



City of San Antonio

Agenda Memorandum

File Number: 14-1611

Agenda Item Number: 17.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Office of EastPoint and Real Estate Services

DEPARTMENT HEAD: Mike Etienne, Ph.D

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Disposition: Sale of City-Owned Property at 815 El Monte Boulevard

SUMMARY:

An ordinance to declare as surplus the City's former Fire Station No. 28, an improved tract of real property known as 815 El Monte Boulevard described as Lot W 100 ft of 13, Block 2, New City Block 8061 in Council District 1 and authorize its sale to Each One Teach One for \$15,000.

BACKGROUND INFORMATION:

Under Municipal Code, all City property must be declared as surplus prior to the disposition of the property. Under this process, a request to declare property as surplus is submitted to the Office of EastPoint and Real Estate Services. The request and exhibits are then sent to City departments and utilities that provide services or build infrastructure. The departments and utilities respond if there is a need for the property or if the property can be disposed. Appraisals and surveys are completed if the property is determined to be surplus. The property is then presented to City Council for final authorization to declare the property as surplus and dispose of the property in accordance with Chapter 272 of the Local Government Code.

Each One Teach One (Petitioner) is requesting that the City of San Antonio declare as surplus to its needs and sell an improved parcel of land located at 815 El Monte Boulevard as shown on Exhibit A. The subject property is the former site of Fire Station No. 28. The one-story facility consists of 3,382 square feet and has significant deferred maintenance. The Fire Station was built in 1952 and was operational through October 2013 when construction of the new Fire Station No. 28 was completed. The new facility is now located at 15

Burwood Lane.

Each One Teach One (EOTO) is a non-profit entity, established in 2004 with a staff of over 200 volunteer tutors and paid staff. EOTO provides an adult literacy program that has served over 600 people in the community since October 2004. The program consists of one on one tutoring to out of school teens and adults functioning below 8th grade level academically; provides pre-GED tutoring; provides basic technology literacy; provides life skill support; and serves as a resource to other emerging non-profits serving the disadvantaged. Because EOTO is a 501c3 non-profit organization, advertisement of the property is not required as provided in Chapter 253 of the Local Government Code, Section 253.011.

A professional engineering and structural analysis of the facility revealed that the building has approximately \$300,000 in deferred maintenance requirement. The City agreed to dispose the vacant property to EOTO for \$15,000 with the condition that it renovates and obtains a certificate of occupancy within six months and provide adult education services. EOTO has been advised that the City does not have the financial resources to be applied toward the identified deferred maintenance needs. There are no funds budgeted in the proposed FY 2015 Budget or FY 2016 Budget plan for this differed maintenance. Addressing the building's deferred maintenance will be the responsibility of EOTO.

Upon obtaining ownership, EOTO will renovate the space to address ADA accessibility, perform classroom modifications to establish 3 classrooms/meeting spaces, perform bathroom upgrades and address landscaping needs.

ISSUE:

This ordinance will declare as surplus an improved 0.40 of an acre parcel of City-owned property located at 815 El Monte Boulevard in Council District 1 and authorize its sale to Each One Teach One (EOTO) for \$15,000. The former Fire Station has significant deferred maintenance. As such, disposition of the property will facilitate its renovation and reuse in a timely manner, and ensures the provision of adult education services to San Antonio residents.

A professional engineering and structural analysis of the facility revealed that the building has about \$300,000 in deferred maintenance. The City agreed to dispose the vacant property to EOTO for \$15,000 with the condition that it renovates and obtains a certificate of occupancy within six months and provide adult education services. The property is being sold as is.

Upon obtaining ownership, EOTO will renovate the space to address ADA accessibility, perform classroom modifications to establish 3 classrooms/meeting spaces, perform bathroom upgrades and address landscaping needs.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

City Council could choose not to approve this request. Staff does not recommend this alternative since the property would remain vacant and unused, and the City's liability would continue along with the obligation for maintenance. In addition, EOTO would not be able to renovate the property and provide adult education services.

FISCAL IMPACT:

In compliance with Chapter 37 of the City Code, Section 37-2, the property was appraised at \$130,000 by Noble & Associates, Inc. on December 9, 2013. A professional engineering and structural analysis of the facility revealed that the building has about \$300,000 in deferred maintenance. The City agreed to dispose the vacant property to EOTO for \$15,000 with the condition that it renovates and obtains a certificate of occupancy within six months and provide adult education services. The funds will be deposited into the General Fund in accordance with FY 2014 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance to sell an improved tract of City-owned real property at 815 El Monte Boulevard in Council District 1 to Each One Teach One for \$15,000.

The City of San Antonio's Planning Commission will consider this request at its regular meeting of August 13, 2014.