

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

AN ORDINANCE

DECLARING TWO CITY-OWNED REAL PROPERTIES LOCATED AT 506 DOLOROSA AND 702 DOLOROSA IN CITY COUNCIL DISTRICT 1 AS SURPLUS AND AUTHORIZING THEIR SALE TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM FOR A COMBINED TOTAL OF NOT LESS THAN \$7,367,000.00; AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DEVELOPMENT AGREEMENT WITH BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM FOR THE IMPLEMENTATION OF A 10-YEAR EXPANSION PLAN OF UTSA'S DOWNTOWN CAMPUS.

WHEREAS, the University of Texas San Antonio is seeking to initiate a 10-year vision and strategy for its downtown campus that would relocate its College of Business, develop a new School of Data Science and Digital Solutions, and locate its new National Security Collaboration Center on approximately 6.5 acres of land in the downtown urban core (the "Project"); and

WHEREAS, Phase 1 of the Project is anticipated to ultimately result in the investment of \$341 million in real property improvements to the downtown area; and

WHEREAS, in order to implement this initiative, the City must provide for the sale and transfer of certain City-owned property; and

WHEREAS, it is the intention of the City to facilitate the development of the Project to enhance the downtown area and assist UTSA in achieving Tier 1 status; and

WHEREAS, the City is the owner of approximately 4.615 acres of property located at 506 Dolorosa and 702 Dolorosa respectively, as depicted on "**Exhibit A**" attached hereto (the "**City-owned Properties**"); and

WHEREAS, the City has agreed to the sale of the City-owned properties to UTSA as consideration for undertaking and completing the Project; **NOW THEREFORE:**

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

SECTION 1. The City Manager or her designee, severally, are authorized and directed to sell to the Board of Regents of the University of Texas System the properties currently addressed

as 506 Dolorosa and 702 Dolorosa, as shown and described in **Attachments I and II**, which are incorporated herein for all purposes as if fully stated, for a cumulative amount of \$7,367,000.00. The City Manager or her designee, severally, are authorized and directed to execute and deliver on behalf of the City sale contracts and deeds without warranty, substantially in the form shown in **Attachment III**, conveying the above-described property. The City Manager or her designee, severally, are authorized to take all additional actions reasonably necessary or convenient to effectuate the transaction, including executing and delivering all instruments and agreements conducive to effectuating the transaction.

SECTION 2. Funds generated by this ordinance in the amount not less than \$7,367,000, except for reasonable closing fees, will be deposited into Fund 29501000, Internal Order 207000000811 and General Ledger 4903101.

SECTION 3. The disposition of surplus property must be coordinated through the city's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

SECTION 4. The City Manager or her designee is authorized to negotiate and execute a Master Development Agreement, in substantial form as Exhibit A, with the Board of Regents of the University of Texas System identifying the terms and conditions under which the City may convey 506 Dolorosa and 702 Dolorosa.

SECTION 5. 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 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 _____ 2018.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT