

2 AN ORDINANCE FINDING AND DECLARING THAT THERE EXISTS
 3 IN THE CITY OF ST. LOUIS, A CERTAIN BLIGHTED AREA AS
 4 DEFINED IN SECTION 353.020, REVISED STATUTES OF MISSOURI,
 5 2000, AND SECTION 11.06.010 AND 11.06.020 OF THE REVISED CODE
 6 OF THE CITY OF ST. LOUIS, MISSOURI; THAT THE
 7 REDEVELOPMENT OF SUCH AREA IS NECESSARY AND IN THE
 8 PUBLIC INTEREST UNDER CHAPTER 353 OF THE REVISED
 9 STATUTES OF MISSOURI, 2000, AND UNDER CHAPTER 11.06 OF THE
 10 REVISED CODE OF THE CITY OF ST. LOUIS, MISSOURI, AND IS IN
 11 THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND
 12 GENERAL WELFARE OF THE PEOPLE OF THE CITY OF ST. LOUIS,
 13 SAID BLIGHTED AREA BEING MORE PARTICULARLY DESCRIBED
 14 AS FOLLOWS:

15 A tract of land in Block 1061 of the City of St. Louis, beginning at the
 16 Intersection of the East line of Grand Boulevard, with the South line of
 17 Samuel Shepard Drive (formerly Lucas Avenue); thence East along the
 18 South line of Samuel Shepard Drive, a distance of 315.06 feet to an angle
 19 point in said South line; thence continuing East along the South line of
 20 Samuel Shepard Drive (formerly Lucas Avenue) a distance of 108.22 feet
 21 to the Northwest corner of property conveyed to Robert and Natalie
 22 Duggan by deed recorded in Book 07102008 page 16 of the City of St.
 23 Louis Records; thence South along the West line of said Duggan property
 24 a distance of 142.56 feet to the Southwest corner thereof; thence East
 25 along the South line of said Duggan property a distance of 50 feet to the
 26 Southeast corner thereof; thence North along the East line of said Duggan
 27 property a distance of 142.56 feet to the South line of Samuel Shepard
 28 Drive (formerly Lucas Avenue); thence East along the South line of
 29 Samuel Shepard Drive (formerly Lucas Avenue) a distance of 60 feet to
 30 the West line of Theresa Avenue; thence South along the West line of
 31 Theresa Avenue a distance of 274.34 feet more or less to the North line of
 32 Washington Boulevard; thence West along the North line of Washington
 33 Boulevard a distance of 325 feet more or less to the East line of property
 34 conveyed to Third Baptist Church by deed recorded March 3, 1973 daily
 35 number 102; thence North along the East line of said Third Baptist Church
 36 property a distance of 160 feet more or less to the Northeast corner thereof
 37 and to the South line of property conveyed to TLG 634 N Grand LLC, by
 38 deed recorded in Book 12042013 page 219 of the City of St. Louis
 39 Records; thence West along the South line of said TLG 634 N Grand LLC
 40 a distance of 245 feet more or less to the Southwest corner of said TLG
 41 634 N Grand LLC property and to the East line of Grand Boulevard;
 42 thence North along the East line of Grand Boulevard a distance of 129 feet
 43 4 inches to the point of beginning.

1 WHEREAS, by reason of age, obsolescence, inadequate or outmoded design, or physical
2 deterioration, the above blighted area has become an economic and social liability, by reason of
3 which such conditions are conducive to ill health, transmission of disease, crime or inability to
4 pay reasonable taxes; and

5 WHEREAS, the clearance, replanning, rehabilitation, or reconstruction of such area, and
6 the provisions for such industrial, commercial, residential, recreational, or public structures and
7 spaces as may be appropriate, including other facilities incidental or appurtenant thereto, is
8 necessary and in the public interest under Chapter 353 of the Revised Statutes of Missouri, 2000,
9 as amended, and under Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, and
10 is necessary and in the interest of the public health, safety, morals, and general welfare of the
11 people of the City of St. Louis; and

12 WHEREAS, the Planning Commission has made an independent study and investigation
13 of said blighted area and did thereafter adopt a resolution recommending a finding that the area is
14 blighted, which resolution has been duly transmitted to the Mayor and the Board of Aldermen.

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

17 SECTION ONE. There exists within the City of St. Louis a certain blighted area as
18 defined by section 353.020, Revised Statutes of Missouri, 2000, and by Chapter 11.06 of the
19 Revised Code of the City of St. Louis, Missouri, described as follows:

20 A tract of land in Block 1061 of the City of St. Louis, beginning at the Intersection of the
21 East line of Grand Boulevard, with the South line of Samuel Shepard Drive (formerly
22 Lucas Avenue); thence East along the South line of Samuel Shepard Drive, a distance of
23 315.06 feet to an angle point in said South line; thence continuing East along the South
24 line of Samuel Shepard Drive (formerly Lucas Avenue) a distance of 108.22 feet to the
25 Northwest corner of property conveyed to Robert and Natalie Duggan by deed recorded
26 in Book 07102008 page 16 of the City of St. Louis Records; thence South along the West
27 line of said Duggan property a distance of 142.56 feet to the Southwest corner thereof;
28 thence East along the South line of said Duggan property a distance of 50 feet to the
29 Southeast corner thereof; thence North along the East line of said Duggan property a
30 distance of 142.56 feet to the South line of Samuel Shepard Drive (formerly Lucas
31 Avenue); thence East along the South line of Samuel Shepard Drive (formerly Lucas
32 Avenue) a distance of 60 feet to the West line of Theresa Avenue; thence South along the
33 West line of Theresa Avenue a distance of 274.34 feet more or less to the North line of
34 Washington Boulevard; thence West along the North line of Washington Boulevard a
35 distance of 325 feet more or less to the East line of property conveyed to Third Baptist
36 Church by deed recorded March 3, 1973 daily number 102; thence North along the East
37 line of said Third Baptist Church property a distance of 160 feet more or less to the
38 Northeast corner thereof and to the South line of property conveyed to TLG 634 N Grand
39 LLC, by deed recorded in Book 12042013 page 219 of the City of St. Louis Records;
40 thence West along the South line of said TLG 634 N Grand LLC a distance of 245 feet
41 more or less to the Southwest corner of said TLG 634 N Grand LLC property and to the

1 East line of Grand Boulevard; thence North along the East line of Grand Boulevard a
2 distance of 129 feet 4 inches to the point of beginning.

3 SECTION TWO. The redevelopment of such area, as provided by Chapter 353, Revised
4 Statutes of Missouri, 2000, and Chapter 11.06 of the Revised Code of the City of St. Louis,
5 Missouri, is hereby determined, found, and declared under said Chapter 353 and under said
6 Chapter 11.06 to be necessary and in the public interest and necessary and in the interest of the
7 public health, safety, morals and general welfare of the people of the City of St. Louis.

8 SECTION THREE. This being an ordinance for the preservation of public peace, health
9 and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19
10 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall
11 become effective immediately upon its passage and approval by the Mayor.

12 6271287.1