



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4999

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**Agenda Item Number:** 11.

**Agenda Date:** 2/21/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Disposition of surplus property: Former San Antonio Fire Station #1

### **SUMMARY:**

An ordinance declaring San Antonio Fire Station #1, at 801 E. Houston Street, Lot 1, save and except, 31.2 feet, thereof, Block 54, New City Block 553, City of San Antonio, Bexar County Texas, as surplus to the City of San Antonio and authorizing the conveyance of the property to the San Antonio Fire Museum Society, a 501(c)(3) nonprofit, in Council District 1, as requested by the San Antonio Fire Department.

### **BACKGROUND INFORMATION:**

Under Municipal Code, all City property must be declared as surplus prior to the disposition by sale or conveyance of the property. The request to declare property as surplus must be submitted to the Transportation & Capital Improvements Real Estate Division, then the request and exhibits are sent to departments and municipal utilities that provide services to, or construct infrastructure on the property. The department and municipal utilities respond if there is a need for property or if the property may be disposed.

The City of San Antonio purchased the property in 1937 to construct what is known as former Fire Station #1 at 801 East Houston Street. The fire station remained in operation until 2011 when the City built the new Fire Station #1 located at 523 North Cherry Street.

In 2012, the City leased the property at no cost to the San Antonio Fire Department Museum Society, a 501(c)(3) non-profit organization. The Society manages the operations and maintenance of the museum with

volunteers and is funded by modest admission fees, donations and grants. The Museum is open to the public Tuesday through Saturday and offers displays on the history of firefighting, provides educational sessions and programs for children, and offers group tours. The Museum receives roughly 16,000 visitors annually with approximately 80% of those visitors being tourists.

The San Antonio Fire Department has requested to convey the property at no cost to the San Antonio Fire Museum Society, with the condition that the property continues to operate as a museum open to the public.

#### **ISSUE:**

This ordinance declares as surplus San Antonio Fire Station #1, at 801 E. Houston Street, Lot 1, save and except, 31.2 feet, thereof, Block 54, New City Block 553, City of San Antonio, Bexar County Texas, and authorizes the conveyance of the property to the San Antonio Fire Museum Society, a 501(c)(3) nonprofit, in Council District 1, as requested by the San Antonio Fire Department.

Rather than continue with the lease agreement, the San Antonio Fire Department has requested to convey the property at no cost to the San Antonio Fire Museum Society, a 501(c)(3) non-profit organization. In accordance with Chapter 253 of the Local Government Code and as stipulated in the contract, the Society must continue to use the property as a fire museum open to the public. If the Museum Society fails to use the property as a fire museum, the ownership of the property automatically reverts back to the City.

This action is consistent with San Antonio Municipal Code and ordinances, which require City Council approval for the conveyance of City-owned or controlled real property.

#### **ALTERNATIVES:**

City Council could choose not to declare as surplus and approve the conveyance of the City-owned property. However, the Society would need to find a new location for the fire museum and the City of San Antonio would assume maintenance of the property.

#### **FISCAL IMPACT:**

This ordinance declares the property at 801 East Houston Street as surplus and conveys the property to the San Antonio Fire Museum Society, a 501(c)(3) non-profit organization, at no cost. The value of the property is \$2,650,000.00, as determined by an independent appraiser in accordance with Chapter 37 Section 2(g)(1) of the San Antonio Municipal Code.

#### **RECOMMENDATION:**

Staff recommends approval of an ordinance to declare as surplus and to authorize the conveyance of Lot 1, save and except, 31.2 feet, thereof, Block 54, New City Block 553, City of San Antonio, Bexar County Texas, located at 801 East Houston Street, known as the former San Antonio Fire Station #1 to the San Antonio Museum Society, 501(c)(3) nonprofit, in Council District 1, as requested by the San Antonio Fire Department.

The Planning Commission approved this item on October 24, 2018.