



City of San Antonio

Legislation Details (With Text)

File #: 16-5733

Type: Real Property Sale

In control: City Council A Session

On agenda: 3/9/2017

Title: An Ordinance declaring 1033 Ada Street located in Council District 3 and 611 Oriental Avenue located in Council District 5 as surplus to the City’s needs and authorizing their sale. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1033 Ada Aerial, 2. 611 Oriental Aerial, 3. Draft Ordinance, 4. Ordinance 2017-03-09-0154

Date	Ver.	Action By	Action	Result
3/9/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council Districts 3 & 5

SUBJECT:

Disposition of 2 City-owned properties

SUMMARY:

An ordinance declaring 1033 Ada Street located in Council District 3 and 611 Oriental Avenue located in Council District 5 as surplus to the City’s needs and authorizing their sale.

BACKGROUND INFORMATION:

Staff has identified two city-owned properties: 1033 Ada Street located in Council District 3 and 611 Oriental

Avenue located in Council District 5 as surplus and no longer needed by the City. Under Municipal Code, all City property must be declared as surplus prior to the disposition of the property. All City departments and utility agencies have been canvassed and it has been determined that the property can be disposed and sales price of these properties will be determined in accordance with Chapters 272 and 253 of the Local Government Code and Chapters 34 and 311 of the Tax Code.

The Department of Human Services requested 1033 Ada be declared as surplus. The property is known as the Bob and Jean Billa Learning Center and was leased to the San Antonio Independent School District (SAISD). The lease expired in June 2016 and SAISD has vacated the property.

The Solid Waste Department requested 611 Oriental Avenue be declared as surplus. The property was originally purchased by the Department for a project but is no longer needed.

Approval of this request would allow the properties to be placed on the tax rolls and generate revenue for the taxing entities. Additionally, the City of San Antonio would discontinue the maintenance of the properties upon final conveyance.

ISSUE:

This ordinance declares 1033 Ada Street located in Council District 3 and 611 Oriental Avenue located in Council District 5 as surplus to the City's needs and authorizes their sale.

ALTERNATIVES:

City Council could choose not to approve the disposition of these two City-owned properties and place the properties on the tax rolls; however, the City of San Antonio would continue to be responsible for the maintenance of the properties. In addition, this would prevent the properties from being placed on the tax rolls to generate revenue for the City and the other taxing entities.

FISCAL IMPACT:

This Council action declares as surplus 1033 Ada, a City-owned property in Council District 3 with an appraised value of \$207,000.00. The property is known as the Bob and Jean Billa Learning Center and was leased to the San Antonio Independent School District (SAISD). The lease expired in June, 2016 and SAISD has since vacated the property. There is outstanding bond debt. Funds also are due back to the Municipal Facility Energy Retrofit Program. The Department of Human Services will be reimbursed for an asbestos survey conducted from the sale proceeds. The sales price of this property will be determined in accordance with Chapter 272 and 253 of the Local Government Code and deposited in the General Fund and used for a similar authorized project or used to pay any outstanding debt.

This Council action declares 611 Oriental Avenue, a City-owned property in Council District 5 with an appraised value of \$23,000.00. The sales price of this property will be determined in accordance with Chapter 272 and 253 of the Local Government Code and Chapters 34 and 311 of the Tax Code. Any revenue from the sale of this property by the City of San Antonio will be deposited in the Solid Waste Operating and Maintenance Fund in accordance with the FY 2017 Adopted Budget.

RECOMMENDATION:

The City of San Antonio's Planning Commission approved the request to declare 1033 Ada Street located in Council District 3 and 611 Oriental Avenue located in Council District 5 as surplus and sale at its regular meetings on May 11, 2016 and January 25, 2017 respectively. Staff recommends approval of the disposition and sale of these two City-owned properties located in Council Districts 3 and 5.