



# City of San Antonio

## Agenda Memorandum

**File Number:**19-6021

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**Agenda Item Number:** 8.

**Agenda Date:** 8/30/2019

**In Control:** Audit and Accountability Committee

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**CITY OF SAN ANTONIO  
CENTER CITY DEVELOPMENT AND OPERATIONS  
INTERDEPARTMENTAL CORRESPONDENCE**

**TO:** Erik Walsh, City Manager

**FROM:** Trey Jacobson, Special Projects, City Manager's Office

**COPY:** Audit and Accountability Committee; Lori Houston, Assistant City Manager; Ben Gorzell, Jr., CPA, Chief Financial Officer; Kevin Barthold, City Auditor; Troy Elliott, CPA, Deputy Chief Financial Officer; John Jacks, Director, Center City Development and Operations

**SUBJECT:** Pre-Solicitation Briefing for Sale of Continental Hotel Property

**DATE:** August 30, 2019

The Center City Development and Operations Department will present a pre-solicitation briefing on the disposition of city property at 322 W. Commerce, also known as the Continental Hotel Property. This briefing will allow an opportunity for input and direction from Committee members.

This pre-solicitation briefing will cover estimated contract value, projected timeline, high profile designation, scope of the project, terms of the contract, proposed scoring criteria, veteran owned small business preference program applicability, local preference program applicability, evaluation committee members, and project considerations.

The City seeks proposals for the redevelopment of a City-owned property, which includes a historic building and adjacent parking lot located at 322 W. Commerce. The building, commonly known as the Continental Hotel, served as office and lab space for the City's Metropolitan Health District until 2016. The property is situated along W. Commerce St. between S. Laredo and the future San Pedro Creek Culture Park. The successful proposal will outline redevelopment of the site to include a maximization of rental housing density, with rates that are affordable at various income levels. Development proposals may include a mix of market rate and affordable units, as well as ground-floor retail space.