

1 **BOARD BILL NO. 46** **INTRODUCED BY ALDERWOMAN DIONNE FLOWERS**

2 An ordinance recommended by the Port Authority Commission of the City of St. Louis
3 authorizing and directing the Mayor and the Comptroller to enter into an Option to Lease
4 Agreement between the City of St. Louis (“City”) and Grace Hill Settlement House (“Grace
5 Hill”) for the lease of certain land on the Unimproved Wharf with said option to lease to be
6 exercised by Grace Hill Settlement House within ten (10) years following the commencement
7 date of the Option to Lease Agreement; approving the form of said Option to Lease Agreement;
8 authorizing and directing the Mayor and Comptroller to enter into a Lease Agreement between
9 the City and Grace Hill for certain land on the Unimproved Wharf should Grace Hill properly
10 exercise its option to lease as provided for in the Option to Lease Agreement; and approving the
11 form of said Lease Agreement.

12 WHEREAS, the City owns two (2) parcels of real estate along the Mississippi riverfront as
13 particularly described on Exhibit A to the Option to Lease, attached hereto as Exhibit 1, and
14 hereinafter referred to as the “Mary Meachum Site.” The Mary Meachum Site is Missouri’s
15 first nationally recognized Underground Railroad Site where, according to 19th century
16 newspaper accounts and the records of Henry Shaw, Mary Meachum, a free woman of color,
17 assisted nine freedom seekers who attempted to escape slavery; and

18 WHEREAS, the Mary Meachum Site was commemorated by Mayor Slay in 2001 and an annual
19 enactment of the event has occurred there every year since 2003; and

20 WHEREAS, Grace Hill and the City desire to collaborate with respect to the development of the
21 Mary Meachum Site into a national tourist destination to commemorate Mary Meachum’s efforts
22 to transport slaves to freedom; and

1 WHEREAS, the City has used the Mary Meachum Site to store milling materials and equipment
2 related to the repair and maintenance of City streets (the “Milling Operations”); and

3 WHEREAS, the City has relocated its Milling Operations to facilitate the aforesaid development
4 of the Mary Meachum Site; and

5 WHEREAS, Grace Hill has located an alternative site owned by Federal Express Freight
6 (“FedEx”) located at 5300 Hall Street in the City of St. Louis (the “FedEx Site”) which FedEx is
7 willing to donate to the Land Clearance for Redevelopment Authority of the City of St. Louis
8 (“LCRA”); and

9 WHEREAS, the Port Authority of the City of St. Louis approved the Option to Lease
10 Agreement, in the substantially the form attached hereto as Exhibit 1, and its Lease Agreement,
11 attached as Exhibit B to the Option to Lease Agreement, by Port Resolution 10-PT-39 on
12 December 14, 2010; and

13 WHEREAS, the Board of Aldermen finds that the provisions of the Option to Lease Agreement,
14 attached as Exhibit 1 hereto, and the Lease Agreement, attached as Exhibit B to the Option to
15 Lease Agreement (Exhibit 1), and incorporated herein by reference as if fully set out, are in the
16 best interests of the City and the health, safety, morals and welfare of its residents, and in accord
17 with public purposes; and

18 WHEREAS, the Board of Aldermen finds that execution by the City of the Option to Lease
19 Agreement, and that performance by the City and Grace Hill of their respective obligations under
20 the Option to Lease Agreement are necessary and desirable and in the best interests of the City
21 and the health, safety, morals, and welfare of its residents; and

22 WHEREAS, should Grace Hill properly exercise its option under the Option to Lease Agreement
23 the Board of Alderman finds that that execution by the City of the Lease Agreement and that

1 performance by the City and Grace Hill of their respective obligations under the Lease
2 Agreement are necessary and desirable and in the best interests of the City and the health, safety,
3 morals, and welfare of its residents.

4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

5 **SECTION ONE.** Findings. The Board of Alderman hereby adopts the foregoing recitals
6 as findings.

7 **SECTION TWO.** Authorization of Option to Lease Agreement. The Mayor and
8 Comptroller of the City of St. Louis are hereby authorized and directed to enter into a Option to
9 Lease Agreement with Grace Hill for the lease of certain land on the Unimproved Wharf with
10 said option to lease to be properly exercised by Grace Hill within ten (10) years following the
11 commencement date of the Option to Lease Agreement, in substantially the form attached hereto
12 and incorporated by reference herein as Exhibit 1 (including its attached Exhibit B (“Lease
13 Agreement”)) and hereby made a part of this Ordinance, with such changes therein as shall be
14 approved by the Mayor and Comptroller, upon the advice of the City Counselor of the City of St.
15 Louis executing such documents, such officers signatures thereon being conclusive evidence of
16 their approval thereof.

17 **SECTION THREE.** Authorization of Lease Agreement. If said option to lease is
18 properly exercised by Grace Hill according to the Option to Lease Agreement (Exhibit 1), the
19 Mayor and Comptroller of the City of St. Louis are hereby authorized and directed to enter into
20 the Lease Agreement with Grace Hill for certain land privileges on the Unimproved Wharf for a
21 period of ten (10) years commencing on the date of execution with three (3) five-year (5-year)
22 mutual options, in substantially the form attached hereto and incorporated by reference herein as
23 Exhibit B to the Option to Lease Agreement (Exhibit 1), and hereby made a part of this

1 Ordinance, with such changes therein as shall be approved by the Mayor and Comptroller, upon
2 the advice of the City Counselor of the City of St. Louis executing such documents, such officers
3 signatures thereon being conclusive evidence of their approval thereof.