

**Part of Lot 1 in Block 1 of Renard's Subdivision and in City Block Number 1278-A, of the City of St. Louis, said part of said Lot having a front of Twenty Five Feet One and Three Eight inches (25' 1 3/8") on the North line of Park Avenue, by a depth North of One Hundred Sixteen Feet and One Fourth inch (116' 1/4") on its East line and One Hundred Eighteen Feet Six inches (118' 6") on its West line, to the North line of a private alley Ten (10) feet wide, and has a width of Twenty-five (25) feet on said private alley, and is bounded East by a line parallel to and distant Westwardly One Hundred (100) feet more or less from the West line of Carr Lane Avenue.**

**Tract E**

**Part of Lots 1 and 2 in Block 1 of Subdivision of Lot 20 of CITY COMMONS BY ADOLPH RENARD and in Block 1278A of the City of St. Louis, having a front of 25 feet 1-3/8 inches on the Northern Line of Park Avenue, by a depth Northwardly along the Western line of Carr Lane Avenue of 106 feet 1-1/4 inches to the Northern line of a private alley, on which said Lot has a width of 25 feet, the Northern line of said private alley is parallel with and distant 100 feet 5-1/2 inches South of the Southern line of Lot 3 of said Subdivision.**

**Tract F**

**Part of Lots 1 and 2 in Block 1 of Renard's Subdivision and in Block No. 1278A of the City of St. Louis and described as follows:  
Beginning in the East line of Grand Boulevard 61 feet 3-3/4 inches North of the North line of Park Avenue; thence Eastwardly parallel with the South line of lot 3 of said Block and Subdivision 133 feet to the East line of a**

65 private alley 15 feet wide; thence North along the East line of said private  
66 alley, 15 feet wide, 70 feet 5 inches to a point; thence Eastwardly and along  
67 the North line of a private alley and parallel with the South line of Lot 3 of  
68 said Block and Subdivision 125 feet to a point in the West line of Carr Lane  
69 Avenue; thence North along the West line of Carr Lane Avenue 100 feet 5-  
70 1/2 inches to the South line of Lot 3 of said Block and Subdivision; thence  
71 Westwardly and parallel to the South line of said Lot 3 of said Block and  
72 Subdivision, 258 feet to a point in the East line of Grand Boulevard; thence  
73 Southwardly along the East line of Grand Boulevard 171 feet to the point of  
74 beginning.

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76 **Tract G**

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78 Lot 3 and part of Lot 4 in Block 1 of Renard's Subdivision, and in Block  
79 1278A of the City of St. Louis, together fronting 123 feet 7 inches on the East  
80 line of Grand Boulevard, by a depth Eastwardly of 258 feet 3 inches, more  
81 or less, on the North line and of 258 feet 1 inch, more or less, on the South  
82 line to the West line of Carr Lane Avenue, and having a width thereon of  
83 126 feet 9-1/4 inches, more or less, bounded on the North by Vista Avenue  
84 and on the South by Lot 2 of said Block and Subdivision.

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86 2. The sale price of the property described in subsection 1 of this section shall be  
87 for the amount agreed upon by the commissioner of administration and the president of  
88 Saint Louis University based upon an appraisal process approved by both. The  
89 commissioner of administration shall set the terms and conditions for the sale as the  
90 commissioner deems reasonable. Such terms and conditions may include, but are not  
91 limited to, the time, place, and terms of the sale.

92 3. The attorney general shall approve as to form the instrument of conveyance.

93 Section 2. 1. The governor is hereby authorized and empowered to sell, transfer,  
94 grant, and convey all interest in fee simple absolute in property owned by the state in the  
95 City of St. Louis to the Land Reutilization Authority of the City of St. Louis. The property  
96 to be conveyed is more particularly described as follows:

97 Tract #1: Part of Lots No. 1, 2, and 3 in Block No. 4 of the fourth  
98 Subdivision of the City Commons and in Block No. 1254 of the City of St.  
99 Louis, fronting 18 feet 9 inches on the West line of Grattan Street, by a  
100 depth Westwardly between parallel lines of 85 feet to the West line of said  
101 Lot No. 3; Rounded South by a line passing through a partition wall  
102 between building numbered 1441-43 Grattan Street, and distant 34 feet 9  
103 inches North of and parallel with the North Line of Carroll Street, according  
104 to survey by Joyce Company, Surveyors and Engineers, executed on May 27,  
105 1963.

106 **Tract #2: The Northern 66 feet 6 inches of Lots 1, 2, and 3 in Block 4 of**  
107 **Fourth Subdivision of the City Commons, and in Block No. 1254 of the City**  
108 **of St. Louis together fronting 66 feet 6 inches on the West line of Grattan**  
109 **Street, by a depth Westwardly of 85 feet to the West line of said Lot No. 3;**  
110 **Bounded North by the South line of an alley, and South by a line 53 feet 6**  
111 **inches North of and parallel with the North line of Carroll Street, according**  
112 **to Survey by Joyce Company, Surveyors and Engineers, executed on May**  
113 **27, 1953.**

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115 **Tract #3: The Southern 34 feet 9 inches of Lots 1, 2, and 3 in Block 4 of the**  
116 **Subdivision of Block 3 of the City Commons and in Block 1254 of the City**  
117 **of St. Louis, fronting 34 feet 9 inches on the West line of Grattan Street, by**  
118 **a depth Westwardly between parallel lines of 85 feet to the West line of said**  
119 **Lot 3; Bounded North by a line passing through a partition wall between**  
120 **buildings Nos. 1441 and 1443 Grattan Street and South by the North line of**  
121 **Carroll Street.**

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123 **Track #4: Lots 4 and 5 in Block 4 of the Subdivision of Block 3 of the City**  
124 **Commons and in Block No. 1254 of the City of St. Louis, together fronting**  
125 **50 feet on the North line of Carroll Street, by a depth Northwardly of 120**  
126 **feet to an alley.**

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128 **Track #5: Lots 22 and 23 in Block 4 of Fourth Subdivision of Block 3 of the**  
129 **City Commons and in Block No. 1254 of the City of St. Louis, together**  
130 **fronting 55 feet 11 1/4 inches on the West line of Grattan Street, by a depth**  
131 **Westwardly of 125 feet on the South line of Lot 23 and of 126 feet 8 1/2**  
132 **inches in North line of Lot 22 to an alley, having a width in the rear of 76**  
133 **feet 6 1/2 inches.**

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135 **Tract #6: Lots 24, 25 and 26 in block 4 of Fourth Subdivision of Block 3 of**  
136 **the City Commons and in Block No. 1254 of the City of St. Louis, together**  
137 **fronting 75 feet on the West line of Grattan Street, by a depth Westwardly**  
138 **of 125 feet to an alley.**

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140 **Tract #7: Lots 27, 28, 29 and 30 in Block 4 of Fourth Subdivision of Block**  
141 **3 of the City Commons and in Block No. 1254 of the City of St. Louis,**  
142 **together fronting 100 feet on the West line of Grattan Street, by a depth**  
143 **Westwardly of 125 feet to an alley.**

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145 **Tract #8: A portion of the twenty foot (20') wide East and West alley in City**  
146 **Block 1254, being more particularly described as follows:**  
147 **The twenty foot (20') wide East and West alley in City Block 1254 from the**  
148 **West line of Grattan Street, sixty feet (60') wide Westwardly to the east line**

149           **of the existing twenty foot (20') wide North and South alley a distance of one**  
150           **hundred twenty-five feet, more or less (125 feet more or less).**

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152           **2. Consideration for the conveyance described in this section shall be one dollar and**  
153 **other valuable consideration.**

154           **3. The commissioner of administration shall set the final terms and conditions for**  
155 **the sale as the commissioner deems reasonable.**

156           **4. The attorney general shall approve the form of the instrument of conveyance.**

          Section A. Because immediate action is necessary to provide needed space to St. Louis  
2 University and the City of St. Louis, this act is deemed necessary for the immediate preservation  
3 of the public health, welfare, peace and safety, and is hereby declared to be an emergency act  
4 within the meaning of the constitution, and this act shall be in full force and effect upon its  
5 passage and approval.