

Olivette Eminent Domain Survey

Your city: St. Charles

1. Has your city ever used eminent domain for private redevelopment?

In October 2005, the City Council granted the power of eminent domain to a redevelopment corporation created by Lindenwood University for the purpose of constructing a new campus performing arts center. The grant of eminent domain was specific to four properties. The University eventually acquired three of the four parcels without the use of eminent domain. Eminent domain was used to acquire the fourth parcel. To the best of my knowledge, this is the only instance where the City of St. Charles granted eminent domain for private development in the ten (10) years I have been with the city.

1.1 If so, did that/those use/uses yield positive or negative impact?

Positive. The performing arts center, which is now under construction, will be a 140,000 sq. ft. multi-level all-brick building located at one of the main intersections in the city. It is expected to be a catalyst for additional redevelopment in the immediate vicinity. Most of the properties acquired for the performing arts center contained buildings that were vacant and in various stages of decline and deterioration.

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. A bill was introduced by a member of the City Council earlier this year that would have adopted restrictions on the use of eminent domain by the city. That bill was eventually withdrawn by the sponsor. No similar bill is currently pending before the City Council.

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:

The City of St. Charles encompasses approximately 24 square miles.

3.1 Percent or amount zoned commercial:

Approximately 955 acres are zoned for commercial use.

3.11 How much still undeveloped:

We do not have a breakdown for the amount of commercial acreage that is undeveloped. City-wide, there are approximately 2,557 undeveloped acres in the city, including bodies of water and agricultural land.

3.2 Percent or amount zoned residential:
Approximately 4,876 acres are zoned for residential use.

3.21 How much still undeveloped:
See answer to 3.11 above.

3.3 Number and sizes of parks:
The city has 18 parks ranging in size from 90 acres to less than one acre.

3.31 Total parks acreage:
Approximately 521 acres.

4. Population:
2000 Census: 60,321. Current (estimated): 65,000

5. Annual budget:
5.1 Annual General Fund revenues:
Approximately \$33,000,000

5.2 Annual Sales Tax revenue:
Approximately \$8,400,000

5.3 Commercial assessed valuation:
Total assessed valuation of all property in the city in 2005 was \$992,319,000. I do not have a breakdown between commercial and residential valuations.

5.4 Residential assessed valuation:
See answer to 5.3 above.

6. What is your understanding of your city council's position on eminent domain?
As noted, a bill to restrict the use of eminent domain was introduced before the City Council earlier this year. The bill was debated extensively and eventually withdrawn by the sponsor. The consensus on the City Council currently seems to be to delay taking action on eminent domain at the municipal level until it becomes known what type of eminent domain legislation is enacted by the Missouri Legislature.

7. Would you be willing to devote a few minutes to a short phone call if we have follow-up questions?
Yes