

FIRST REGULAR SESSION  
[TRULY AGREED TO AND FINALLY PASSED]  
SENATE COMMITTEE SUBSTITUTE FOR

# HOUSE BILL NO. 684

## 94TH GENERAL ASSEMBLY

1264S.02T

2007

---

### 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 to sell, transfer, grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in real property known as Midtown State Office Building, St. Louis, Missouri, more particularly described as follows:**

**"PARCEL No. 1" IN CITY BLOCK 1059  
ST. LOUIS, MISSOURI**

**A parcel of ground in Block 1059, of the City of St. Louis, Missouri, including all of Lots A, B & C, and part of Lots 8, 7, 6, 5 & 4; said parcel being more particularly described as follows: COMMENCING at the point of intersection of the south line of Olive Street, 60 feet wide, with the east line of Grand Boulevard, 80 feet wide; Thence South 60 degrees 30 minutes West 160.00 feet, along the south line of said Olive Street, to the west line of said Lot C, and being the point of BEGINNING of the parcel herein described; Thence South 60 degrees 30 minutes East 159.84 feet, along the south line of said Olive Street, to an angle point therein; Thence South 60 degrees 38 minutes 07 seconds East 221.23 feet, along the south line of said Olive Street, to a line distant 18.00 feet east of and parallel with the west line of said Lot 4; Thence South 29 degrees 21 minutes 53 seconds West 88.25 feet, along said line parallel with the west line of said Lot 4, to the centerline**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

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

37 "PARCEL No. 2" IN CITY BLOCK 1060

38 ST. LOUIS, MISSOURI

39 A parcel of ground in Block 1060, of the City of St. Louis, Missouri, being  
40 all of Lots 1 through 7 inclusive; said parcel being more particularly  
41 described as follows: BEGINNING at the point of Intersection of the north  
42 line of Olive Street, 60 feet wide, with the west line of Theresa Avenue, 60  
43 feet wide; Thence North 60 degrees 38 minutes 07 seconds West 396.39 feet,  
44 along the north line of said Olive Street, to the west line of said Lot 7;  
45 Thence North 29 degrees 19 minutes East 156.76 feet, along the west line of  
46 said Lot 7, to the south line of an Alley, 15 feet wide, in said Block; Thence  
47 South 75 degrees 00 minutes 54 seconds East 346.18 feet, along the south line  
48 of said Alley, to the west line of said Theresa Avenue; Thence South 15  
49 degrees 13 minutes 06 seconds West 250.33 feet, along the west line of said  
50 Theresa Avenue; to the north line of said Olive Street and being the point  
51 of beginning and containing 74,400 Square Feet, or 1.7080 Acres.

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

55 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, convey, remise, release and forever quitclaim all interest of the state of Missouri in real property located in Park Hills, St. Francois County, more particularly described as follows:**

**All of that part of Block 4 of Doe Run Lead Company's Subdivision of the Town of Flat River, in St. Francois County, Missouri, as recorded in Book 5 at Pages 6 and 7. Begin at the Southeast corner of Lot 13, Block 4 of said Subdivision; thence South 52 degrees 58 minutes West, 135 feet on the North line of Coffman Street to the point of beginning of the tract herein described; thence continue South 52 degrees 58 minutes West, 125 feet on the North line of Coffman Street; thence North 37 degrees 2 minutes West, 140 feet; thence North 52 degrees 58 minutes East, 125 feet; thence South 37 degrees 2 minutes East, 140 feet to the point of beginning. The above described tract includes a part of Lots 14, 15 and 16 of Block 4 of said Subdivision and a part of an abandoned railroad right-of-way.**

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

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

**Section 3. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever Quitclaim all interest of the state of Missouri in real property located in Cabool, Texas County, more particularly described as follows:**

**All of that part of a Tract of land located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28 North, Range 11 West, Texas County, Missouri, more particularly described as follows:**

**COMMENCING at an existing 5/8" Iron Pin at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 12, Township 28 North, Range 11 West, Texas County, Missouri; thence North 00 Degrees 24 Minutes 28 Seconds East along the West line of said Quarter Quarter, a distance of 1325.38 feet to the Northwest corner thereof; thence South 88 Degrees 48 minutes 49 Seconds East along the North line of said Quarter Quarter, a distance of 44.92 feet to a point; thence South 00 Degrees 24 minutes 19 seconds West, a distance of 636.20 feet to a point; thence South 88 Degrees 52 minutes 30 Seconds East, a distance of 5.05 feet; thence continuing South 88 Degrees 52 minutes 30 Seconds**

17 East, a distance of 734.24 feet to the POINT OF BEGINNING; thence  
18 North 11 Degrees 00 minutes 28 Seconds East, a distance of 395.81 feet  
19 to a point; thence North 11 Degrees 00 Minutes 28 Seconds East, a  
20 distance of 395.81 feet to a point; thence North 50 Degrees 01 Minutes 04  
21 Seconds East, a distance of 239.93 feet to a point of intersection with the  
22 centerline of the old Cabool-Willow Springs Road; thence South 39  
23 Degrees 39 Minutes 35 Seconds East along said centerline, a distance of  
24 107.92 feet to a point; thence departing said centerline South 61 Degrees  
25 28 minutes 55 Seconds West, a distance of 215.25 feet to a point; thence  
26 South 04 Degrees 00 Minutes 19 Seconds East, a distance of 329.20 feet  
27 to a point; thence South 21 Degrees 32 Minutes 32 Seconds East, a  
28 distance of 34.27 feet to a point; thence North 88 Degrees 52 minutes 30  
29 Seconds West, a distance of 174.78 feet to the POINT OF BEGINNING  
30 and containing 62,476 square feet or 1.434 acres, more or less.

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

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

Section 4. 1. The governor is hereby authorized and empowered to sell, transfer,  
2 grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in  
3 real property located in Joplin, Newton County, more particularly described as follows:

4 Tract "A" Description:

5 Commencing at a found monument at the Northwest corner of the Northeast  
6 Quarter of Section 21, Township 27 North, Range 33 West in the City of  
7 Joplin, Newton County, Missouri; Thence S01°42'35"W along the West line  
8 of said Quarter Section a distance of 50.01 feet to the South Line of 32nd  
9 Street; Thence S89°36'28"E along said line parallel with the North Line of  
10 said Section 21, a distance of 534.01 feet to the Northwest Corner of the  
11 Additional 100 foot wide Missouri National Guard Armory Tract and the  
12 point of beginning. Thence S89°36'28"E along the South Line of 32nd  
13 Street 50.00 Feet; Thence on a deed bearing of S00°41'30"W 500.00 feet;  
14 Thence N89°36'28"W 50.00 Feet to the Southwest Corner of the additional  
15 100 foot wide Missouri National Guard Armory tract; Thence along the  
16 West line of Said tract on a Deed bearing of N00°41'30"E 500.00 feet to the  
17 point of beginning. Excepting any portion lying within any additional road

18        **right-of-way for 32nd Street on the North Side thereof. Containing 0.57 acre**  
19        **(24,979 square feet) more or less.**

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

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

**Section 5. 1. The governor is hereby authorized and empowered to sell, transfer,**  
2        **grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in**  
3        **real property located in Springfield, Greene County, more particularly described as**  
4        **follows:**

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

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

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

**Section 6. 1. The governor is hereby authorized and empowered to sell, transfer,**  
2       **grant, convey, remise, release and forever quitclaim to the City of Chillicothe all interest**  
3       **of the state of Missouri in real property located in Chillicothe, Livingston County, more**  
4       **particularly described as follows:**

5       **DESCRIPTION OF TRACT #1**

6       **A tract of land being part of the East 770 feet of Lot 1 of Weston Heights**  
7       **Addition to Chillicothe and part of Block 3 of Bruce's Subdivision to the**  
8       **City of Chillicothe, all being in the Southeast Quarter of Section 35,**  
9       **Township 58 North, Range 24 West of the fifth principal meridian,**  
10       **Livingston County, Missouri, being more particularly described as**  
11       **follows:**

12 Commencing at an iron pin marking the Southeast corner of said Section  
13 35; thence North 00 degrees 01 minutes 02 seconds East, a distance of  
14 29.81 feet to the North line of Third Street; thence along said North line,  
15 South 88 degrees 35 minutes 04 seconds West, a distance of 659.70 feet to  
16 an iron pin and the POINT OF BEGINNING; thence continuing South  
17 88 degrees 35 minutes 04 Seconds West, a distance of 769.71 feet to an  
18 iron pin on the East line of Woodrow Avenue; thence along said East line,  
19 North 00 degrees 06 minutes 17 seconds West, a distance of 671.34 feet to  
20 an iron pin marking the Southwest corner of the Penniston School tract;  
21 thence along the South line of said School tract, North 88 degrees 48  
22 minutes 28 seconds East, a distance of 384.94 feet to an iron pin marking  
23 the Southeast corner of said School Tract; thence North 00 degrees 06  
24 minutes 28 seconds West, a distance of 339.73 feet to an iron pin on the  
25 South right of way of Clay Street marking the Northeast corner of said  
26 School Tract; thence along the South line of Clay Street North 88 degrees  
27 36 minutes 41 seconds East, a distance of 385.06 feet to an iron pin;  
28 thence leaving said right of way along the West line of John Grave's  
29 Western Addition to Chillicothe, South 00 degrees 05 minutes 15 seconds  
30 East, a distance of 858.71 feet to an iron pin; thence North 89 degrees 58  
31 minutes 03 seconds East, a distance of 180.28 feet to an iron pin on the  
32 East line of Lot 5, Block 3 of Bruces' Subdivision of Blocks 17 and 18 of  
33 Graves Western Addition to the City of Chillicothe; thence South 00  
34 degrees 08 minutes 25 seconds West, a distance of 146.35 feet to an iron  
35 pin on the North line of Third Street and the Southeast Corner of said  
36 Lot 5; thence South 88 degrees 35 minutes 04 seconds West, a distance of  
37 179.74 feet to the POINT OF BEGINNING, containing 15.46 acres, more  
38 or less.

39 **DESCRIPTION OF TRACT #2**

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

44 Commencing at an iron pin marking the Northeast corner of said Section  
45 2; thence along the East line of said Section 2, South 00 degrees 00  
46 minutes 58 seconds West, a distance of 30.21 feet to an iron pin on the  
47 South right of way line of Third Street and the POINT OF BEGINNING;

48       thence continuing South 00 degrees 00 minutes 58 seconds West, a  
49       distance of 1591.66 feet to an iron pin on the Northerly right of way of the  
50       former Norfolk Southern Railroad; thence along said right of way, along  
51       the arc of a curve to the right, having a radius of 1382.69 feet for a  
52       distance of 242.48 feet (chord bearing N89°56'35"W – 242.17') to an iron  
53       pin; thence North 84 degrees 55 minutes 09 seconds West, a distance of  
54       1021.59 feet to an iron pin on the Quarter-Quarter Section line; thence  
55       along said Quarter – Quarter line, North 00 degrees 01 minutes 27  
56       seconds West, a distance of 164.31 feet to an iron pin; thence North 89  
57       degrees 58 minutes 33 seconds East, a distance of 20.00 feet to an iron pin  
58       on the East line of Woodrow Street; thence along said East line, North 00  
59       degrees 01 minutes 27 seconds West, a distance of 1305.97 feet to an iron  
60       pin on the South right of way line of Third Street; thence North 88  
61       degrees 35 minutes 04 seconds East, a distance of 1241.20 feet to the  
62       POINT OF BEGINNING, containing 43.96 acres, more or less.

63       **DESCRIPTION OF TRACT #3**

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

68       Commencing at an iron pin marking the Northeast corner of said Section  
69       2; thence along the East line of said Section 2, South 00 degrees 00  
70       minutes 58 seconds West, a distance of 1621.87 feet to an iron pin on the  
71       Northerly right of way of the former Norfolk Southern Right of way and  
72       the POINT OF BEGINNING; thence continuing South 00 degrees 00  
73       minutes 58 seconds West, a distance of 50.18 feet to an iron pin at the  
74       centerline of said Norfolk Southern right of way; thence along said  
75       centerline, along the arc of a curve to the right, having a radius of 1432.69  
76       feet for a distance 246.89 feet (chord bearing N89°51'21"W – 246.58') to  
77       an iron pin; thence North 84 degrees 55 minutes 09 seconds West, a  
78       distance 1017.13 feet to an iron pin on the Quarter-Quarter Section line;  
79       thence North 00 degrees 01 minutes 27 seconds West, a distance of 50.20  
80       feet to an iron pin on said Northerly right of way; thence along said right  
81       of way, South 84 degrees 55 minutes 09 seconds East, a distance of  
82       1021.59 feet to an iron pin; thence along a curve to the left, having a  
83       radius of 1382.69 feet for a distance of 242.48 feet (chord bearing

84       **S89°56'35"E – 242.17') to the POINT OF BEGINNING, containing 1.45**  
85       **acres, more or less.**

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

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

**Section 7. 1. The governor is hereby authorized and empowered to sell, transfer,**  
2       **grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in**  
3       **real property known as Bellefontaine, St. Louis, Missouri, more particularly described as**  
4       **follows:**

5       **A tract of land in U.S. survey 390, 2713 and in fractional section 33 and**  
6       **34, all in township 47 North, range 7 East, St. Louis County, Missouri.**  
7       **Commencing at the point of intersection of the West line of Bellefontaine**  
8       **Road 60 feet wide, with the South line of said township line. Thence**  
9       **along the West line of Bellefontaine Road 60 feet wide the following**  
10       **courses and distances, North 05 degrees 29 minutes 31 seconds East for**  
11       **814.71 feet to a point and North 05 degrees 12 minutes 31 seconds East**  
12       **for 252.21 feet to the point of beginning; Thence along a curve to the left**  
13       **with a radius of 1164.41 feet an arc length of 420.35 feet (chord South 88**  
14       **degrees 12 minutes 01 seconds West for 418.07 feet) to a point; Thence**  
15       **South 73 degrees 19 minutes 59 seconds West for 292.22 feet to a point;**  
16       **Thence along a curve to the right with a radius of 513.59 feet an arc**  
17       **length of 560.86 feet (chord North 71 degrees 36 minutes 09 seconds**  
18       **West for 533.40 feet) to a point; Thence along a curve to the right with**  
19       **a radius of 403.58 feet an arc length of 599.22 feet (chord North 06**  
20       **degrees 15 minutes 30 seconds West for 515.50 feet) to a point; Thence**  
21       **North 26 degrees 42 minutes 21 seconds East for 168.28 feet to a point;**  
22       **Thence North 30 degrees 48 minutes 42 seconds West for 385.51 feet to**  
23       **a point; Thence North 59 degrees 11 minutes 18 seconds East for 100.00**  
24       **feet to a point; Thence North 30 degrees 48 minutes 42 seconds West for**  
25       **266.61 feet to a point on the South line of interstate highway I-270;**  
26       **Thence along said highway I-270 along a curve to the right with a radius**  
27       **of 4583.75 an arc length of 809.95 feet (chord South 83 degrees 20**  
28       **minutes 27 seconds East for 808.89 feet) to a point; Thence South 78**  
29       **degrees 16 minutes 44 seconds East for 53.66 feet to a point; Thence**  
30       **South 69 degrees 44 minutes 53 seconds East for 680.24 feet to a point on**



31 the South line of said highway I-270 and the West line of Bellefontaine  
32 Road; Thence along said West line of Bellefontaine Road, South 05  
33 degrees 12 minutes 31 seconds West for 180.00 feet to a point; Thence  
34 South 84 degrees 47 minutes 29 seconds East for 30.00 feet to a point;  
35 Thence South 05 degrees 12 minutes 31 seconds West for 826.79 feet to  
36 the point of beginning and containing 38.39 acres more or less.

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

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

41 4. The State of Missouri reserves a reversionary interest in said property. If the  
42 property is not used to provide mental retardation and developmental disabilities services,  
43 the property shall revert to the State of Missouri.

Section 8. 1. The governor is hereby authorized and empowered to sell, transfer,  
2 grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in  
3 real property known as a portion of land, being a part of Lot 2 in Gateway 2000 –  
4 Missouri, a subdivision of land in Kansas City, Jackson County, Missouri, being more  
5 particularly described as follows:

6 Beginning at the Northwest corner of said Lot 2, being the beginning a  
7 curve, concave to the south, having a radius of 474.62'; Thence  
8 Southeasterly 11.25 feet along said curve and the North line of said Lot  
9 2, having a chord bearing of South 66°52'34" East, a chord distance of  
10 11.25 feet, to a plus cut; Thence South 01°56'07" West 472.36 feet to the  
11 South line of said Lot 2, to a one-half inch reinforcing bar with cap, LS-  
12 533; Thence North 88°03'57" West 10.48 feet along the South line of  
13 said Lot 2 to the Southwest corner of said Lot 2; Thence North  
14 01°56'03" East 476.42 feet along the West line of said Lot 2 to the  
15 Northwest corner of said Lot 2, and the point of beginning, containing  
16 4,975 square feet or 0.1142 acres.

17 Subject to all easements and restriction of record.

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

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

Section A. Because immediate action is necessary to continue economic development  
2 efforts, sections 1 to 8 of this act are deemed necessary for the immediate preservation of the

3 public health, welfare, peace, and safety, and are hereby declared to be an emergency act within  
4 the meaning of the constitution, and sections 1 to 8 of this act shall be in full force and effect  
5 upon its passage and approval.

✓