

**COMMITTEE SUBSTITUTE FOR
BOARD BILL #101 INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG**

1 An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to
2 execute, upon receipt of and in consideration of the sum of One Hundred Thousand Dollars
3 (\$100,000.00), a Quit Claim Deed to remise, release and forever quit-claim unto Grace Hill
4 Neighborhood Health Centers, Inc., a Missouri non-profit corporation, certain City-owned
5 property located in City Block 1335, which property is known as 2220 Lemp Avenue, St. Louis,
6 Missouri 63104 (Assessor's Records 2220 Lemp), recently appraised at One Million Nine
7 Hundred Thousand Dollars, and containing an emergency clause.

8 WHEREAS, the City of St. Louis ("City") by Ordinance No. 66745 entered into a Lease
9 Agreement for up to Twenty Five (25) years with Grace Hill Neighborhood Health Centers, Inc.
10 (sometimes herein called "Grace Hill"), dated October 21, 2005, to secure and provide primary
11 healthcare, wellness, child day care, adult day care and other social services and to lease the
12 operation of a medical clinic in the City at 2220 Lemp Avenue; and

13 WHEREAS, Grace Hill secured a certain grant from HHS, Award No. C8ACS21253-01-00, of
14 approximately Two Million Two Hundred Thousand Dollars for improvements to said medical
15 clinic; and

16 WHEREAS, Grace Hill improved said medical clinic in an amount of approximately One
17 Million Five Hundred Thousand Dollars and will with that certain grant expend an additional
18 approximately Eight Hundred Thousand Dollars and, pursuant to a First Amendment to the

Date: June 24, 2011

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1 Lease Agreement under Ordinance No. 68856, added certain related administrative functions and
2 its required information systems in addition to the aforementioned services; and

3 WHEREAS, Grace Hill will further improve said medical clinic and shall continue to maintain
4 the secured and provided services, as described herein, and

5 WHEREAS, the City now desires to sell the medical clinic at 2220 Lemp Avenue to Grace Hill.

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

7 **SECTION ONE.** The Mayor and Comptroller are hereby authorized and directed to execute,
8 upon receipt of and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00)
9 a Quit Claim Deed, attached hereto as **Exhibit A**, to remise, release and forever quit-claim unto,
10 Grace Hill Neighborhood Health Centers, Inc., a Missouri non-profit corporation, certain City-
11 owned property located in City Block 1335, which property is known as 2220 Lemp Avenue, St.
12 Louis, Missouri 63104 (Assessor's Records 2220 Lemp), and which is more fully described in
13 said **Exhibit A**.

14 **SECTION TWO.** Emergency Clause. This ordinance, being necessary for the immediate
15 preservation of public peace, health, safety, and general welfare, shall be and is hereby declared
16 to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the
17 Charter of the City of St. Louis and, as such, this ordinance shall take effect immediately upon its
18 passage and approval by the Mayor.

19

EXHIBIT A

QUIT CLAIM DEED

THIS DEED, made and entered into this ____ day of _____ 2011, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, St. Louis, Missouri 63103, (Grantor), and Grace Hill Neighborhood Health Centers, Inc., a Missouri non-profit corporation, whose address is 2600 Hadley Street, St. Louis, Missouri 63106, (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

See Exhibit 1 attached hereto and incorporated into this deed.

Subject to restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, 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.

IN WITNESS WHEREOF, the said Grantor and Grantee have executed these presents the day and year first above written.

THE CITY OF SAINT LOUIS
(Grantor)

**GRACE HILL NEIGHBORHOOD
HEALTH CENTERS, INC.**
(Grantee)

BY: _____
Francis G. Slay
Mayor

By: _____
Alan O. Freeman, President

BY: _____
Darlene Green
Comptroller

Approved as to form:

City Counselor

Attest:

Parrie L. May
City Register

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2011, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and the Comptroller of the City of Saint Louis, respectively, and that they are authorized to execute this Quit-Claim Deed on behalf of the City of Saint Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of Saint 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

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2011, before me appeared Alan O. Freeman, to me personally known, who being by me duly sworn did say that he is the President of Grace Hill Neighborhood Health Centers, Inc. and that he is authorized to execute this Quit-Claim Deed on behalf of said corporation under the authority of its board of directors, and acknowledged that he executed said instrument as his free act and deed.

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

EXHIBIT 1