

FIRST REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 684**  
94TH GENERAL ASSEMBLY

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Reported from the Committee on Economic Development, Tourism and Local Government, April 12, 2007, with recommendation that the Senate Committee Substitute do pass and be placed on the Consent Calendar.

1264S.02C

TERRY L. SPIELER, Secretary.

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**AN ACT**

To authorize the conveyance of certain state properties, 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**  
**2 to sell, transfer, grant, convey, remise, release and forever quitclaim all**  
**3 interest of the state of Missouri in real property known as Midtown**  
**4 State Office Building, St. Louis, Missouri, more particularly described**  
**5 as follows:**

**6 "PARCEL No. 1" IN CITY BLOCK 1059**  
**7 ST. LOUIS, MISSOURI**

**8 A parcel of ground in Block 1059, of the City of St. Louis,**  
**9 Missouri, including all of Lots A, B & C, and part of Lots 8,**  
**10 7, 6, 5 & 4; said parcel being more particularly described**  
**11 as follows: COMMENCING at the point of intersection of**  
**12 the south line of Olive Street, 60 feet wide, with the east**  
**13 line of Grand Boulevard, 80 feet wide; Thence South 60**  
**14 degrees 30 minutes West 160.00 feet, along the south line of**  
**15 said Olive Street, to the west line of said Lot C, and being**  
**16 the point of BEGINNING of the parcel herein described;**  
**17 Thence South 60 degrees 30 minutes East 159.84 feet, along**  
**18 the south line of said Olive Street, to an angle point**  
**19 therein; Thence South 60 degrees 38 minutes 07 seconds**  
**20 East 221.23 feet, along the south line of said Olive Street,**  
**21 to a line distant 18.00 feet east of and parallel with the**  
**22 west line of said Lot 4; Thence South 29 degrees 21 minutes**  
**23 53 seconds West 88.25 feet, along said line parallel with the**

west line of said Lot 4, to the centerline of the former Alley, 10 feet wide, in said Block, Vacated by Ordinance 64807; Thence North 68 degrees 12 minutes 09 seconds West 86.98 feet, along the centerline of said former Alley; Thence South 16 degrees 14 minutes 50 seconds West 57.10 feet, to the north line of Lindell Boulevard, 100 feet wide; Thence North 75 degrees 00 minutes 25 seconds West 56.21 feet, along the north line of said Lindell Boulevard, to an angle point therein; Thence North 76 degrees 17 minutes 40 seconds West 233.92 feet, along the north line of said Lindell Boulevard, to a point distant South 76 degrees 17 minutes 40 seconds East 186.17 feet, from its intersection with the east line of said Grand Boulevard; Thence North 14 degrees 59 minutes 20 seconds East 72.53 feet, to the south line of the former Alley, 15 feet wide, in said Block, Vacated by Ordinance 58135; Thence North 5 degrees 00 minutes 21 seconds West 18.20 feet, to the point of intersection of the north line the last said Vacated Alley, with the west line of the aforesaid Lot C; Thence North 29 degrees 25 minutes 40 seconds East 147.50 feet, along the west line of said Lot, C to the south line of said Olive Street and the point of beginning and containing 65,683 Square Feet or 1.5079 Acres.

**"PARCEL No. 2" IN CITY BLOCK 1060**

**ST. LOUIS, MISSOURI**

A parcel of ground in Block 1060, of the City of St. Louis, Missouri, being all of Lots 1 through 7 inclusive; said parcel being more particularly described as follows: BEGINNING at the point of Intersection of the north line of Olive Street, 60 feet wide, with the west line of Theresa Avenue, 60 feet wide; Thence North 60 degrees 38 minutes 07 seconds West 396.39 feet, along the north line of said Olive Street, to the west line of said Lot 7; Thence North 29 degrees 19 minutes East 156.76 feet, along the west line of said Lot 7, to the south line of an Alley, 15 feet wide, in said Block; Thence South 75 degrees 00 minutes 54 seconds East 346.18 feet, along the south line of said Alley, to the

61 west line of said Theresa Avenue; Thence South 15 degrees  
62 13 minutes 06 seconds West 250.33 feet, along the west line  
63 of said Theresa Avenue; to the north line of said Olive  
64 Street and being the point of beginning and containing  
65 74,400 Square Feet, or 1.7080 Acres.

66 2. The commissioner of administration shall set the terms and  
67 conditions for the conveyance as the commissioner deems  
68 reasonable. Such terms and conditions may include, but are not limited  
69 to, the time, place, and terms of the conveyance.

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

Section 2. 1. The governor is hereby authorized and empowered  
2 to sell, transfer, grant, convey, remise, release and forever quitclaim all  
3 interest of the state of Missouri in real property located in Park Hills,  
4 St. Francois County, more particularly described as follows:

5 All of that part of Block 4 of Doe Run Lead Company's  
6 Subdivision of the Town of Flat River, in St. Francois  
7 County, Missouri, as recorded in Book 5 at Pages 6 and  
8 7. Begin at the Southeast corner of Lot 13, Block 4 of  
9 said Subdivision; thence South 52 degrees 58 minutes  
10 West, 135 feet on the North line of Coffman Street to the  
11 point of beginning of the tract herein described; thence  
12 continue South 52 degrees 58 minutes West, 125 feet on  
13 the North line of Coffman Street; thence North 37  
14 degrees 2 minutes West, 140 feet; thence North 52  
15 degrees 58 minutes East, 125 feet; thence South 37  
16 degrees 2 minutes East, 140 feet to the point of  
17 beginning. The above described tract includes a part of  
18 Lots 14, 15 and 16 of Block 4 of said Subdivision and a  
19 part of an abandoned railroad right-of-way.

20 2. The commissioner of administration shall set the terms and  
21 conditions for the conveyance as the commissioner deems  
22 reasonable. Such terms and conditions may include, but are not limited  
23 to, the time, place, and terms of the conveyance.

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

Section 3. 1. The governor is hereby authorized and empowered

2 to sell, transfer, grant, convey, remise, release and forever Quitclaim  
3 all interest of the state of Missouri in real property located in Cabool,  
4 Texas County, more particularly described as follows:

5 All of that part of a Tract of land located in the  
6 Southeast Quarter of the Southeast Quarter of Section  
7 12, Township 28 North, Range 11 West, Texas County,  
8 Missouri, more particularly described as follows:

9 COMMENCING at an existing 5/8" Iron Pin at the  
10 Southwest corner of the Southeast Quarter of the  
11 Southeast Quarter of Section 12, Township 28 North,  
12 Range 11 West, Texas County, Missouri; thence North 00  
13 Degrees 24 Minutes 28 Seconds East along the West line  
14 of said Quarter Quarter, a distance of 1325.38 feet to the  
15 Northwest corner thereof; thence South 88 Degrees 48  
16 minutes 49 Seconds East along the North line of said  
17 Quarter Quarter, a distance of 44.92 feet to a point;  
18 thence South 00 Degrees 24 minutes 19 seconds West, a  
19 distance of 636.20 feet to a point; thence South 88  
20 Degrees 52 minutes 30 Seconds East, a distance of 5.05  
21 feet; thence continuing South 88 Degrees 52 minutes 30  
22 Seconds East, a distance of 734.24 feet to the POINT OF  
23 BEGINNING; thence North 11 Degrees 00 minutes 28  
24 Seconds East, a distance of 395.81 feet to a point; thence  
25 North 11 Degrees 00 Minutes 28 Seconds East, a  
26 distance of 395.81 feet to a point; thence North 50  
27 Degrees 01 Minutes 04 Seconds East, a distance of  
28 239.93 feet to a point of intersection with the centerline  
29 of the old Cabool-Willow Springs Road; thence South 39  
30 Degrees 39 Minutes 35 Seconds East along said  
31 centerline, a distance of 107.92 feet to a point; thence  
32 departing said centerline South 61 Degrees 28 minutes  
33 55 Seconds West, a distance of 215.25 feet to a point;  
34 thence South 04 Degrees 00 Minutes 19 Seconds East, a  
35 distance of 329.20 feet to a point; thence South 21  
36 Degrees 32 Minutes 32 Seconds East, a distance of 34.27  
37 feet to a point; thence North 88 Degrees 52 minutes 30  
38 Seconds West, a distance of 174.78 feet to the POINT OF

39 BEGINNING and containing 62,476 square feet or 1.434  
40 acres, more or less.

41 2. The commissioner of administration shall set the terms and  
42 conditions for the conveyance as the commissioner deems  
43 reasonable. Such terms and conditions may include, but are not limited  
44 to, the time, place, and terms of the conveyance.

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

Section 4. 1. The governor is hereby authorized and empowered  
2 to sell, transfer, grant, convey, remise, release and forever quitclaim all  
3 interest of the state of Missouri in real property located in Joplin,  
4 Newton County, more particularly described as follows:

5 Tract "A" Description:

6 Commencing at a found monument at the Northwest corner  
7 of the Northeast Quarter of Section 21, Township 27 North,  
8 Range 33 West in the City of Joplin, Newton County,  
9 Missouri; Thence S01°42'35"W along the West line of said  
10 Quarter Section a distance of 50.01 feet to the South Line  
11 of 32nd Street; Thence S89°36'28"E along said line parallel  
12 with the North Line of said Section 21, a distance of 534.01  
13 feet to the Northwest Corner of the Additional 100 foot  
14 wide Missouri National Guard Armory Tract and the point  
15 of beginning. Thence S89°36'28"E along the South Line of  
16 32nd Street 50.00 Feet; Thence on a deed bearing of  
17 S00°41'30"W 500.00 feet; Thence N89°36'28"W 50.00 Feet to  
18 the Southwest Corner of the additional 100 foot wide  
19 Missouri National Guard Armory tract; Thence along the  
20 West line of Said tract on a Deed bearing of N00°41'30"E  
21 500.00 feet to the point of beginning. Excepting any  
22 portion lying within any additional road right-of-way for  
23 32nd Street on the North Side thereof. Containing 0.57  
24 acre (24,979 square feet) more or less.

25 2. The commissioner of administration shall set the terms and  
26 conditions for the conveyance as the commissioner deems  
27 reasonable. Such terms and conditions may include, but are not limited  
28 to, the time, place, and terms of the conveyance.

29 3. The attorney general shall approve as to form the instrument

30 of conveyance.

Section 5. 1. The governor is hereby authorized and empowered  
2 to sell, transfer, grant, convey, remise, release and forever quitclaim all  
3 interest of the state of Missouri in real property located in Springfield,  
4 Greene County, more particularly described as follows:

5 Beginning on the South side of St. Louis Street at a  
6 point fifty (50) feet west of the Northwest corner of a  
7 lot known at one time as the W. J. McDaniel Lot, which  
8 point is now the Northwest corner of the Simmons Lot  
9 (formerly the A. J. Clements lot), thence West along the  
10 South side of St. Louis Street fifty (50) feet to Bryan's  
11 Northeast corner, thence South to South alley now  
12 McDaniel Street, thence East fifty (50) feet to the  
13 Southwest corner of the lot formerly belonging to said  
14 Clements, thence North to the beginning, all in the City  
15 of Springfield, Missouri. Also described as Beginning  
16 50 feet West of the Northwest corner of Lot 1,  
17 Kimbroughs Addition, West 50 feet, thence South 222  
18 feet to McDaniel Street, East 50 feet, North to the  
19 beginning.

20 2. The commissioner of administration shall set the terms and  
21 conditions for the conveyance as the commissioner deems  
22 reasonable. Such terms and conditions may include, but are not limited  
23 to, the time, place, and terms of the conveyance.

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

Section 6. 1. The governor is hereby authorized and empowered  
2 to sell, transfer, grant, convey, remise, release and forever quitclaim to  
3 the City of Chillicothe all interest of the state of Missouri in real  
4 property located in Chillicothe, Livingston County, more particularly  
5 described as follows:

6 DESCRIPTION OF TRACT #1

7 A tract of land being part of the East 770 feet of Lot 1 of  
8 Weston Heights Addition to Chillicothe and part of Block  
9 3 of Bruce's Subdivision to the City of Chillicothe, all  
10 being in the Southeast Quarter of Section 35, Township  
11 58 North, Range 24 West of the fifth principal meridian,

12        Livingston County, Missouri, being more particularly  
13        described as follows:  
14        Commencing at an iron pin marking the Southeast  
15        corner of said Section 35; thence North 00 degrees 01  
16        minutes 02 seconds East, a distance of 29.81 feet to the  
17        North line of Third Street; thence along said North line,  
18        South 88 degrees 35 minutes 04 seconds West, a distance  
19        of 659.70 feet to an iron pin and the POINT OF  
20        BEGINNING; thence continuing South 88 degrees 35  
21        minutes 04 Seconds West, a distance of 769.71 feet to an  
22        iron pin on the East line of Woodrow Avenue; thence  
23        along said East line, North 00 degrees 06 minutes 17  
24        seconds West, a distance of 671.34 feet to an iron pin  
25        marking the Southwest corner of the Penniston School  
26        tract; thence along the South line of said School tract,  
27        North 88 degrees 48 minutes 28 seconds East, a distance  
28        of 384.94 feet to an iron pin marking the Southeast  
29        corner of said School Tract; thence North 00 degrees 06  
30        minutes 28 seconds West, a distance of 339.73 feet to an  
31        iron pin on the South right of way of Clay Street  
32        marking the Northeast corner of said School Tract;  
33        thence along the South line of Clay Street North 88  
34        degrees 36 minutes 41 seconds East, a distance of 385.06  
35        feet to an iron pin; thence leaving said right of way  
36        along the West line of John Grave's Western Addition to  
37        Chillicothe, South 00 degrees 05 minutes 15 seconds  
38        East, a distance of 858.71 feet to an iron pin; thence  
39        North 89 degrees 58 minutes 03 seconds East, a distance  
40        of 180.28 feet to an iron pin on the East line of Lot 5,  
41        Block 3 of Bruces' Subdivision of Blocks 17 and 18 of  
42        Graves Western Addition to the City of Chillicothe;  
43        thence South 00 degrees 08 minutes 25 seconds West, a  
44        distance of 146.35 feet to an iron pin on the North line of  
45        Third Street and the Southeast Corner of said Lot 5;  
46        thence South 88 degrees 35 minutes 04 seconds West, a  
47        distance of 179.74 feet to the POINT OF BEGINNING,  
48        containing 15.46 acres, more or less.

49           **DESCRIPTION OF TRACT #2**

50           A tract of land lying in the Northeast Quarter of Section  
51           2, Township 57 North, Range 24 West of the fifth  
52           principal meridian, City of Chillicothe, Livingston  
53           County, Missouri, being more particularly described as  
54           follows:

55           Commencing at an iron pin marking the Northeast  
56           corner of said Section 2; thence along the East line of  
57           said Section 2, South 00 degrees 00 minutes 58 seconds  
58           West, a distance of 30.21 feet to an iron pin on the South  
59           right of way line of Third Street and the POINT OF  
60           BEGINNING; thence continuing South 00 degrees 00  
61           minutes 58 seconds West, a distance of 1591.66 feet to an  
62           iron pin on the Northerly right of way of the former  
63           Norfolk Southern Railroad; thence along said right of  
64           way, along the arc of a curve to the right, having a  
65           radius of 1382.69 feet for a distance of 242.48 feet (chord  
66           bearing N89°56'35"W - 242.17') to an iron pin; thence  
67           North 84 degrees 55 minutes 09 seconds West, a distance  
68           of 1021.59 feet to an iron pin on the Quarter-Quarter  
69           Section line; thence along said Quarter - Quarter line,  
70           North 00 degrees 01 minutes 27 seconds West, a distance  
71           of 164.31 feet to an iron pin; thence North 89 degrees 58  
72           minutes 33 seconds East, a distance of 20.00 feet to an  
73           iron pin on the East line of Woodrow Street; thence  
74           along said East line, North 00 degrees 01 minutes 27  
75           seconds West, a distance of 1305.97 feet to an iron pin on  
76           the South right of way line of Third Street; thence North  
77           88 degrees 35 minutes 04 seconds East, a distance of  
78           1241.20 feet to the POINT OF BEGINNING, containing  
79           43.96 acres, more or less.

80           **DESCRIPTION OF TRACT #3**

81           A tract of land lying in the Northeast Quarter of Section  
82           2, Township 57 North, Range 24 West of the fifth  
83           principal meridian, City of Chillicothe, Livingston  
84           County, Missouri, being more particularly described as  
85           follows:



86 Commencing at an iron pin marking the Northeast  
87 corner of said Section 2; thence along the East line of  
88 said Section 2, South 00 degrees 00 minutes 58 seconds  
89 West, a distance of 1621.87 feet to an iron pin on the  
90 Northerly right of way of the former Norfolk Southern  
91 Right of way and the POINT OF BEGINNING; thence  
92 continuing South 00 degrees 00 minutes 58 seconds West,  
93 a distance of 50.18 feet to an iron pin at the centerline  
94 of said Norfolk Southern right of way; thence along said  
95 centerline, along the arc of a curve to the right, having  
96 a radius of 1432.69 feet for a distance 246.89 feet (chord  
97 bearing N89°51'21"W - 246.58') to an iron pin; thence  
98 North 84 degrees 55 minutes 09 seconds West, a distance  
99 1017.13 feet to an iron pin on the Quarter-Quarter  
100 Section line; thence North 00 degrees 01 minutes 27  
101 seconds West, a distance of 50.20 feet to an iron pin on  
102 said Northerly right of way; thence along said right of  
103 way, South 84 degrees 55 minutes 09 seconds East, a  
104 distance of 1021.59 feet to an iron pin; thence along a  
105 curve to the left, having a radius of 1382.69 feet for a  
106 distance of 242.48 feet (chord bearing S89°56'35"E -  
107 242.17') to the POINT OF BEGINNING, containing 1.45  
108 acres, more or less.

109 2. The commissioner of administration shall set the terms and  
110 conditions for the conveyance as the commissioner deems  
111 reasonable. Such terms and conditions may include, but are not limited  
112 to, the time, place, and terms of the conveyance.

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

Section 7. 1. The governor is hereby authorized and empowered  
2 to sell, transfer, grant, convey, remise, release and forever quitclaim all  
3 interest of the state of Missouri in real property known as  
4 Bellefontaine, St. Louis, Missouri, more particularly described as  
5 follows:

6 A tract of land in U.S. survey 390, 2713 and in fractional  
7 section 33 and 34, all in township 47 North, range 7  
8 East, St. Louis County, Missouri. Commencing at the

9 point of intersection of the West line of Bellefontaine  
10 Road 60 feet wide, with the South line of said township  
11 line. Thence along the West line of Bellefontaine Road  
12 60 feet wide the following courses and distances, North  
13 05 degrees 29 minutes 31 seconds East for 814.71 feet to  
14 a point and North 05 degrees 12 minutes 31 seconds  
15 East for 252.21 feet to the point of beginning; Thence  
16 along a curve to the left with a radius of 1164.41 feet an  
17 arc length of 420.35 feet (chord South 88 degrees 12  
18 minutes 01 seconds West for 418.07 feet) to a point;  
19 Thence South 73 degrees 19 minutes 59 seconds West for  
20 292.22 feet to a point; Thence along a curve to the right  
21 with a radius of 513.59 feet an arc length of 560.86 feet  
22 (chord North 71 degrees 36 minutes 09 seconds West for  
23 533.40 feet) to a point; Thence along a curve to the  
24 right with a radius of 403.58 feet an arc length of 599.22  
25 feet (chord North 06 degrees 15 minutes 30 seconds  
26 West for 515.50 feet) to a point; Thence North 26  
27 degrees 42 minutes 21 seconds East for 168.28 feet to a  
28 point; Thence North 30 degrees 48 minutes 42 seconds  
29 West for 385.51 feet to a point; Thence North 59 degrees  
30 11 minutes 18 seconds East for 100.00 feet to a point;  
31 Thence North 30 degrees 48 minutes 42 seconds West for  
32 266.61 feet to a point on the South line of interstate  
33 highway I-270; Thence along said highway I-270 along  
34 a curve to the right with a radius of 4583.75 an arc  
35 length of 809.95 feet (chord South 83 degrees 20 minutes  
36 27 seconds East for 808.89 feet) to a point; Thence  
37 South 78 degrees 16 minutes 44 seconds East for 53.66  
38 feet to a point; Thence South 69 degrees 44 minutes 53  
39 seconds East for 680.24 feet to a point on the South line  
40 of said highway I-270 and the West line of Bellefontaine  
41 Road; Thence along said West line of Bellefontaine  
42 Road, South 05 degrees 12 minutes 31 seconds West for  
43 180.00 feet to a point; Thence South 84 degrees 47  
44 minutes 29 seconds East for 30.00 feet to a point;  
45 Thence South 05 degrees 12 minutes 31 seconds West for

46           826.79 feet to the point of beginning and containing  
47           38.39 acres more or less.

48           2. The commissioner of administration shall set the terms and  
49 conditions for the conveyance as the commissioner deems  
50 reasonable. Such terms and conditions may include, but are not limited  
51 to, the time, place, and terms of the conveyance.

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

54           4. The State of Missouri reserves a reversionary interest in said  
55 property. If the property is not used to provide mental health services,  
56 the property shall revert to the State of Missouri.

Section 8. 1. The governor is hereby authorized and empowered  
2 to sell, transfer, grant, convey, remise, release and forever quitclaim all  
3 interest of the state of Missouri in real property known as a portion of  
4 land, being a part of Lot 2 in Gateway 2000 – Missouri, a subdivision of  
5 land in Kansas City, Jackson County, Missouri, being more particularly  
6 described as follows:

7           Beginning at the Northwest corner of said Lot 2, being  
8           the beginning a curve, concave to the south, having a  
9           radius of 474.62'; Thence Southeasterly 11.25 feet along  
10          said curve and the North line of said Lot 2, having a  
11          chord bearing of South 66°52'34" East, a chord distance  
12          of 11.25 feet, to a plus cut; Thence South 01°56'07" West  
13          472.36 feet to the South line of said Lot 2, to a one-half  
14          inch reinforcing bar with cap, LS-533; Thence North  
15          88°03'57" West 10.48 feet along the South line of said Lot  
16          2 to the Southwest corner of said Lot 2; Thence North  
17          01°56'03" East 476.42 feet along the West line of said Lot  
18          2 to the Northwest corner of said Lot 2, and the point of  
19          beginning, containing 4,975 square feet or 0.1142 acres.

20          Subject to all easements and restriction of record.

21          2. The commissioner of administration shall set the terms and  
22 conditions for the conveyance as the commissioner deems  
23 reasonable. Such terms and conditions may include, but are not limited  
24 to, the time, place, and terms of the conveyance.

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

Section A. Because immediate action is necessary to continue economic  
2 development efforts, sections 1 to 8 of this act are deemed necessary for the  
3 immediate preservation of the public health, welfare, peace, and safety, and are  
4 hereby declared to be an emergency act within the meaning of the constitution,  
5 and sections 1 to 8 of this act shall be in full force and effect upon its passage and  
6 approval.

✓

Unofficial

Bill

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