

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

**AN ORDINANCE**

**AUTHORIZING THE NEGOTIATION AND EXECUTION OF  
CONVEYANCE DOCUMENTS TO CONVEY 80 ACRE FEET OF  
WATER RIGHTS LOCATED AT 827 RICHLAND, SAN ANTONIO,  
TEXAS 78219 TO THE SAN ANTONIO HOUSING TRUST PUBLIC  
FACILITY CORPORATION.**

\* \* \* \* \*

**WHEREAS**, NRP Group, Terramark Homes and Wallace Bajjali Partners (the “Development Team”) is undertaking an economic development project that will be comprised of an approximately \$150 million investment to the property known as Red Berry Mansion, located at 856 Gemblar Rd., that will include the construction of 600 multi-family housing units, 66 modern urban style homes, renovations to the Red Berry Estate, and over 300,000 sq. ft. of office space, retail, dining and entertainment venues (the “Project”); and

**WHEREAS**, the City intends to convey the City-owned properties known as 856 Gemblar Road, 4007 E. IH10 and 827 Richland, which comprise the Red Berry Estate, to the San Antonio Housing Trust Public Facilities Corporation (the “SAHT PFC”), for the purpose of providing an affordable housing component to the Project; and

**WHEREAS**, in addition to the conveyance of the Red Berry Estate, the City desires to convey the existing water rights associated with 827 Richland, to the SAHT PFC, for use in the development of the Project; **NOW THEREFORE:**

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

**SECTION 1.** City staff is hereby authorized to negotiate the terms and conditions for the conveyance of 80 acre feet of water rights at 827 Richland to the San Antonio Housing Trust Public Facility Corporation for the purpose of redevelopment in accordance with the Project.

**SECTION 2.** The City Manager or her designee is authorized to execute any and all required documents necessary to effectuate the conveyance of 80 acre feet of water rights at 827 Richland as described in this Ordinance to the San Antonio Housing Trust Public Facilities Corporation. A copy of the final agreements will be attached upon execution as **Exhibit A**.

**SECTION 3. Reserved for Finance.**

**SECTION 4. Reserved for Finance.**

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Chief Financial Officer (CFO), City of San Antonio. The CFO may, subject to concurrence by the City

Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** This Ordinance shall become effective immediately upon its passage by eight (8) votes or more and upon ten (10) days following its passage if approved by fewer than eight (8) votes.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

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Robert F. Greenblum, City Attorney

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