

**BILL NO.:** 4713

**ORDINANCE NO.:** \_\_\_\_\_

**Introduced by: Council Present**

**AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY FOR THE PURPOSE OF CREATING PUBLIC PARKING LOCATED AT 8410 AIRPORT ROAD, IN THE CITY OF BERKELEY, ST. LOUIS COUNTY MO**

**WHEREAS**, the Economic Development Tax Commission met on May 15, 2019; and heard the case and returned it back to the City Council for consideration of approval; and

**WHEREAS**, the City Council met on May 20, 2019, and desires to support the redevelopment of the downtown corridor to attract economic growth and sustainability and provide overall improvement of corridor usability and access to the public; and

**WHEREAS**, the City has, under Chapter Section 9.9 the authority to purchase, sell, and exchange real property and set procedures for doing so; and

**WHEREAS**, the City has approved to make the purchase of the property identified as 8410 Airport Road, St. Louis County Locator Number 11J141627, a 0.53 acres lot and 1624 square foot building from the St. Louis County Department of Revenue for the purpose of creating a public parking lot; and

**WHEREAS**, the property is being offered for taxes in the amount of \$7,652.80.

**WHEREAS**, the City has determined that the acquisition of this property will meet the objective of the City’s Comprehensive Plan to redevelop and improve the downtown district.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY, MISSOURI, AS FOLLOWS:**

**Section 1.** The Mayor is hereby authorized to enter into an agreement with St. Louis County for the purchase of real property located at 8410 Airport Road.

**Section 2.** Sales agreement will become and made a part of this ordinance, as if fully set out herein.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage.

1st Reading, this \_\_\_\_\_ day of \_\_\_\_\_ 2019

2nd Reading this \_\_\_\_\_ day of \_\_\_\_\_ 2019

3rd Reading, PASSED and APPROVED, this \_\_\_\_\_ day of \_\_\_\_\_ 2019

ATTEST:

\_\_\_\_\_  
Theodore Hoskins, Mayor

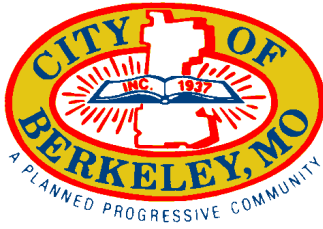
\_\_\_\_\_  
Deanna L. Jones, City Clerk

Final Roll Call:

\_\_\_\_\_  
Approved As To Form:  
Donnell Smith, City Attorney

Mayor Hoskins	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Hoskins	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Mitchell	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Williams	Aye	___	Nay	___	Absent	___	Abstain	___
Councilman-at-Large Greene	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Hindeleh	Aye	___	Nay	___	Absent	___	Abstain	___
Vacant	Aye	___	Nay	___	Absent	___	Abstain	___

Purchase 8410 Airport Rd.



## STAFF REPORT

CASE NUMBER: **ED 19-02**

DATE: May 16, 2019

PETITIONER: City of Berkeley  
Department of Economic Development

PROPERTY OWNERS: 3M Real Estate LLC  
8410 Airport Road  
St. Louis, MO 63134

REQUEST: Purchase of Real Estate

PROPERTY ADDRESS: 8410 Airport Road

SIZE: Approximately 13,211 square foot lot

CURRENT ZONING: "C-2" General Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant

PROPOSED USE: Public Parking Lot

RECOMMENDATIONS: Staff recommends approval



## REPORT TO CITY COUNCIL BACK TAXES DUE

**TO:** The Honorable Mayor and Members of the City Council

**FROM:** Kimberly Smith-Drake, Economic Development Coordinator

**THRU:** Debra Irvin, City Manager

**DATE:** May 16, 2019

**SUBJECT:** **Case No. ED 19-02 Request for the City of Berkeley to purchase Real Estate at 8410 Airport Road**

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### **RECOMMENDATION**

The Economic Development Commission met on May 15, 2019 to hear this case and returned it back to the City Council for consideration and approval. Staff recommends approval of this purchase as it meets the objective of the City's Comprehensive Plan to add more parking to the "downtown district".

### **BACKGROUND**

The property that is the subject of this report is located at 8410 Airport Road and is identified by St. Louis County Locator Number 11J141627. The property is 0.53 acres and the building is 1624 square feet. The property is currently zoned C-2 and is located at the intersections of Jefferson and Airport Road. The building was originally constructed in 1952 and is vacant. The City of Berkeley annually issues violation notices for property clean up and grass cutting. The property will be available for bid in the Annual Real Property Tax Sales auction through the St. Louis County Department of Revenue on the fourth Monday in August for lack of tax payments totaling \$7,652.80, if the owner does not pay the taxes. The City of Berkeley's Economic Development and Public Works Departments would work to demolish the structure and create a public parking lot to expand parking accommodations to residents and visitors of the downtown City of Berkeley.

The City is empowered to take this action through the following Charter:

*Charter Section 9.9. To acquire, hold, provide for by contract or otherwise, construct, operate, regulate, maintain and improve all kinds of public buildings, structures, public market facilities, airports, off-street parking facilities, public housing, hospitals, parks, playgrounds, golf courses, swimming pools, and other recreational facilities, all other public improvements, and any other property, real or personal, within or without the City, for all such uses or purposes, or for any other public or municipal use or purpose; to acquire, receive and hold any estate or interest in any such property; and to sell, lease, mortgage, pledge or otherwise dispose of the same or the products thereof.*

### **SUPPORTING DOCUMENTS**

- Staff Report

- Real Estate Tax History (Exhibit A)
- Site Photos (Exhibit B)

Respectfully Submitted,  
Kimberly Smith-Drake

## Exhibit A – Real Estate Tax History

ST. LOUIS COUNTY, MISSOURI



### Real Estate Tax Amounts Due

#### Taxes Are Due

Effective 5/6/2019.

**Locator Number:** 11J141627  
**Owner Name:** 3M Real Estate Llc  
**Property Location:** 8410 Airport Rd  
**Subdivision:** Kinloch Park  
**Block Number:** 15  
**Lot Number:**  
**School Sub Code:** 111NE  
**Legal Description:** Lots 31 & 34 Thru 39 & Lot Pts 32 & 33  
**Assessed Value:** The 2019 total assessed value will not be available until the end of May.

#### Real Estate Taxes Due:

Locator Number - 11J141627					
Tax Year	Taxes	Interest	Penalties	Sewer Lateral Fee	Amount Due
2018	\$1,486.09	\$148.61	\$32.70	\$0.00	\$1,667.40
2017	\$1,473.04	\$412.44	\$37.71	\$0.00	\$1,923.19
2016	\$2,787.48	\$1,195.08	\$79.65	\$0.00	\$4,062.21
<b>Total Amount Due &gt;&gt;</b>					<b>\$7,652.80</b>

This property will be offered for sale in the August tax sale for the first time. Please contact our Back Tax Section at telephone number 314-615-7865 for more information.

**Exhibit B – Site Photos**

8410 Airport Road



Airport Road and Jefferson Avenue intersection



**VACANT PROPERTY SINCE 2007**