

St. Louis City Ordinance 63015

FLOOR SUBSTITUTE

BOARD BILL NO. [93] 214

INTRODUCED BY ALDERMAN VELMA BAILEY

An ordinance authorizing and directing the Mayor and the Comptroller of the City of St. Louis to execute a quit-claim deed remising, releasing, and quit-claiming unto Washington Metropolitan A.M.E. Zion Church, Board of Trustees, William A. Pearson, Chairman, 613 N. Garrison, St. Louis, Missouri 63103 certain property known as the former Police District Nine Police Station, described in Exhibits "A" and "Parcel Exhibit B," attached hereto, upon receipt of said property by the City of St. Louis from the members of the Board of Police Commissioners for the Metropolitan Police Department of the City of St. Louis in their official capacities pursuant to Ordinance No. _____, (Board Bill No. 137, Committee Substitute); and containing an emergency clause.

WHEREAS, the City of St. Louis expects to obtain title to certain property, formerly known as the Police District Nine Police Station, from the members of the Board of Police Commissioners for the Metropolitan Police Department of the City of St. Louis in their official capacities pursuant to Ordinance No. _____ (Board Bill No. 137, Committee Substitute); and

WHEREAS, said Police District Nine Police Station is in need of repair and renovation and currently is vacant; and

WHEREAS, the Washington A.M.E. Zion Church operates a housing development surrounding the Police District Nine Police Station and has submitted a proposal whereby said Police District Nine Police Station would be converted by the Washington A.M.E. Zion Church into a facility serving the community by improving the quality of life in the neighborhood and by providing necessary office and/or meeting space for programs designed to support community residents; and

WHEREAS, said proposal submitted by the Washington A.M.E. Zion Church utilizes said property in a manner whereby the greater good of the community is served and offers a use for said property that would be of significant value to the community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Upon receipt of property known as the Police District Nine Police Station from the members of the Board of Police Commissioners for the Metropolitan Police Department of the City of St. Louis in their official capacities pursuant to Ordinance _____, (Board Bill No. 137, Committee Substitute), the Mayor and the Comptroller of the City of St. Louis are hereby authorized and directed to execute a Quit-Claim Deed, attached hereto as Exhibit "A" and incorporated herein by this reference as if set out in full, remising, releasing, and quit-claiming said property, more fully described in Exhibit "A" and "Parcel Exhibit B," unto Washington Metropolitan A.M.E. Zion Church, Board of Trustees, William A. Pearson, Chairman, 613 N. Garrison, St. Louis, MO 63103, for the sum of one dollar (\$1.00).

SECTION TWO. This ordinance, being necessary for the immediate preservation of the public health, safety and general welfare, shall be and is hereby declared to be an emergency measure within the meaning of Article IV, Section 20, of the charter of the City of St. Louis, and as such shall take effect immediately upon its approval by the Mayor.

EXHIBIT "A"
QUIT-CLAIM DEED

THIS DEED, Made and entered into this _____ day of _____, nineteen hundred and _____, by and between the City of St. Louis, a municipal corporation of the State of Missouri, City Hall, St. Louis, MO 63103, party of the first part, and Washington Metropolitan A.M.E. Zion Church, Board of Trustees, William A. Pearson, Chairman, 613 N. Garrison, St. Louis, MO 63103, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of one dollar (\$1.00) paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents Remise, Release and Quit-Claim unto the said party of the second part, the following described Real Estate, situated in the City of St. Louis and State of Missouri to-wit:

A parcel of land being Lots 7 to 13 in Block 59 of Stoddard Addition and in City Block 1024 of the City of St. Louis, together fronting 175 feet on the North line of Samuel Shepard Drive (formerly Lucas Avenue) by a depth Northwardly of 134 feet 8 inches to an alley. Also known as 3021 Samuel Shepard Drive - parcel number 1024-00-01100, formerly known as the Ninth District Station, together with any improvements thereon and its parking facility:

A parcel of land being lots 1 & 6 of Block 59 of Stoddard Addition and in City Block 1024 of the City of St. Louis together fronting 150 feet on the North line of Samuel Shepard Drive (formerly Lucas Ave.) and N. Garrison Ave., westwardly 150 feet along Samuel Shepard Drive, northwardly 134 feet 8 inches to an alley. 150 feet eastwardly along said alley, to point of intersection of alley and N. Garrison Avenue, southwardly 134 feet 8 inches, to origination point, together with any improvements thereon. (As designated in "Parcel Exhibit B," attached hereto.)

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to its heirs and assigns. So that neither the said party of the first part, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

PROVIDED, HOWEVER, that this conveyance is made and accepted upon each of the following conditions, which shall apply to and be binding upon the party of the second part, its heirs, devisees, executors, administrators, and assigns, namely: That the premises shall be used exclusively by the party of the second part, during a period of time five (5) years from the date of execution of this Quit Claim Deed, for purposes relating exclusively to the establishment and maintenance of a facility serving the community by improving the quality of life in the property's neighborhood and by providing necessary office and/or meeting space for programs designed to support community residents; that the party of the second part shall not sell or attempt to sell the premises or any part of the above-described Real Estate at any time during a period of time five (5) years from the date of execution of this Quit Claim Deed; that the party of the second part shall neither abandon nor desert the premises or above-described Real Estate, nor shall the party of the second part cease operation of its facility, at any time during a period of time five (5) years from the date of execution of this Quit Claim Deed.

PROVIDED, that as to the party of the first part herein, the breach of any of the foregoing conditions shall cause the premises to revert to the party of the first part, its heirs and assigns, each of whom respectively shall have the right of immediate re-entry upon the premises in the event of any such breach; or, at the option of the party of the first part, the party of the first part may treat a breach of any of the foregoing conditions in a manner whereby said breach grants the party of the first part the opportunity to determine whether to accept said Real Estate pursuant to the aforementioned reverter and/or to purchase the above-

described Real Estate from the party of the second part for the sum of one dollar (\$1.00); and the above-mentioned conditions shall operate as covenants running with the land, and the breach of any such covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by the party of the first part, its heirs, devisees, executors, administrators or assigns.

IN WITNESS WHEREOF, the said party of the first part has executed these presents the day and year first above written.

Mayor, City of St. Louis

Comptroller, City of St. Louis

Approved as to form:

City Counselor

City Register

STATE OF MISSOURI)

CITY OF ST. LOUIS) ss. On this _____ day of _____, 19____, before
me appeared Freeman R. Bosley, Jr. and Virvus Jones,
to me personally known, who being by me duly sworn did say that they are the
Mayor and the Comptroller of the City of St. Louis and that they are authorized
to execute this Quit-Claim Deed on behalf of the City of St. Louis under the
authority of Ordinance No. _____ and acknowledge said instrument to be
the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
official seal in the City and State aforesaid the day and year first above written.

NOTARY PUBLIC

Legislative History

1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
10/22/93	10/22/93	W&M	11/09/93	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
11/12/93			11/19/93	11/19/93
ORDINANCE	VETOED		VETO OVR	
63015				