



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

November 26, 2014

San Antonio Housing Authority
c/o Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216
cc: David Dumey

[Via Email: pflores@vickreyinc.com]
[Via Email: David.Dumey@McCormackBaron.com]

Re: S.P. 1830 A/B Request to close, vacate and abandon improved portions of Ira Aldridge between N. Mittman Street and Hudson Street, and Ira Aldridge between N. Gevers Street and N. Mittman Street

Dear Ms. Flores,

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

Responses are as follows (applies to BOTH CLOSURES):

Development Services: Provided proper permits are obtained. The site must be platted as applicable in accordance with the Unified Development Code, per Section 35-430. Please note there are platting exceptions that may apply, please see the enclosed Information Bulletin:
<https://webapps1.sanantonio.gov/dsddocumentcentral/upload/IB531.pdf>.

Office of Historic Preservation (OHP): Due to the historical significance of the site and the associated street name of Ira Aldridge Place, the OHP recommends conditional approval of the request only with the stipulation that a memorial, interpretive signage, or other visual tribute be incorporated into the proposed future development to honor the history of Wheatley Courts and Ira Aldridge Place (see OHP attachment for complete response).

Transportation & Capital Improvements – Storm Water: Prior to any construction and/or improvements to the property, all required studies, permits and fees must be submitted to and approved by all applicable local (city and/or county), state and federal governing bodies. Furthermore, all local (city and/or county), state and federal

regulations must be complied with. **Right-of-Way:** Contact & confirm with all utilities that there are no conflicts. **Program Management:** Provided existing utilities are relocated or appropriate easements are dedicated.

Environmental: Coordinate with Right-of-Way.

Fire: The fire department needs gate access at Mittman and Arthur.

CPS Energy: All overhead facilities must be removed from project area.

SAWS: Note: During SAWS' Internal Canvassing process, the Manager of Water Master Planning made the following comment: In the redevelopment process SAHA should consider that the majority of the water infrastructure in the area consists of 6-inch water mains. As per Mr. Dumey with McCormack Brown Salazar (Developer), this situation will be addressed in the public improvements project.

EastPoint & Real Estate: The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.

Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.

Petitioner acknowledges that this property will be accepted in its "as is" condition.

Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.

Fees Associated with the closures:

Processing Fee: \$815.00 per request X 2 = \$1,630.00

Cost of Appraisal: \$3,600.00

Fair Market Value of improved portions of Ira Aldridge: \$26,000.00

Recording Fees: \$82.00

Cost of Closures: \$31,312.00

Total Amount: \$31,312.00

Petitioner has requested that all fees be waived due to its location within the Promise Zone. The proposed street closures are located within the ICR/IP, and REnewSA's focus area for the Wheatley neighborhood. Staff recommends a 100% fee waiver for the closures.

The *Discretionary Contracts Disclosure* form should be completed and returned with this letter and fee. The form can be found at:

<https://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf>

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,

Mike Etienne, Ph.D.
Office of EastPoint & Real Estate Services

AGREED AS TO TERMS AND CONDITIONS:
PETITIONER:

By

Title

Print Name

Date