

FIRST REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 392**  
93RD GENERAL ASSEMBLY

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Reported from the Committee on Economic Development, Tourism and Local Government, March 14, 2005, with recommendation that the Senate Committee Substitute do pass and be placed on the Consent Calendar.

1711S.05C

TERRY L. SPIELER, Secretary.

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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.

**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 private alley 15 feet wide; thence North along the East line of said private alley, 15 feet wide, 70 feet 5 inches to a point; thence Eastwardly and along the North line of a private alley and parallel with the South line of Lot 3 of said Block and Subdivision 125 feet to a point in the West line of Carr Lane Avenue; thence North

along the West line of Carr Lane Avenue 100 feet 5-1/2 inches to the South line of Lot 3 of said Block and Subdivision; thence Westwardly and parallel to the South line of said Lot 3 of said Block and Subdivision, 258 feet to a point in the East line of Grand Boulevard; thence Southwardly along the East line of Grand Boulevard 171 feet to the point of beginning.

**Tract G**

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

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

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

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

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

**Tract #2:** The Northern 66 feet 6 inches of Lots 1, 2, and 3 in Block 4

of Fourth Subdivision of the City Commons, and in Block No. 1254 of the City of St. Louis together fronting 66 feet 6 inches on the West line of Grattan Street, by a depth Westwardly of 85 feet to the West line of said Lot No. 3; Bounded North by the South line of an alley, and South by a line 53 feet 6 inches North of and parallel with the North line of Carroll Street, according to Survey by Joyce Company, Surveyors and Engineers, executed on May 27, 1953.

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

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

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

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

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

Tract #8: A portion of the twenty foot (20') wide East and West alley in City Block 1254, being more particularly described as follows:

The twenty foot (20') wide East and West alley in City Block 1254 from the West line of Grattan Street, sixty feet (60') wide Westwardly to the east line of the existing twenty foot (20') wide North and South alley a distance of one hundred twenty-five feet, more or less (125 feet more

or less).

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

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

**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 University and the City of St. Louis, this act is deemed necessary for the immediate preservation of the public health, welfare, peace and safety, and is hereby declared to be an emergency act within the meaning of the constitution, and this act shall be in full force and effect upon its passage and approval.

Unofficial

Bill

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