

**RESOLUTION NUMBER 78**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI RECOGNIZING THE SUBSTANTIAL BENEFITS OF THE EXPANSION OF THE JOHN COCHRAN DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER TO THE CITY OF ST. LOUIS; ACKNOWLEDGING THAT THE DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER SHALL BE EXEMPT FROM CITY ZONING, BUILDING AND LAND DEVELOPMENT REGULATIONS, AND RELATED DOCUMENTS, INCLUDING, WITHOUT LIMITATION, THE REDEVELOPMENT AGREEMENT APPROVED BY ORDINANCE 65857, AS AMENDED FROM TIME TO TIME.**

**WHEREAS**, pursuant to authority of by Title 38, United States Code, section 8103 and Public Law 111-163, The United States of America, for and on behalf of the Department of Veterans Affairs ("Government"), plans to purchase adjacent properties for the purposes of expansion of the John Cochran Department of Veterans Affairs Medical Center (the "VA Medical Center"); and

**WHEREAS**, Government intends to secure Offer to Sell contracts with Grand Center, Inc., as well as other adjacent landowners, for certain real property for the VA Medical Center, including but not limited to the property which is more particularly described on Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

**WHEREAS**, the expansion of the VA Medical Center will be a substantial benefit to the American veterans in and around the City of St. Louis by serving both their health care and other needs; and

**WHEREAS**, VA is restricted to taking title to the property, pursuant to Department of Justice Standards, with the existing Redevelopment Agreement and City Ordinances that impact VA, and other future federal agencies, from uninhibited use and development of the property;

**WHEREAS**, based on the Government's sovereign status, the Government and VA are not required to obtain any development rights or entitlements in connection with the development, use or operation of the VA Medical Center; and

**WHEREAS**, in recognition of the need for the expansion of the VA Medical Center and the benefits it will provide to the City of St. Louis and the surrounding Central Missouri region, the City of St. Louis desires to formally acknowledge the VA Medical Center's status as provided herein below.

**NOW THEREFORE, BE IT RESOLVED BY THIS BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI:**

1. Commencing on the date the VA or any federal governmental entity becomes the fee simple Owner of the Property and continuing until such date as fee simple ownership in the Property is no longer held by the VA or any federal governmental entity, the property is exempt from the effect of City zoning, building, and land development regulations, and related documents including, without limitation, the Redevelopment Agreement authorized pursuant to Ordinance No. 65857 and recorded on July 13, 2011 and as amended from time to time (collectively, the "City Regulations").
2. As of the date fee simple title to the Property is conveyed to any party other than the VA or any federal governmental entity, all City Regulations currently in place shall be in full force and effect without necessity of a recorded document stating the same.
3. This Resolution shall not be deemed to modify or extend the boundaries or term of the City Regulations. This Resolution shall not be construed to release, waive, or modify the City Regulations as to any property governed by these regulations other than the Property as defined above. Except as otherwise provided in and amended by this Resolution, the City Regulations shall remain in full force and effect.
4. The City shall not hold Grand Center, Inc., as Developer under the Redevelopment Agreement, responsible for the Government's failure to comply with City Regulations in connection with the VA Medical Center.
5. This Resolution shall take effect immediately upon its adoption.

**Introduced this the 29th day of June, 2012 by:**

**Honorable Marlene Davis, Alderwoman 19th Ward**

**Adopted this the 29th day of June, 2012 by:**

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David W. Sweeney  
Clerk, Board of Aldermen

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Lewis E. Reed  
President, Board of Aldermen

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Parcel 1

A lot of ground, being all of Block 2512 of the City of St. Louis, fronting 926 feet 5-1/2 inches on the North line of Bell Avenue, by the depth Northwardly of 147 feet 8-1/4 inches to the South line of Windsor Place; bounded East by St. Alphonsus Street, as dedicated by plat recorded in Plat Book 20 Page 39 and West by Spring Avenue, as established under the provisions of Ordinance No. 49952 as amended by Ordinance No. 50584, known and numbered as 3650-3738 Windsor Place.

Parcel 2

A lot in Block 2290-B of the City of St. Louis, fronting 148 feet 4 3/4 inches on the West line of Grand Boulevard, by a depth Westwardly of 154 feet 1/8 inches along the South line of Windsor place to the East line of St. Alphonsus street having a width thereon on 147 feet 8-1/4 inches. Subject to building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

Parcel 3

A lot in Block 2288-NB of the City of St. Louis, fronting 47.72 feet on the South line of Enright Avenue by a depth Southwardly of 90 feet to the North line of Delmar Boulevard, having a frontage thereof of 47.63 feet; bounded on the West by Spring Avenue and on the East by property, now or formerly of Isabel C. Mauran, according to survey executed by Pitzman's Co. of Surveyors and Engineers on February 6, 1964.

Parcel 4

A lot in Block 2288-NB of the City of St. Louis, fronting 30 feet on the South line of Enright Avenue by a depth Southwardly between parallel lines of 90 feet to the North line of Delmar Boulevard on which it also fronts 30 feet; bounded East by property conveyed to H. Clay Pierce by deed recorded in Book 846 page 115 and West by a line 48 feet more or less, East of the East line of Spring Avenue.

Parcel 5

A lot in Block 2288 NB of the City of St. Louis, fronting 230 feet on the South line of Enright Avenue, by a depth southwardly of 90 feet to the North line of Delmar Boulevard, on which it also fronts 230 feet; bounded East by a line parallel with and distant 170 feet West of the West line of Grand Boulevard; together with all improvements thereon known as and numbered 3617.25 Delmar Blvd., and 3610-40 Enright Ave.

Parcel 6

A lot in Block No. 2288-NB of the City of St. Louis, fronting 40 feet on the South line of Enright Avenue, by a depth Southwardly of 90 feet to the North line of Delmar Boulevard, bounded West by a line 306 feet 7-3/4 inches East of the East line of Spring Avenue.

Parcel 7

Lot in Block 2288-NB of the City of St. Louis (formerly City Block 2288-N) of the City of St. Louis, beginning on the South line of Enright Avenue where it is intersected by the old Western limits of the City of St. Louis, thence West along the South line of Enright Avenue 161 feet to A point, thence South and parallel with Spring Avenue 90 feet to the North line of Delmar Boulevard, thence East along the North line of said Delmar Boulevard 161 feet to said City limits line, thence North along said City limits 90 feet to the place of beginning, bounded West by property now or formerly of Colburn.

Parcel 8

A Lot in Block 2288-NB of the City of St. Louis, fronting 35 feet on the South line of Enright Avenue, by a depth Southwardly, between parallel lines of 90 feet to the North line of Delmar Boulevard, on which it also fronts 35 feet; bounded East by a line 625 feet West of and parallel with the West line of Grand Boulevard.

Parcel 9

A Lot in Grand Prairie Common Fields in U.S. Survey 1660, and in Block 2288-NB of the City of St. Louis beginning at a point in the North line Delmar Boulevard 78 feet East of the East line of Spring Avenue; thence Eastwardly along the North line of Delmar Boulevard 228 feet 7 3/4 inches to a point; thence Northwardly and parallel to the East line of Spring Avenue 90 feet to a point in the South line of Enright Avenue thence Westwardly along the South line of Enright Avenue, 228 feet 7 3/4 inches to a point 78 feet East of the East line on Spring Avenue; measured along the South line of Enright Avenue; thence Southwardly and parallel with the East line of Spring Avenue 90 feet to the point of beginning.

Parcel 10

A lot in Block 2288-NB of the City of St. Louis, fronting 90 feet 5/8 inch of the west line of Grand Boulevard, by a depth westwardly of 170 feet to a line on which it has a width of 90 feet; bounded north by Enright Avenue, south of Delmar Boulevard.

Parcel 11

A Lot in Block 2288-NB of the City of St. Louis fronting 150 feet on the South line of Enright Avenue, by a depth Southwardly of 90 feet to the North line of Delmar Boulevard on which it also fronts 150 feet; bounded East by a line parallel with and distant 400 feet West of the West line of Grand Boulevard.

Parcel 12

A Lot in Block 2288-NB of the City of St. Louis fronting 75 feet on the South line of Enright Avenue, by a depth Southwardly of 90 feet to Delmar Boulevard; bounded on the East by a line 550 feet West of the West line of Grand Boulevard.