

MEETING OF THE BOARD OF COMMISSIONERS
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO
(formerly d/b/a San Antonio Development Agency and
presently d/b/a Office Of Urban Redevelopment – OUR SA)

DATE: August 19, 2020
TIME: 12:00 PM
PLACE: (No In Person Access to This Meeting)

WebEx and Call-In

Meeting Number: 133 902 6454
Meeting Password: aAtv5d7ZsE6

Call In Number: 415-655-0001

Notice is hereby given pursuant to Texas Government Code Sections 551.125 and 551.045 that due to the threat of community spread of COVID-19, a Meeting of the Office Of Urban Redevelopment – San Antonio Board of will be held on Wednesday, August 19, 2020, beginning at 12:00 PM. In accordance with the waiver to certain provisions of the Texas Open Meetings Act issued by Governor Greg Abbott on March 16, 2020, and in the interest of avoiding large gatherings and promoting social distancing during this pandemic, all Board members will participate via WebEx teleconference and Call-In.

***Please Note:** Following the Mayor's Declaration of a Public Health Emergency, NHSD modified business practices. We are open for business. However, to limit the spread of COVID-19, the NHSD lobby is closed until further notice. We are working remotely during this time but will continue to be available via email or phone during regular business hours. Should you need to meet with me, please call or email me. For deliveries call 210-207-6459 to make arrangements. Our goal is to limit the disruption of services as much as possible. Thank you for your patience and understanding during this critical time.*

PUBLIC PARTICIPATION

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Office of Urban Redevelopment – San Antonio (OUR SA) Board meetings and state law. Public comment may be provided as follows:

1. Submit written comments (up to 300 words maximum) via email by 3:00 PM on Friday, August 14, 2020 to the OUR SA Board liaison: Scott Price at scott.price@sanantonio.gov

These comments will be read at the beginning of the meeting as scheduled. Please include your full name, home or work address, and item number (if applicable).

2. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item number on which you would like to speak on at (210) 207-6357 by 3:00 PM on Friday, August 14, 2020. City staff will contact you for discussion but cannot guarantee a specific time. Once you join the call, you will be given two (2) minutes to provide your comments.

* Note: Comments may be submitted in Spanish. Written comments, voicemail messages and requests to make comments during the meeting live must be received by Thursday, August 13, 2020 at 11:00 AM to allow time to secure translation services.

DATE August 19, 2020
TIME: 12:00 PM
PLACE: (No In Person Access to This Meeting)

WebEx and Call-In

Meeting Number: 133 902 6454
Meeting Password: aAtv5d7ZsE6

Call In Number: 415-655-0001

AGENDA

- CALL TO ORDER
 - ROLL CALL
 - PUBLIC COMMENTS
1. APPROVAL OF MINUTES FROM **FEBRUARY 19, 2020**
 2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)
 3. ACTION ITEMS:
 - a. Discussion and Possible Action regarding the sale of property legally described as **Lot E 33.33 Feet of 24, Block 13, NCB 1556** in the City of San Antonio, Bexar County, Texas commonly known as **246 G Street. (Scott Price, OUR SA Real Estate Manager)**
 - b. Discussion and Possible Action regarding Release of Lien for **622 Dolorosa** required for that certain Warranty Deed dated December 5, 1963 and filed of record in the Deed Records of Bexar County, Texas, in **Volume 5125, Pages 431-437. (Scott Price, OUR SA Real Estate Manager)**
 - c. Discussion and Possible Action regarding Release of Lien for **322 West Commerce** required for that certain Warranty Deed dated May 21, 1975 and filed of record in the Deed Records of Bexar County, Texas, in **Volume 7697, Pages 61. (Scott Price, OUR SA Real Estate Manager)**
 - d. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties (**Jaime Lalley Damron, Bond Administrator, NHSD**)
- ADJOURNMENT

MEETING OF THE BOARD OF COMMISSIONERS
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO
(formerly d/b/a San Antonio Development Agency and
presently d/b/a Office Of Urban Redevelopment – OUR SA)

DATE: February 19, 2020
TIME: 12:00 PM
PLACE: NHSD Main Conference Room
1400 S Flores
San Antonio, Texas 78204

MINUTES

- **CALL TO ORDER**
The meeting was called to order at 12:03 pm by Chairman Rodriguez
- **ROLL CALL**
 - a. **Director's in Attendance:**
Ramiro Gonzales
Juan Garcia
David Rodriguez
Zar Haro
 - b. **Director's Absent:** None
Susan Wright
Maria Nelson
 - c. **Management and Staff Present:**

Vero R. Soto, Director NHSD	Doug Poneck, Escamilla & Poneck
Jaime Damron, NHSD	James Wilson, NHSD
Deborah Bell, NHSD	Gloria Alvarado, NHSD
Melanie Keeton, Finance	Scott Price, OUR SA/SAAH
Jameene Williams. CAO	
 - d. **Visitors**
Mary Nielson
- **PUBLIC COMMENTS – None at this time**

1. APPROVAL OF MINUTES FROM DECEMBER 3, 2019

Motion was made by Commissioner Garcia, seconded by Commissioner Gonzales to approve the meeting minutes as written.

In Favor: All

2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (Gloria Alvarado, Department Fiscal Manager)

Discussion: There was no financial report due to the combined audit presentation by Leal & Carter during the OUR SA August 2020 Board meeting.

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding FY19 Audit Presentation by Leal & Carter, PC.
(Gloria Alvarado, Department Fiscal Manager)

Discussion: A combined audit presentation was given to the board during the OUR SA August Board meeting by representative of Leal & Carter. The auditors stated that the audit was considered an "unmodified statement".

Commissioner Haro inquired about any deficiencies and were they corrected. The auditor stated the deficiencies were minor and corrected, but still had to be reflected in the report. Melanie Keeton from Finance stated the issue was about recording errors stemming from multiple programs with differing processes and that the recording processes had been corrected.

Motion was made by Commissioner Gonzales, seconded by Commissioner Garza to accept the audit as presented.

In Favor: All

- b. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties **(Jaime Lalley Damron, Bond Administrator, NHSD)**

Discussion: Ms. Damron gave a detailed status of all existing and potential Bond Program projects. She discussed the underwriting process, timelines, funding, and other project details. She also informed the Board of a groundbreaking ceremony for the Frio property now referred to as "West End on Frio Lofts".

Question: Commissioner. Gonzales asked about the "big picture" regarding remaining funds and total number of units currently approved to be built. Ms. Damron stated approximately \$6 million dollars remained of the \$30 million, however, \$2 million of those funds is tentative committed to planned environmental studies and remediation. She went on to say the current projects represent a total number 506 affordable units and that her goal is to reach 700 units with all funds. No action was required for this item.

- c. Discussion and Possible Action regarding Release of Lien in that certain Warranty Deed dated August 12, 1965 and filed of record in the Deed Records of Bexar County, Texas, in Volume 5409, Page 775. **(Scott Price, OUR SA Real Estate Manager)**

Discussion: Staff gave a PowerPoint presentation regarding a request for a lien release of a property to be used for expansion of the Downtown UTSA campus.

Motion was made by Commissioner Gonzales, seconded by Commissioner Garza to approve the Release of Lien.

In Favor: All

- **ADJOURNMENT** **The meeting was adjourned at 1:11 pm.**

APPROVED:

ATTESTED:

Financial Statements by Program as of 7/31/2020										
	28700002 SAAH	28700004 SAAH - NSP	28700008 SAAH - RENEWSA	28700009 SAAH- Affordable Housing Program (303 Spotford / 7 SAHA Properties)	28700001 OurSA-SADA	28700007 OurSA-BOND	28700008 OurSA - Affordable Housing Program	Combined FS as of 7/31/2020	Balance as of 9/30/19	% Change
Balance Sheet										
Assets										
Cash & Cash Equivalent	18,846	380,178	436,466	6,164	-	-	-	841,654	861,930	-2.35%
Accounts Receivable	-	-	-	-	-	-	-	-	2,469	-100.00%
Accrued interest receivable	-	-	-	-	-	-	-	-	55,965	455.49%
Loans Receivable	138,397	-	262,653	48,228	13,920	2,900,000	-	3,10,881	3,326,482	13.71%
Land inventory	-	-	59,992	670,109	-	-	-	3,782,419	252,690	-60.47%
Building & improvements inventory	-	-	11,098	-	-	88,792	-	99,890	-	-
Deferred Loans receivable, net of allowance	-	139,549	-	-	-	-	-	139,549	139,549	0.00%
Allowance for uncollectible accounts	-	(139,549)	-	-	-	-	-	(139,549)	(139,549)	0.00%
Due from:	-	-	-	-	-	-	-	-	-	-
Other Funds	-	-	-	-	-	-	-	-	44,896	-100.00%
City of San Antonio	-	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	157,243	380,178	770,210	724,501	13,920	2,988,792	-	5,034,843	4,544,432	10.79%
Liabilities										
Accounts Payable	350	100	(1)	25	-	-	-	474	7,275	-93.48%
Due to:	-	-	-	-	-	-	-	-	44,896	-100.00%
Other Funds	-	-	-	-	-	-	-	-	-	-
City of San Antonio	-	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	350	100	(1)	25	-	-	-	474	52,171	-99.09%
Fund Balances										
Restricted	156,893	380,078	770,210	724,476	13,920	2,988,792	-	4,877,476	4,390,892	11.08%
Unrestricted	-	-	-	-	-	-	-	156,893	101,370	54.77%
TOTAL FUND BALANCES	156,893	380,078	770,210	724,476	13,920	2,988,792	-	5,034,369	4,492,262	12.07%
TOTAL LIABILITIES and FUND BALANCES	157,243	380,178	770,210	724,501	13,920	2,988,792	-	5,034,843	4,544,433	10.75%
Statement of Revenues, Expenditures, and Changes in Fund Balances										
Revenues										
sales of redeveloped real estate	8,000	454,665	-	-	-	-	-	462,665	283,988	62.92%
PI reappropriated by Grantor	-	385,135	-	-	-	-	-	385,135	244,482	57.53%
Program Income	6	-	-	-	58	-	-	63	26,488	-99.76%
Contributions from CoSA	75,000	-	-	677,476	-	-	-	752,476	75,000	903.30%
Capital Contributions from CoSA	-	-	-	-	-	-	-	-	2,988,792	-100.00%
Interest Income	137	1,348	7,039	677,476	-	-	-	8,523	3,390	151.43%
TOTAL REVENUES	83,142	841,148	7,039	677,476	58	-	-	1,608,862	3,622,140	-55.58%
Expenditures										
PI returned to Grantor	-	-	-	-	-	-	-	-	-	-
Cost of sales or redeveloped real estate	7,612	553,959	-	7,367	-	-	-	568,937	251,482	45.71%
Fees to professional contractors	20,721	4,641	13,025	1,311	10,656	8,175	-	58,528	390,471	-8.91%
Allowance for uncollectible accounts	-	-	-	-	-	-	-	-	64,254	-100.00%
Other contractual services and fees	5,135	426,622	3,985	2,731	817	-	-	439,289	4,484	-100.00%
TOTAL EXPENDITURES	33,468	985,221	17,010	11,409	11,472	8,175	-	1,066,755	116,740	276.30%
Other Financing Sources (Uses)									827,432	28.92%
Transfers in	-	-	-	-	-	-	-	-	-	-
Transfers Out	43,067	(19,687)	(69,626)	58,410	29,043	8,175	-	138,695	72,976	90.06%
TOTAL OTHER FINANCING SOURCES (USES)	(37,218)	(19,687)	(69,626)	58,410	(12,163)	8,175	-	(138,695)	(72,976)	90.06%
Net change in fund balance	55,523	(163,760)	(79,597)	724,476	5,465	-	-	542,107	2,794,707	-80.60%
Fund Balances, Beginning	101,370	543,838	849,808	724,476	8,455	2,988,792	-	4,492,262	1,697,555	164.63%
FUND BALANCES, ENDING	156,893	380,078	770,210	724,476	13,920	2,988,792	-	5,034,369	4,492,262	12.07%



Item: 3. a. Sale of 247 G Street to LaToya and Calvin Carrillo

Summary (History):

On March 6, 2020 Staff received a bid from Mr. and Mrs. Carrillo for the purchase of 247 G. Street for the expansion of there residential (home) lot. Their plan is to use the adjacent lot to expand the existing home with the addition of a master bedroom and office. They have lived at this property since 2013, additionally, Ms. Carrillo and her siblings were raised in this house by their grandparents.

The property have been canvassed and advertised, and have remained undeveloped since acquisition due to the size of the property and corner-lot setback requirements.

Please note the following:

East 33.33 of Lot 24, Block 13, NCB 1556 commonly known as **246 G Street** was acquired by the Urban Renewal Agency (URA) in 1987 as a portion of a larger lot acquisition of \$12,800.00;

Current Bid: \$6,130.00 plus all closing costs

A contract has been signed by the buyers, but is subject to approval by the OUR SA Board, Planning Commission, and final approval by the San Antonio City Council.

Issue: None

Recommendation: Staff recommends approving the sale of 256 G. Street to Mr. and Mrs. Carrillo.

Next Steps: If approved, Staff will prepare documentation and submit to the Planning Commission and San Antonio City Council for review and approval.

OFFICE OF URBAN REDEVELOPMENT (OUR SA) – SURPLUS PROPERTY

Property Address: 247 G Street

Legal Description: Lot E 33.33 of 24, Block 13, NCB 1556

Council District: 2

Owner of Record: San Antonio Development Agency

Parcel Information:

Dimensions: 33 X 150

Square Feet: 4950 Acreage: 0.1136

Zoning:

Minimum Lot Standards:

Utility Availability: All available

Area: ICRIP: Yes TIRZ: No

CRAG: Yes NSP: D

Reinvestment Area: No

Plan Area: Arena District

CCHIP Target Area: No

Planned Land Use:

Site and Surrounds Observation:

Medium-Density Residential
Flat buildable site, very nice neighborhood; sidewalk and curb okay; easements may be a concern; structure to face Anita if setbacks permit
Single Family Residential

Development Suitability:

Funding Source:



CITY OF SAN ANTONIO
CENTER CITY DEVELOPMENT OFFICE



OFFICE OF URBAN REDEVELOPMENT

THE URBAN RENEWAL AGENCY FOR THE CITY OF SAN ANTONIO

100 W. Houston Frost Bank Tower 19th Floor
San Antonio, Texas 78205

SURPLUS PROPERTY BID FORM

1. Date: 05/06/2020
2. Property Address: 247 G ST SAN ANTONIO, TEXAS 78210
3. Bexar County Appraisal District Account # (usually 6 digits): 117255
4. Bid Amount: \$6,130.00
5. Proposed Use of Property: To expand my current home
6. Proposed Timeline for Development: Unknown at this time
7. Other Information: _____

8. Authorized Bidder Signature: LaToya M. Stevens-Carrillo Calvin A. Carrillo
9. Printed Name: LaToya M. Stevens-Carrillo & Calvin A. Carrillo
10. Mailing Address: 245 G St San Antonio, Texas 78210
11. Email Address: LCCARRILLO51@GMAIL.COM
12. Contact Phone(s): (210) 454-0861

Please complete, sign and submit to:

Mail or Hand Deliver:

Scott Price
Real Estate Manager
OUR SA and SAAH
1400 S. Flores
San Antonio, Texas 78204

Email: scott.price@sanantonio.gov
(210) 207-6357



Item: 3. b. Lien Release - 622 Dolorosa

Summary

On December 5, 1963 for consideration paid and accepted, the Urban Renew Agency for the City of San Antonio (URA) sold and conveyed to Bexar County the following described property:

**Lot 2, New City Block 13418, located within Urban
Renewal Project known as Central West Area, Project I,
Tex. R-39., commonly known as 622 Dolorosa**

The deed attached to this sale contained certain covenants running with the land as paraphrased below:

- Covenant # 1 All restrictions, regulations and land uses set forth in the Urban Renewal Plan TEX. R-39 ...
- Covenant # 2 No discrimination based on race, color, religion, sex or national origin in the sale, lease, or rental, or in the use of occupancy of the property or improvements ...
- Covenant # 3 The property contained a maximum percentage of land covered by buildings

Since the sale of the property, it has been used as a the Central Texas Detention Facility.

The Bexar County Commissioners approved the sale of the property to the University of Texas Board of Regents for the expansion of their downtown campus.

The University of Texas Board of Regents and Bexar County Commissioners are now requesting the OUR SA Board approve the release of all Covenants in order to facilitate the UTSA campus expansion for the following reasons:

Covenant # 1 - the UR Plan expired in May 1981

Covenant # 2 - the discrimination language is redundant of Federal law

Covenant # 3—the property use was as intended by the covenants

Issue: None at this time

Recommendation: Staff believes the original Covenants have been duly fulfilled, are redundant or or no longer applicable to the Property.

Next Steps: Approve and return the executed release to UTSA/County for filing.

RELEASE OF DEED COVENANTS

Date: _____, 2020

Owner: **Bexar County**, a political subdivision of the State of Texas.

Owner's Address: Paul Elizondo Tower, 101 W. Nueva St., Suite 1000, San Antonio, Texas 78205.

Releasor: **The Urban Renewal Agency of the City of San Antonio**, d/b/a Office of Urban Redevelopment SA or OUR SA, a Texas local governmental entity acting through its Board of Commissioners.

Releasor's Address: 1400 S. Flores, San Antonio, Texas 78204.

Property: Lot 2, N.C.B. 13418, TEX R-39 Central West Area Project 1 Urban Renewal San Antonio, Texas, according to a plat thereof recorded in Volume 5502, Pages 28-31, Deed and Plat Records, Bexar County, Texas.

Deed Covenants: All restrictive or use covenants contained in that certain warranty deed dated December 5, 1963, and filed of record with the Deed Records of Bexar County, Texas, in Volume 5125, Pages 431-437 (the "*Warranty Deed*"), wherein Releasor, as grantor, conveyed the Property to Owner, as grantee, *to wit*:

1. All restrictions, regulations, and land uses as set forth in the Urban Renewal Plan for Tex. R-39, Central West Project No. 1, which was filed on the 16th day of February, 1961, in the office of the City Clerk of the City of San Antonio, Texas, and all amendments thereto.
2. The maximum percentage of land covered by buildings on the property conveyed herein shall be fifty percent (50%).

Owner, the current Property owner, requests release of the Deed Covenants for purposes of further sale and conveyance of the Property without the encumbering Deed Covenants. The Deed Covenants either have expired, have been duly fulfilled, are no longer relevant to the Property, or are redundant of applicable law. Therefore, in consideration of Releasor having no further obligation under the Warranty Deed, Releasor hereby releases and waives any right to enforce the Deed Covenants encumbering the Property. Owner hereby agrees to and confirms the release of the Deed Covenants.

The approval and execution of this instrument was authorized by a resolution duly adopted on _____, 2020, by the Board of Commissioners of the Urban Renewal Agency of the City of San Antonio.

The Urban Renewal Agency of the City of San Antonio d/b/a OUR SA, a Texas Local Governmental Entity

By: _____
David Rodriguez, Chairman
Board of Commissioners

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ____ day of _____ 2020, by David Rodriguez, an authorized representative for the Board of Commissioners for and on behalf of the Urban Renewal Agency of the City of San Antonio, d/b/a OUR SA, a Texas Local Governmental Entity.

[SEAL]

Notary Public, State of Texas

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

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COUNTY OF BEXAR

By: _____

Nelson W. Wolff
County Judge

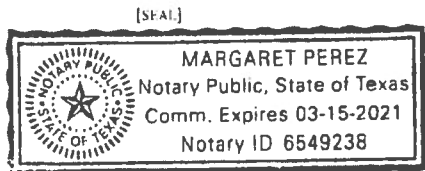
APPROVED AS TO LEGAL FORM:

By: _____

LARRY ROBERSON
Assistant Criminal District Attorney
Civil Division Chief

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 15th day of July 2020, by Nelson W. Wolff, County Judge of Bexar County, Texas, on behalf of Bexar County.



Notary Public, State of Texas

After Recording, Please Return To:

Timothy C. Taylor, Esq.
JACKSON WALKER L.L.P.
100 Congress Avenue, Suite 1100
Austin, Texas 78701-4042



Item: 3. c. Lien Release - 322 West Commerce

Summary

On May 5, 1975 for consideration paid and accepted, the Urban Renew Agency for the City of San Antonio (URA) sold and conveyed the property listed below to the J. R. Building Corporation. The property is legally described as:

Lots 5, 6, and 7, New City Block 254, located in San Antonio, Bexar County, Texas, commonly known as 322 West Commerce

The property is currently owned by the City Of San Antonio. The deed attached to this sale contained certain covenants running with the land as paraphrased below:

Covenant # 1 All restrictions, regulations and land uses set forth in the Urban Renewal Plan TEX. R-39 or approved modifications.....

Covenant # 2 All taxes or assessments must remain current and no liens or encumbrances other than for construction financing are allowed.....

Covenant # 3 Adhere to the approved construction start-up and completion dates.....

Covenant # 4 The property or any part can not be conveyed without prior approval....

Covenant # 5 No discrimination based on race, color, religion, sex or national origin in the sale, lease, or rental, or in the use of occupancy of the property or improvements

The San Antonio City Council has approved the sale of the property to the University of Texas Board of Regents for the expansion of their downtown campus pending the release of all existing covenants.

The **University of Texas Board of Regents and City of San Antonio** are now requesting the OUR SA Board approve the release of all Covenants in order to facilitate the UTSA campus expansion for the following reasons:

The Deed Covenants have either expired, have been duly fulfilled, are no longer relevant to the Property, or , are redundant of applicable law.

Issue: None at this time

Recommendation: Staff believes the original Covenants have been duly fulfilled, are redundant or or no longer applicable to the Property.

Next Steps: Approve and return the executed release to UTSA/COSA for filing.

RELEASE OF DEED COVENANTS

Date: _____, 2020

Releasor: **The Urban Renewal Agency of the City of San Antonio** d/b/a Office of Urban Redevelopment SA or OUR SA, a Texas local governmental entity acting through its Board of Commissioners.

Releasor's Address: 1400 S. Flores, San Antonio, Texas 78204

Property: All that certain tract of land located within the City of San Antonio, Bexar County, Texas described in Exhibit A attached hereto.

Deed Covenants: The covenants and conditions identified as "First", "Second", "Third" and "Fourth" in that certain Warranty Deed dated May 21, 1975, and filed of record in the Deed Records of Bexar County, Texas, in Volume 7697, Page 61, wherein Releasor, as grantor, conveyed the Property and certain other property to J.R. Building Corporation, the grantee named therein (the "**Warranty Deed**"), a copy of which is attached hereto as Exhibit B.

Releasor created the Deed Covenants in the Warranty Deed. The Deed Covenants have either expired, have been duly fulfilled, are no longer relevant to the Property, or are redundant of applicable law. The City of San Antonio, a Texas municipal corporation (the "City"), the current owner of the Property, requests the release of the Deed Covenants.

Therefore, Releasor hereby releases and waives any right to enforce the Deed Covenants encumbering the Property and agrees that from and after the Date set forth above, the Deed Covenants shall be null, void and of no further force and effect as to the Property. In addition, Release expressly acknowledges and agrees, and to the extent necessary, the Deed is hereby amended to provide, that (i) the "Fifth" covenant in the Deed is a covenant only (and is not a condition), (ii) all conditions to the City's title to the Property have been satisfied and (iii) all rights of reverter in the Deed shall be of no further force or effect and Releasor has no rights of reverter under the Deed. The terms, provisions and conditions of this Release of Deed Covenants shall run with the Property, shall be binding on Releasor and its successor and assigns and shall inure to the benefit of the owner of the Property and its successors and assigns.

[Signatures on Next Page]

The approval and execution of this instrument was authorized by a resolution duly adopted on _____, 2020, by the Board of Commissioners of the Urban Renewal Agency of the City of San Antonio.

**The Urban Renewal Agency of the City of San Antonio
d/b/a OUR SA, a Texas Local Governmental Entity**

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____ 2020, by _____, an authorized representative for the Board of Commissioners for and on behalf of the Urban Renewal Agency of the City of San Antonio, d/b/a OUR SA, a Texas Local Governmental Entity.

Notary Public, State of Texas



Item: 3. d. 2017 Housing Bond Update

Summary

The proposed \$20 million Neighborhood Improvements Bond will invest in San Antonio's neighborhoods by addressing distressed properties and facilitating the creation of housing that is affordable to residents such as working families, retirees, and veterans. The improvements would make sites ready for redevelopment as single family or multifamily housing. This could include land acquisition, demolition of dilapidated/unusable structures, street and sidewalk improvements, extension of utilities and remediation of hazards such as asbestos or lead-based paint. Once improved, properties would be sold to developers for construction of housing that is affordable.

The City Charter does not currently allow the City to use bonds specifically for housing construction. However, the Urban Renewal Agency for the City of San Antonio (OUR SA) can be the vehicle through which a bond program is implemented to acquire and prepare properties for housing development.

The MOU between the City and OUR SA for the 2017 Housing Bond was been approved by the OUR SA Board (June 11, 2018) and by the COSA City Council on June 14, 2018.

To date, the bond staff has vetted over 4000 parcels. Staff recommendations, together with management and stakeholders responses have reduced the properties to a first phase of 23 sites identified as viable for development. Of these 23, 7 sites are being recommended by staff to move forward to potential earnest money contracts.

These initial properties and others were presented by the Bond Administrator for review to the NIAC on July 17, 2018 and for review and approval by the OUR SA Board on July 18, 2018. Once these properties are approved, they are secured by an earnest money contract (EMC). An RFP is issued for development proposals. These project proposals are evaluated by a committee based on established criteria and the results and recommendations are presented to the Board for review and action.

These proposals and any new projects are presented to Board as either updates or requests for approval on an on-going basis.

Issue: None at this time

Recommendation: For the Board and Bond staff to work closely to review and approve all targeted properties.

Next Steps: Issue appropriate RFP's to developers for review, grading and selection for approval. Continue to work with developers of approved projects through design development, contract finalization and construction start-up.