



City of San Antonio

Legislation Details (With Text)

File #: 17-2863

Type: Real Property Sale

In control: City Council A Session

On agenda: 8/17/2017

Title: An Ordinance declaring an unimproved 8.67 acre tract of city owned real property located at 851 South Acme within the Southwest Business & Technology Park in Council District 6 as surplus and authorizing its sale to G.F.B. Services, Inc. for \$360,000.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Form 1295, 2. Contract Disclosure Form, 3. 851 S. Acme Aerial, 4. GFB Sales Contract, 5. Resolution #7, 6. Draft Ordinance, 7. Ordinance 2017-08-17-0566

Date	Ver.	Action By	Action	Result
8/17/2017	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Disposition: Sale of surplus city-owned property within the Southwest Business & Technology Park

SUMMARY:

An ordinance authorizing the sale of an 8.67 acre unimproved tract of land to GFB Services in the amount of \$360,000.00 within the Southwest Business & Technology Park at 851 South Acme Road in NCB 13940, located in Council District 6.

BACKGROUND INFORMATION:

GFB Services (Petitioner) is a carrier truck company located in Council District 6 on the West side of San Antonio. GFB Services employs 21 truck drivers as owner operators or company drivers and provides warehouse and cross-dock services to companies such as FedEx, UPS, and Amazon. GFB Services currently owns and operates their business at 915 South Acme Road in a 16,000 square foot warehouse and intends to

move and expand their business at 851 South Acme Road. If approved, Petitioner plans to construct a new 30,000 square foot warehouse to serve its clients and expand its business.

Petitioner is requesting that the City of San Antonio sell an 8.67 acre tract of unimproved property, known as 851 South Acme Road within NCB13940, Council District 6, in the amount of \$360,000.00. Specifically the property is bounded by State Highway 151 to the west, Acme Road to the east and Wintergarden Drive to the south. In compliance with City procedures, the subject property was advertised to the public in the Hart Beat Newspaper on June 7, 2017, and June 9, 2017. In addition, the property was appraised at \$377,800.00 by Eckman Groll, Inc., Real Estate Appraisers, on May 3, 2017.

ISSUE:

This ordinance authorizes the sale of an 8.67 acre unimproved tract of land to GFB Services in the amount of \$360,000.00 within the Southwest Business & Technology Park at 851 South Acme Road in NCB 13940, located in Council District 6.

Although the sale price is below the appraised value, the policy of the City is to give preference to the highest bidder. GFB Services was the sole bidder from the two advertisements in June, and submitted a bid in the amount of \$360,000.00.

ALTERNATIVES:

City Council could choose not to approve this sale; however, this will prohibit the Petitioner from developing the property to expand its business. In addition, the City of San Antonio would remain responsible for maintaining the property and lose the opportunity to collect revenue and taxes from the sale.

FISCAL IMPACT:

In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of this subject property was based upon an independent State of Texas Certified Professional Appraisal Report. The appraised value of \$377,800.00 was prepared by Eckman Groll, Inc. on May 3, 2017. This property will be added to the tax rolls and will generate revenue for the taxing entities. Revenue from the sale of this property will be deposited into the General Fund and pay for any outstanding debt.

RECOMMENDATION:

Staff recommends the approval of this request, to sell the vacant 8.67 acre parcel of land. Joint Base San Antonio has reviewed and approved the sale of this property on June 1, 2017.