



City of San Antonio

Agenda Memorandum

File Number: 17-2205

Agenda Item Number: 13.

Agenda Date: 4/12/2017

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT: Disposition: Sale of city-owned property located in the Southwest Business & Technology Park

SUMMARY:

Consideration of the following resolutions recommending the sale of City owned real property:

- A) A resolution recommending the city declare as surplus a 23.30 acre unimproved tract of land in the Southwest Business & Technology Park located at State Highway 151 and Old Highway 90 in City Council District 6, and authorize its sale to the San Antonio Food Bank.
- B) B) A resolution recommending the city terminate a 20 year lease agreement with the San Antonio Food Bank for the use of an unimproved approximate 23.55 acre tract of land for use as an urban farm project in Council District 6.

BACKGROUND INFORMATION:

The San Antonio Food Bank (SAFB) is a non-profit organization that receives, stores and distributes food, produce and grocery items to over 500 service agencies within Bexar County and 15 surrounding counties. The SAFB partners with senior citizen centers, church pantries, soup kitchens, emergency shelters, orphanages, after-school programs, daycare centers and rehabilitation facilities to provide food and other items to underprivileged populations. The SAFB has been called upon to provide assistance in disaster situations such as assisting the city with evacuees following Hurricane Katrina. In 2006, City Council approved the sale of approximately 11 acres of land in the Southwest Business & Technology Park to the San Antonio Food Bank (SAFB) for construction of a new facility. The SAFB moved into its new 104,000 square foot facility in 2007.

In 2011, City Council approved the conveyance of an additional 5.551 acres to SAFB for the expansion of its parking lot to accommodate visitors, volunteers and distribution vehicles. In addition, SAFB expanded its community garden and provided space for a farmers market.

In 2012, the Food Bank requested the city sell an additional 23.05 acre tract for use as an urban farm. The request was processed, and an appraisal was completed. The property was valued at \$753,000.00. For fiscal reasons, the Food Bank requested to lease instead of purchasing the property. City Council approved a 20-year lease for the Food Bank in 2013 to utilize the acreage as an urban farm. The Food Bank has farmed the land with a goal towards being 100% organic through the use of organic pesticides and injection pumps to provide natural fertilization. Drip line irrigation and rain catchment tanks are used to maximize yields and limit water use. Crops include cabbage, carrots, broccoli, peppers, tomatoes, watermelons and various other fruits and vegetables.

The Food Bank is interested in making long-term, capital investments such as machinery and structures needed for farming operations. Ownership of the property will assist the Food Bank in obtaining funds. In compliance with City procedures, the subject property was advertised to the public in the San Antonio Hart Beat on Wednesday, February 8, 2017 and Friday, February 10, 2017. The San Antonio Food Bank submitted the only bid.

ISSUE:

This resolution will recommend the declaration as surplus and the sale of City owned real property:

- A) A resolution recommending the city declare as surplus a 23.30 acre unimproved tract of land in the Southwest Business & Technology Park located at State Highway 151 and Old Highway 90 in City Council District 6, and authorize its sale to the San Antonio Food Bank.
- B) A resolution recommending the termination of a 20 year lease agreement with the San Antonio Food Bank for the use of an approximate 23.55 acre tract of land for use as an urban farm project in Council District 6.

The San Antonio Food Bank is a non-profit organization that receives, stores and distributes food, produce and grocery items to over 500 service agencies within Bexar County and 15 surrounding counties. The urban farm crops consist of fruits and vegetables. The crops supplement other foods distributed by the Food Bank. The farm is also used for outreach and education since volunteers learn about agriculture and how to be self-sustaining.

The Food Bank is interested in making long-term, capital investments such as machinery and structures needed for farming operations. Ownership of the property will assist the Food Bank in obtaining funds.

ALTERNATIVES:

The Planning Commission could choose not to recommend this sale; however that would limit the Food Bank's ability to raise capital to invest in agricultural production if the property is not a Food Bank asset.

RECOMMENDATION:

- A. Staff recommends approval of this request to declare as surplus and sell 23.30 acres of unimproved property within the Southwest Business & Technology Park to the San Antonio Food Bank.
- B. Staff recommends approval of this request terminating a 20-year lease agreement with the San Antonio Food Bank for the use of an approximate 23.55-acre tract of land for use as an urban farm project in Council District 6.