

FIRST REGULAR SESSION
SENATE COMMITTEE SUBSTITUTE FOR
SENATE BILL NO. 288
94TH GENERAL ASSEMBLY

Reported from the Committee on Economic Development, Tourism and Local Government, February 8, 2007, with recommendation that the Senate Committee Substitute do pass and be placed on the Consent Calendar.

1319S.02C

TERRY L. SPIELER, Secretary.

AN ACT

To authorize the conveyance of certain state properties, with an emergency clause.

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:**

12 **COMMENCING at the point of intersection of the south line**
13 **of Olive Street, 60 feet wide, with the east line of Grand**
14 **Boulevard, 80 feet wide; Thence South 60 degrees 30**
15 **minutes West 160.00 feet, along the south line of said Olive**
16 **Street, to the west line of said Lot C, and being the point**
17 **of BEGINNING of the parcel herein described; Thence**
18 **South 60 degrees 30 minutes East 159.84 feet, along the**
19 **south line of said Olive Street, to an angle point therein;**
20 **Thence South 60 degrees 38 minutes 07 seconds East 221.23**
21 **feet, along the south line of said Olive Street, to a line**
22 **distant 18.00 feet east of and parallel with the west line of**
23 **said Lot 4; Thence South 29 degrees 21 minutes 53 seconds**

24 West 88.25 feet, along said line parallel with the west line
25 of said Lot 4, to the centerline of the former Alley, 10 feet
26 wide, in said Block, Vacated by Ordinance 64807; Thence
27 North 68 degrees 12 minutes 09 seconds West 86.98 feet,
28 along the centerline of said former Alley; Thence South 16
29 degrees 14 minutes 50 seconds West 57.10 feet, to the north
30 line of Lindell Boulevard, 100 feet wide; Thence North 75
31 degrees 00 minutes 25 seconds West 56.21 feet, along the
32 north line of said Lindell Boulevard, to an angle point
33 therein; Thence North 76 degrees 17 minutes 40 seconds
34 West 233.92 feet, along the north line of said Lindell
35 Boulevard, to a point distant South 76 degrees 17 minutes
36 40 seconds East 186.17 feet, from its intersection with the
37 east line of said Grand Boulevard; Thence North 14 degrees
38 59 minutes 20 seconds East 72.53 feet, to the south line of
39 the former Alley, 15 feet wide, in said Block, Vacated by
40 Ordinance 58135; Thence North 5 degrees 00 minutes 21
41 seconds West 18.20 feet, to the point of intersection of the
42 north line the last said Vacated Alley, with the west line of
43 the aforesaid Lot C; Thence North 29 degrees 25 minutes 40
44 seconds East 147.50 feet, along the west line of said Lot, C
45 to the south line of said Olive Street and the point of
46 beginning and containing 65,683 Square Feet or 1.5079
47 Acres.

48 "PARCEL No. 2" IN CITY BLOCK 1060

49 ST. LOUIS, MISSOURI

50 A parcel of ground in Block 1060, of the City of St. Louis,
51 Missouri, being all of Lots 1 through 7 inclusive; said
52 parcel being more particularly described as follows:
53 BEGINNING at the point of Intersection of the north line
54 of Olive Street, 60 feet wide, with the west line of Theresa
55 Avenue, 60 feet wide; Thence North 60 degrees 38 minutes
56 07 seconds West 396.39 feet, along the north line of said
57 Olive Street, to the west line of said Lot 7; Thence North 29
58 degrees 19 minutes East 156.76 feet, along the west line of
59 said Lot 7, to the south line of an Alley, 15 feet wide, in
60 said Block; Thence South 75 degrees 00 minutes 54 seconds

61 East 346.18 feet, along the south line of said Alley, to the
62 west line of said Theresa Avenue; Thence South 15 degrees
63 13 minutes 06 seconds West 250.33 feet, along the west line
64 of said Theresa Avenue; to the north line of said Olive
65 Street and being the point of beginning and containing
66 74,400 Square Feet, or 1.7080 Acres.

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

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

Section 2. 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 Park
4 Hills, 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 said
9 Subdivision; thence South 52 degrees 58 minutes West, 135
10 feet on the North line of Coffman Street to the point of
11 beginning of the tract herein described; thence continue
12 South 52 degrees 58 minutes West, 125 feet on the North
13 line of Coffman Street; thence North 37 degrees 2 minutes
14 West, 140 feet; thence North 52 degrees 58 minutes East,
15 125 feet; thence South 37 degrees 2 minutes East, 140 feet
16 to the point of beginning. The above described tract
17 includes a part of Lots 14, 15 and 16 of Block 4 of said
18 Subdivision and a part of an abandoned railroad right-of-
19 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 all
3 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 Southeast
6 Quarter of the Southeast Quarter of Section 12, Township
7 28 North, Range 11 West, Texas County, Missouri, more
8 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, Range
12 11 West, Texas County, Missouri; thence North 00 Degrees
13 24 Minutes 28 Seconds East along the West line of said
14 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; thence
18 South 00 Degrees 24 minutes 19 seconds West, a distance of
19 636.20 feet to a point; thence South 88 Degrees 52 minutes
20 30 Seconds East, a distance of 5.05 feet; thence continuing
21 South 88 Degrees 52 minutes 30 Seconds East, a distance of
22 734.24 feet to the POINT OF BEGINNING; thence North 11
23 Degrees 00 minutes 28 Seconds East, a distance of 395.81
24 feet to a point; thence North 11 Degrees 00 Minutes 28
25 Seconds East, a distance of 395.81 feet to a point; thence
26 North 50 Degrees 01 Minutes 04 Seconds East, a distance of
27 239.93 feet to a point of intersection with the centerline of
28 the old Cabool-Willow Springs Road; thence South 39
29 Degrees 39 Minutes 35 Seconds East along said centerline,
30 a distance of 107.92 feet to a point; thence departing said
31 centerline South 61 Degrees 28 minutes 55 Seconds West,
32 a distance of 215.25 feet to a point; thence South 04
33 Degrees 00 Minutes 19 Seconds East, a distance of 329.20
34 feet to a point; thence South 21 Degrees 32 Minutes 32
35 Seconds East, a distance of 34.27 feet to a point; thence
36 North 88 Degrees 52 minutes 30 Seconds West, a distance
37 of 174.78 feet to the POINT OF BEGINNING and containing

38 **62,476 square feet or 1.434 acres, more or less.**

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

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

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

23 3. The attorney general shall approve as to form the instrument
24 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 being
10 in the Southeast Quarter of Section 35, Township 58 North,
11 Range 24 West of the fifth principal meridian, Livingston
12 County, Missouri, being more particularly described as
13 follows:

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

47 **DESCRIPTION OF TRACT #2**

48 A tract of land lying in the Northeast Quarter of Section 2,
49 Township 57 North, Range 24 West of the fifth principal
50 meridian, City of Chillicothe, Livingston County, Missouri,

51 being more particularly described as follows:
52 Commencing at an iron pin marking the Northeast corner
53 of said Section 2; thence along the East line of said Section
54 2, South 00 degrees 00 minutes 58 seconds West, a distance
55 of 30.21 feet to an iron pin on the South right of way line
56 of Third Street and the POINT OF BEGINNING; thence
57 continuing South 00 degrees 00 minutes 58 seconds West,
58 a distance of 1591.66 feet to an iron pin on the Northerly
59 right of way of the former Norfolk Southern Railroad;
60 thence along said right of way, along the arc of a curve to
61 the right, having a radius of 1382.69 feet for a distance of
62 242.48 feet (chord bearing N89°56'35"W - 242.17') to an iron
63 pin; thence North 84 degrees 55 minutes 09 seconds West,
64 a distance of 1021.59 feet to an iron pin on the Quarter-
65 Quarter Section line; thence along said Quarter - Quarter
66 line, North 00 degrees 01 minutes 27 seconds West, a
67 distance of 164.31 feet to an iron pin; thence North 89
68 degrees 58 minutes 33 seconds East, a distance of 20.00 feet
69 to an iron pin on the East line of Woodrow Street; thence
70 along said East line, North 00 degrees 01 minutes 27
71 seconds West, a distance of 1305.97 feet to an iron pin on
72 the South right of way line of Third Street; thence North
73 88 degrees 35 minutes 04 seconds East, a distance of
74 1241.20 feet to the POINT OF BEGINNING, containing 43.96
75 acres, more or less.

76 **DESCRIPTION OF TRACT #3**

77 A tract of land lying in the Northeast Quarter of Section 2,
78 Township 57 North, Range 24 West of the fifth principal
79 meridian, City of Chillicothe, Livingston County, Missouri,
80 being more particularly described as follows:

81 Commencing at an iron pin marking the Northeast corner
82 of said Section 2; thence along the East line of said Section
83 2, South 00 degrees 00 minutes 58 seconds West, a distance
84 of 1621.87 feet to an iron pin on the Northerly right of way
85 of the former Norfolk Southern Right of way and the
86 POINT OF BEGINNING; thence continuing South 00
87 degrees 00 minutes 58 seconds West, a distance of 50.18

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

103 2. The commissioner of administration shall set the terms and
104 conditions for the conveyance as the commissioner deems
105 reasonable. Such terms and conditions may include, but are not limited
106 to, the time, place, and terms of the conveyance.

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

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

✓