



City of San Antonio

Agenda Memorandum

File Number:16-6256

Agenda Item Number: 7.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Sale and disposition of a surplus property owned by the Office of Urban Redevelopment San Antonio ("OUR SA")

SUMMARY:

This ordinance authorizes the sale and disposition of 5323 War Cloud, located in Council District 4, currently owned by OUR SA.

BACKGROUND INFORMATION:

The subject property was originally acquired by the Urban Renewal Agency for the City of San Antonio in 1995 and has remained vacant since that time. The current value for the property per the Bexar County Appraisal District (BCAD) is \$7,640.00.

The property incurs monthly costs to OUR SA for routine clean up and maintenance. It is underutilized and adds no value to the neighborhood nor to the City of San Antonio tax base, as-is. It is in the best interest of the City to dispose of this property for the development of an affordable home, to eliminate the cost burden to OUR SA, and for its conversion back into a tax-producing parcel. This property has been advertised for sale in the past without success. The most recent advertisement, however, has yielded an acceptable bid.

The property has been canvassed through the proper departments as required by the Urban Renewal Statute and the OUR SA Board of Commissioners.

ISSUE:

The bid for the property was received by OUR SA and approved by the Board of Commissioners during the September 2016 Board meeting.

OUR SA is now seeking City Council approval of the sale of the property to Julio Cesar Romo Castillo for the sales price of \$4,000 plus closing costs. The property will be sold for the purpose of building an affordable home.

The Planning Commission approved the disposition of this property on March 25, 2015.

ALTERNATIVES:

The City Council may elect not to approve the sale of this property and OUR SA will continue to maintain the vacant and underutilized property.

FISCAL IMPACT:

This ordinance authorizes the sale of 5323 War Cloud in the amount of \$4,000 plus closing costs. This property was originally purchased with CDBG funding; therefore the net funds from this sale will be considered CDBG program funds and will be returned to the city.

RECOMMENDATION:

Staff recommends approval of this Ordinance authorizing the sale of 5323 War Cloud owned by OUR SA in City Council District 4 for the sum of \$4,000 plus closing costs for the construction of a new affordable single family home.