

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

AN ORDINANCE

**AUTHORIZING THE SALE AND DISPOSITION OF CITY-OWNED
PROPERTY LOCATED AT 307 DWYER AVENUE IN CITY
COUNCIL DISTRICT 1 TO LANDBRIDGE PARTNERS FOR THE
AMOUNT OF \$800,000.00.**

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WHEREAS, the city-owned property located at 307 Dwyer, formerly known as the Dwyer Avenue Center for Transitional Housing, includes a three-story building of approximately 48,239 square feet and is located within the Central Business District and the Houston Street Tax Increment Reinvestment Zone; and

WHEREAS, In 2010, the services provided at the Dwyer Avenue Center for Transitional Housing were relocated to Haven for Hope, and the building has since been vacant; and

WHEREAS, in June of 2014, City Council approved a Public-Private Partnership (P3) for the property which included its sale and disposition; however, subsequent due diligence of the site revealed development challenges that proved cost-prohibitive for the project as a P3; and

WHEREAS, City staff is now recommending a direct sale of the property in accordance with Texas Local Government Code Section 272.001(b)(6) to Landbridge Partners ("Landbridge") who also controls the adjacent property known as Heritage Plaza allowing for a catalytic redevelopment project for the area; and

WHEREAS, Landbridge is proposing a \$50,000,000 mixed-use development that includes both the city-owned property at 307 Dwyer and the Heritage Plaza property that will include 272 market-rate housing units; and

WHEREAS, the City is requiring that Landbridge demolish the vacant building at its own cost, is placing deed restrictions on the property to require it remain housing, and is not providing SAWS impact fee waivers for the project; **NOW THEREFORE:**

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

SECTION 1. The City Council approves the disposition and sale of 307 Dwyer Avenue in the amount of \$800,000.00 to Landbridge Partners.

SECTION 2. The City Manager or her designee is authorized to execute a Purchase and Sale Agreement and other documents deemed necessary by the City Attorney for the sale and disposition of 307 Dwyer Avenue in accordance with the terms and conditions of this Ordinance.

A copy of the final Agreement shall be attached to this Ordinance upon execution as Attachment I.

SECTION 3. RESERVED FOR FINANCE.

SECTION 4. 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 5. 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 30th day of June, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek
City Clerk

Martha G. Sepeda
Acting City Attorney