

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.

AN ORDINANCE

AUTHORIZING A DEVELOPMENT AGREEMENT WITH 210 DEVELOPMENT GROUP d/b/a MISSION DEVELOPMENT GROUP FOR THE CONSTRUCTION OF MULTI-PURPOSE ATHLETIC FIELDS AND A SENIOR INDEPENDENT LIVING RESIDENTIAL FACILITY AT THE CORNER OF RICHLAND HILLS AND INGRAM ROAD; AUTHORIZING THE CITY TO ACCEPT ANNUAL LEASE PAYMENTS IN THE AMOUNT OF \$12,000.00 AND ANNUAL INVESTMENT INCOME IN THE AMOUNT OF 5% OF THE NET OPERATING INCOME OF THE PROJECT.

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WHEREAS, on December 9, 2014, the City issued a Request for Qualifications (RFQ) to identify developers to construct athletic fields on 6 acres of City-owned property and to undertake a project on an additional 6 acres of adjacent land to be acquired by the City located at the intersection of Richland Hills and Ingram Road in City Council District 6; and

WHEREAS, upon review of the RFQ submitted by 210 Development Group d/b/a Mission Development Group (the “Developer”), City staff requested a detailed proposal from the Developer which was evaluated by the City’s Selection Committee (the “Committee”); and

WHEREAS, the Committee recommends that City Council authorize a Development Agreement with the Developer to undertake and complete a project consisting of the: (1) construction of athletic fields and associated parking spaces on 6 acres of land owned by the City for the City’s benefit and at the Developer’s cost; and (2) construction and operation of a Senior Independent Living Residential Facility (the “Facility”) on an adjacent 6 acres of land to be acquired by the City and leased to Developer in exchange for an annual payment of \$12,000.00 and 5% of the Facility’s net operating income (the “Project”); and

WHEREAS, once completed the Project is anticipated to result in the investment of approximately \$20,000,000.00 in real property improvements; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The terms and conditions of a Development Agreement with 210 Development Group d/b/a Mission Development Group for the construction of Project described above are approved.

SECTION 2. The City Manager or her designee is authorized to execute the Agreement, a copy of which, in substantially final form, is attached as “Exhibit A.” The final Agreement shall be filed with this Ordinance upon execution by the parties.

SECTION 3. Funds generated by this Ordinance will be deposited into Fund 11001000, Internal Order 223000000XXX and General Ledger 4401150.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall be effective immediately upon its passage by eight (8) votes or after the 10th day after its passage by less than eight (8) affirmative votes.

PASSED AND APPROVED this ___ day of _____ 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek
City Clerk

Martha G. Sepeda
Acting City Attorney