

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

ORDINANCE

AUTHORIZING A SALE OF 3.115 ACRES OF 12.39 ACRES OF CITY-OWNED DECOMMISSIONED SOUTHEAST SERVICE PROPERTY IN CITY COUNCIL DISTRICT 3 AND APPROVING A DEVELOPMENT AGREEMENT WITH ESPADA REAL ESTATE SERVICES, LLC FOR A FEE OF \$1,763,962.00.

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WHEREAS, the City of San Antonio (“City”) currently owns approximately three acres of the surplus property located at 7402 S. New Braunfels, formerly the decommissioned Southeast Service Center site, that contained a Solid Waste administration building in Council District 3; and

WHEREAS, in October 2019 through Ordinance #2019-10-03-0806, City Council declared the entire 12.39 acres land as surplus and approved the sale and redevelopment of approximately 9.38 acres of the land to Franklin Development Properties, Ltd. who is constructing a 292-unit multi-family rental housing development to provide affordable and Workforce Housing as part of the 2017 Neighborhood Improvements Bond Program; and

WHEREAS, on September 11, 2019, Planning Commission approved the disposition of the 12.39 acre decommissioned Southeast Service Center as surplus property through Resolution No. 19-6364 and Neighborhood & Housing Services Department utilized broker services under the Texas Local Government Code Chapter 253 to advertise the subject site for sale; the approximate 3.115 acre was advertised for at least 30 days on a multiple-listing service and Espada Real Estate Services, LLC (“Espada Real Estate”) submitted the best use for the property that will complement the adjacent affordable housing development; and

WHEREAS, if the request is approved, Espada Real Estate is proposing to build a Medical/Office Building on the site pursuant to a development agreement attached the real estate contract, both attached hereto and incorporated as **Exhibit A**; **NOW THEREFORE**:

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

SECTION 1. The City Manager and designee is hereby authorized to sell approximately 3.115 acres of land located 7402 S. New Braunfels at the corner of S.E. Military and S. New Braunfels in Council District 3 to Espada Real Estate Services, LLC for a sales price of \$1,763,962 payable to the City and deposited into the City’s Affordable Housing Fund pursuant to a real estate contract and development agreement attached hereto and incorporated as **Exhibit A**.

SECTION 2. The City Manager and/or designee(s), severally, are authorized to do all things necessary or convenient to sell the property according to the requirements of law.

SECTION 3. Funds generated by this ordinance will be deposited in Fund 29623000, Internal Order 257000000004, and General Ledger Account 4502280.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer 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 becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this ____ day of _____, 2020.

M A Y O R
Ron Nirenberg

Attest:

Approved As To Form:

Tina J. Flores, City Clerk

Andrew Segovia, City Attorney