

Olivette Eminent Domain Survey

Your city: City of Des Peres

1. Has your city ever used eminent domain for private redevelopment? Yes- it was a component of the Redevelopment Agreement for the WCC TIF. However, it was not used or threatened to be used for any condemnation of leases or land except for minor road widening in which case it was authorized but never filed.

1.1 If so, did that/those use/uses yield positive or negative impact? The threat of and proposed use of eminent domain moved the property owner to a more reasonable demand than his prior demand for compensation. In the end, the developer paid more than he thought it was worth and the property owner got less than he asked.

1.2 If not, why not?
(Briefly describe)

2. Following the Kelo case, has your community implemented new restrictions regarding the use of eminent domain? NO

2.1 If so, please describe:

2.2 If so, accomplished by ordinance, resolution, general policy or other means?

2.3 If so, was this city originated or citizen originated?

2.4 If so, what effect has this had or is anticipated to have in your city, and why?

Please complete the following:

3. Your city's total land mass: 4.5 Square Miles

3.1 Percent or amount zoned commercial: Don't Know

3.11 How much still undeveloped: Very Little

3.2 Percent or amount zoned residential: Don't know

3.21 How much still undeveloped: About 100 acres

3.3 Number and sizes of parks:

Des Peres Park	Developed	42.5
Sugar Creek Park	Developed	20.7
Phantom Forest	Woodlands	13.1
Bittersweet Woods	Woodlands	10.0
The Lodge	Rec Center	10.0
Pioneer Park	Developed	7.0
Sunrise Park	Undeveloped	4.0
Grandview Park	Undeveloped	4.0
Harwood Park	Developed	2.1

3.31 Total parks acreage: 112.4 including recreation center site

4. Population: 8,592

5. Annual budget: \$15.3 Million

5.1 Annual General Fund revenues: \$7,142,260

5.2 Annual Sales Tax revenue: \$ 9,059,600

5.3 Commercial assessed valuation: \$115,249,460

5.4 Residential assessed valuation: \$186,630,550

6. What is your understanding of your city council's position on eminent domain?

We view it as a tool of last resort whether being used for a public construction project or an economic development project. While we are not inclined to use it (and have used it only 3 times in 20 years), we would not want to see legislation enacted to eliminate it as a tool if needed for either public projects or economic development.

7. Would you be willing to devote a few minutes to a short phone call if we have follow-up questions? Certainly – Douglas Harms at 314-835-6110