

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
PUBLIC WORKS DEPARTMENT**

CONSENT AGENDA  
ITEM NO. **14**

**TO:** Mayor and City Council

**FROM:** Thomas G. Wendorf, P. E., Director of Public Works

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Melissa Byrne Vossmer, Andrew Martin, Louis A. Lendman, Milo D. Nitschke, Tim Palomera, Dale Lange and file

**SUBJECT:** Pearsall Park Community Center located at 5102 Old Pearsall Road

**DATE:** November 21, 2002

**SUMMARY AND RECOMMENDATIONS**

This Ordinance authorizes the use of reprogrammed Community Development Block Grant (CDBG) funds previously approved by City Council for the Pearsall Park Community Center in Ordinance No. 95356 on Feb. 21, 2002 in the amount of \$25,000.00. This Ordinance amends the budget for the Pearsall Park Community Center Project in Council District 4 by appropriating \$25,000.00 in 27<sup>th</sup> Year Community Development Block Grant (CDBG) funds for construction contingency expenses to complete construction of this project.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

The construction of renovations to the Pearsall Park Community Center located at 5102 Old Pearsall Road in Council District 4 (see attachment #1) was initiated in March 2002 and has reached substantial completion. The necessary improvements include repair of faucets at sink and hose bibbs, lexan glazing at windows, building signage, exterior landing at entry doors, roofing replacement, roof fascia boards replacement, mini-blinds at windows and doors, interior doors and hardware, wall plaque, and gravel infill at dry water feature. Upon approval of this ordinance contract change orders will be initiated to accomplish this work.

The project has reached substantial completion and a Grand Opening occurred on Oct. 1, 2002. It is estimated the project will reach total completion in December 2002.

**POLICY ANALYSIS**

Approval of this ordinance shall be a continuation of City Council direction to redevelop the Pearsall Road Landfill into a community-supported facility.

## FISCAL IMPACT

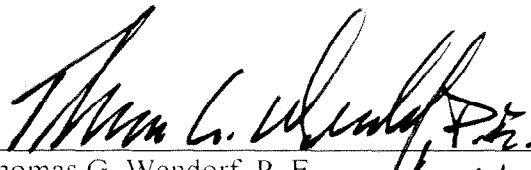
Reprogrammed Community Development Block Grant (CDBG) funds of \$25,000.00 are available for the Pearsall Park Community Center Project (see attachment #2). The amount of \$25,000.00 will be allocated into the construction contingency expenses. The General Fund will not be impacted.

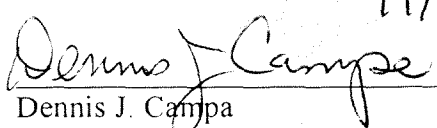
## COORDINATION

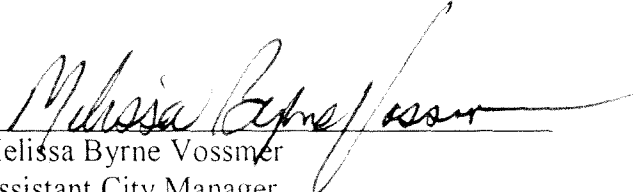
This request for ordinance has been coordinated with the Office of Management and Budget, Finance Department and the Community Initiatives Department.

## ATTACHMENTS

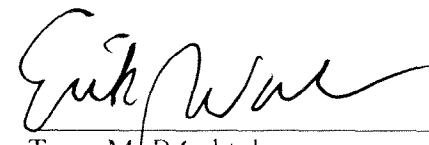
- 1.) GIS Project Location Map
- 2.) Copy of Ordinance No. 95356 dated February 21, 2002

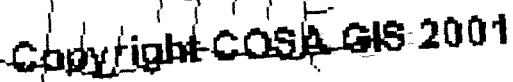
  
Thomas G. Wendorf, P. E.  
Director of Public Works  
11/1/02

11/1/02  
  
Dennis J. Campa  
Director of Community Initiatives

  
Melissa Byrne Vossmer  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager



DM:bh  
02/21/02  
[4]

Attachment #2  
Copy of Ord. No. 95356  
Dated Feb. 21, 2002

AN ORDINANCE

**95356**

AUTHORIZING THE REPROGRAMMING OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS IN THE AMOUNT OF \$3,336,504.43 AVAILABLE FROM CITY-WIDE PROJECT COMPLETIONS, PROGRAM INCOME FUNDS, PRIOR YEAR UNALLOCATED CONTINGENCIES AND CANCELLED PROJECTS TO ADDRESS EXISTING PROJECT SHORTFALLS AND NEW PROJECTS; AUTHORIZING THE CLOSE-OUT AND CANCELLATION OF AFFECTED PROJECTS AND THE CREATION AND/OR MODIFICATION OF APPROPRIATE PROJECTS AND PROJECT BUDGETS; RATIFYING PAYMENT TO THE SAN ANTONIO LOCAL DEVELOPMENT CO., INC. ON AUGUST 29, 2001 IN THE AMOUNT OF \$117,002.65 AND AUTHORIZING PAYMENT TO THE SAN ANTONIO LOCAL DEVELOPMENT CO., INC. IN THE AMOUNT OF \$117,002.65, FOR THE SEPTEMBER 1, 2002 INSTALLMENT, IN CONNECTION WITH TWO DEFAULTED HUD SECTION 108 LOANS; REASSIGNING CDBG FUNDS IN THE AMOUNT OF \$181,904.73 FROM NEIGHBORHOODS ACTING TOGETHER TO THE COMMUNITY ECONOMIC REVITALIZATION AGENCY; AUTHORIZING THE ALLOCATION OF SAID FUNDS; REVISING THE APPROPRIATE PROJECT BUDGETS; AUTHORIZING THE EXECUTION AND SUBMISSION OF CONTRACTS AND OTHER DOCUMENTS AS NECESSARY IN CONNECTION THEREWITH; AND PROVIDING FOR PAYMENT.

\* \* \* \* \*

WHEREAS, in the administration of the Community Development Block Grant (CDBG) Program, funds available in previously-appropriated projects and program income may be retained by grantees for reprogramming to provide supplementation to existing projects and/or funding in support of new programs; and

WHEREAS, the City is a CDBG fund grantee; and

WHEREAS, in connection with the current CDBG Program, the sum of \$3,336,504.43 is currently available in CDBG funds for said reprogramming and allocation; and

WHEREAS, it is City Council's intention to ratify payment to the San Antonio Local Development Co., Inc. on August 29, 2001 in the amount of \$117,002.65 and authorize payment to San Antonio Local Development Co., Inc. in the amount of \$117,002.65 for the September 1, 2002 installment in connection with two defaulted HUD Section 108 loans, the Alta Vista and Acomex Projects; and

WHEREAS, CDBG funds in the amount of \$181,904.73 from Neighborhoods Acting Together are available for reassignment to the Community Economic Revitalization Agency since Neighborhoods Acting Together is no longer an operating agency; and

WHEREAS, pursuant to applicable HUD regulations, statutory requirements and/or City Council policy designed to ensure adequate citizen input, a public hearing is required prior to any reprogramming of or modification to CDBG funds and projects, respectively and prior to the adoption of activities under the City's Community Development Program; and

WHEREAS, the required notice having been duly published, and said public hearing having been held before City Council on February 21, 2002, it is now the desire of the City to formally resolve the issues of allocating reprogrammable CDBG funds; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Revisions to Community Development Block Grant (CDBG) projects and the modifications to the budgets and reprogramming in support thereof in the amount of \$3,336,504.43 are hereby approved in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as Attachment I. Said funds are hereby authorized to be reprogrammed to cover existing project shortfalls, modifications and/or the creation of new CDBG projects in accordance with Attachment I.

SECTION 2. Transfer of funds, expenditures and encumbrances necessitated and scheduled pursuant to the aforesaid Attachment I is hereby authorized for entry into the budgets as therein described.

SECTION 3. Payment to the San Antonio Local Development Co., Inc. on Check No. 069510, dated August 29, 2001 in the amount of \$117,002.65 in CDBG funds is hereby ratified, and a payment in the amount of \$117,002.65 is hereby authorized to be paid to the San Antonio Local Development Co., Inc. from Fund No. 28-099172, Index No. 249235, as the September 1, 2002 installment, both in connection with two defaulted HUD Section 108 loans in connection with the Alta Vista and Acomex Projects.

SECTION 4. CDBG funds in the amount of \$181,904.73 is hereby authorized to be reassigned from Neighborhoods Acting Together to Community Economic Revitalization Agency.

SECTION 5. The Director of the City's Finance Department is hereby authorized to effect on the books of the City the cancellations, revisions and reprogramming in support thereof, set forth in Attachment II. The City Manager, or in her stead, either Deputy City Manager, the Assistant City Manager, an Assistant to the City Manager, or City's Director of Housing and Community Development is hereby authorized to execute any and all contracts and other documents as necessary for: (a) implementation of the reductions, revisions and reprogramming set forth in Attachment I; and (b) compliance with HUD rules, regulations and procedures, and to submit all certifications and such other information to and as required by HUD.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or City Manager's Designee, correct allocations to specific Index Codes and Fund Numbers as necessary to carry out the purpose of this Ordinance.

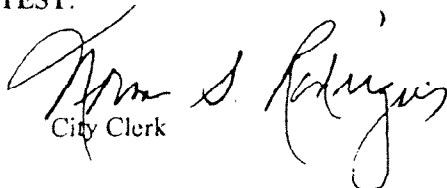
SECTION 7. This ordinance shall be effective on and after the tenth (10<sup>th</sup>) day after passage.

PASSED AND APPROVED the 21<sup>st</sup> day of February, 2002.

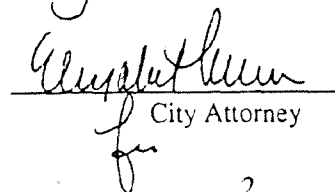
  
M A Y O R

ATTEST:

EDWARD D. GARZA

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

PUBLIC HEARING  
TIME CHAIRMAN  
ROOM NO. 4  
3:00 PM

CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

TO: Mayor and City Council

FROM: Andrew W. Cameron, Director

THROUGH: Terry M. Brechtel, City Manager

COPIES: Melissa Byrne Vossmer; Frances A. Gonzalez; Tom Wendorf; Dennis Campa;  
Malcolm Matthews; H&CD Staff; File

SUBJECT: CDBG Reprogramming

DATE: February 21, 2002

Summary & Recommendations:

This ordinance authorizes the cancellation of projects which have been determined to be ineligible with regard to Federal Regulations and eligibility requirements, as well as projects with unexpended surplus CDBG funds in City-Wide and Prior-Year Unallocated Contingency Accounts. The total amount of this proposed reprogramming is \$3,336,504.43. In addition, this action will reassign \$181,904.73 from the NCR program.

Staff recommends approval of this ordinance.

Background Information:

*Allocation of Uncommitted Funds*

Each year, staff brings at least one reprogramming action to City Council to allocate uncommitted CDBG and HOME funds. These funds become available for one of the following reasons:

- Income from the sale of property or repayment of loans.
- Prior year unexpended program Contingency Accounts.
- Completed projects with surplus funds.
- Funds from cancelled projects.

Since this is a mid-year action, the goal is to expend the funds as quickly as possible. Therefore, the criteria for this funding recommendation are as follows:

- Projects that can have contracts awarded within the next two months.
- Previously approved projects in need of additional funding for an immediate contract award.
- Emergency projects that can be implemented quickly.

Please note that public service projects can not be funded through reprogramming actions.

The goal is to implement and complete as many projects as possible in order to maintain a good spending ratio with HUD. The spending ratio is a percentage that compares the amount of unexpended funds in our HUD account to the annual award. Municipalities are not allowed (by HUD regulations) to have more than 1.5 times their annual award in their unexpended balance at the time of the annual review (July 15, 2002). San Antonio currently has a ratio of 1.96. As a result of this proposed Ordinance and the projects that are identified, a total of \$13,941,148 in CDBG project funds will be expended and 21 previously approved Capital Improvement projects will be completed. The additional expenditures will result in reducing the City's spending ratio to 1.26 which is lower than it has been in over fifteen years.

#### *Payment for Defaulted Section 108 Loans*

The City continues to make payments to SALDC for two defaulted Section 108 Loans (ACOMEX and Alta Vista). The amount of the payment is \$117,002.65 annually, due on September 1st of each year. This ordinance will ratify a payment made to SALDC on August 29, 2001, in the amount of \$117,002.65, as well as authorizing payment for the same amount for the September 1, 2002 installment. A final installment will be made in September 2003.

#### *The NCR Program*

The Neighborhood Commercial Revitalization (NCR) Program is a continuing program established by City Council Ordinance in 1998. The program objective is to facilitate capacity building activities and technical assistance to community-based organizations whose mission is to stimulate economic growth and revitalization in their neighborhood. Program funds in the amount of \$181,904.73 are being reassigned from the Neighborhoods Acting Together Agency, which is no longer an operating agency, to the Community Economic Revitalization Agency (CERA). This will allow CERA to continue the NCR program in the eastern sector of the City. In addition, CERA will be assigned the position of the NCR Coordinator and will be held responsible for the completion of the performance measures that are indicated by the NCR program. The fund transfer is shown separately on Attachment I due to the program funds remaining in the NCR program.

#### Policy Analysis:

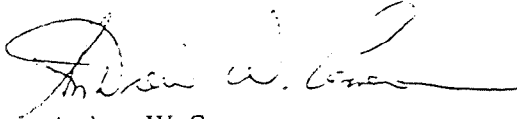
This action is consistent with all HUD and City regulations and policies. All requirements of the Public Hearing have been met.

#### Fiscal Impact:

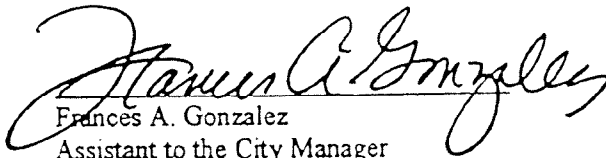
This item recommends reprogramming \$3,336,504.43 in unallocated CDBG funds to projects with existing budgets that total \$10,604,622.26. In addition, this action will reassign \$181,904.73 from the NCR program. There will be no impact on the General Fund.

Coordination:

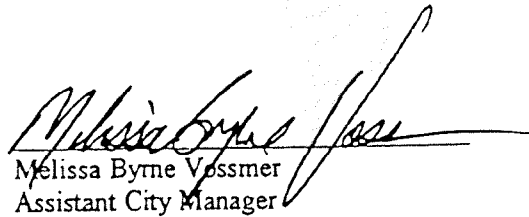
This recommendation has been coordinated with the Finance, Public Works, Neighborhood Action, the Community Initiatives and Parks and Recreation Departments.



Andrew W. Cameron  
Director  
Housing & Community Development

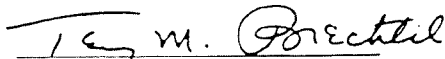


Frances A. Gonzalez  
Assistant to the City Manager



Melissa Byrne Vossmer  
Assistant City Manager

Approved:



Terry M. Brechtel  
City Manager

Attachment



# CDBG Reprogramming

February 21, 2002

# ATTACHMENT I

## Proposed Reprogramming Revenues

City-wide Revenues	3,326,504.43
MLK Arch Committee (Dist. 2)	<u>10,000.00</u>
Total Reprogramming Revenue	\$ 3,336,504.43

## Proposed Reprogramming Allocations

<u>CD</u>	<u>Project</u>	<u>Current Budget</u>	<u>Prop. Allocation</u>	<u>Revised Budget</u>
1	FY 2000 Delgado (Navidad - Zarzamora)	386,600.00	40,000.00	426,600.00
	FY 1998 Harvard Terrace (Yale - University)	99,802.00	3,500.00	103,302.00
	Frank Garret Center Facility Improve	0.00	100,000.00	100,000.00
	Total District 1	\$ 486,402.00	\$ 143,500.00	\$ 629,902.00
2	FY 2000 Aurelia (Lincolnshire - MLK - Yucca)	195,039.45	143,000.00	338,039.45
	FY 1996 Cardiff (Aransas - Dead End)	28,397.92	1,200.00	29,597.92
	FY 1999 G St. (Pecan Valley - Dead End)	172,500.00	6,700.00	179,200.00
	FY 2000 Grandview Streets Phase IIIC	16,280.00	60,000.00	76,280.00
	Carver Community Cultural Center	1,025,000.00	475,000.00	1,500,000.00
	Dawson Commty. Ctr Parking Lot	-	55,000.00	55,000.00
	Alamodome Neighborhood	850,000.00	250,000.00	1,100,000.00
	Pittman Sullivan Park	800.00	1,000.00	1,800.00
	Total District 2	\$ 2,288,017.37	\$ 991,900.00	\$ 3,279,917.37
3	Bell Aire Par Improvements	0.00	110,000.00	110,000.00
	Fair Ave. Traffic Signal	0.00	50,000.00	50,000.00
	Total District 3	0.00	\$ 160,000.00	\$ 160,000.00
4	FY 2001 Dempsey (Farr - Gwenda Lea)	582,965.00	77,000.00	659,965.00
	FY 1998 Hillside Acres	202,449.58	14,000.00	216,449.58
	FY 1998 King St. Phases I & II	750.00	22,000.00	22,750.00
	FY 1997 Southcross Sidewalks	179,000.00	8,000.00	187,000.00
	Miller's Pond Drainage Improvement	0.00	100,000.00	100,000.00
	Old Pearsall Rd Multi-Purpose Ctr	120,000.00	25,000.00	145,000.00
	Villas De Las Misiones Infrastructure	600,000.00	* 40,000.00	640,000.00
	Total District 4	\$ 1,685,164.58	286,000.00	\$ 1,971,164.58
5	AGA Los Officinos Shortfall	500,000.00	250,000.00	750,000.00
	AVANCE Headquarters	350,000.00	400,000.00	750,000.00
	MAUC 202 Elderly Housing Sidewalks	1,200,000.00	** 15,000.00	1,215,000.00
	Total District 5	2,050,000.00	665,000.00	\$ 2,715,000.00
6	FY 1999 39th St. #58M PH III (Alice Fay Area Sts.)	682,140.04	251,000.00	933,140.04
	FY 2000 Glider /Landing (Gunsmoke - 410)	1,175,156.00	92,000.00	1,267,156.00
	Total District 6	\$ 1,857,296.04	\$ 343,000.00	\$ 2,200,296.04

# CDBG Reprogramming

February 21, 2002

# ATTACHMENT I

7	FY 2000	Blueridge (Gen.)McMullen - 27th)	31,319.94	12,000.00	43,319.94
	FY 1998	Waverly (Bandera - Glenmore)	<u>1,590,828.33</u>	<u>175,000.00</u>	<u>1,765,828.33</u>
		Total District 7	\$ 1,622,148.27	\$ 187,000.00	\$ 1,809,148.27
CW		Expense Recovery	119,000.00	70,799.43	189,799.43
		City-Wide Sidewalks	0.00	3,300.00	3,300.00
		ADA San Fernando Gym	305,000.00	64,000.00	369,000.00
		108 Loan Default Payment	0.00	117,005.00	117,005.00
		Rental Rehabilitation Program	191,594.00	300,000.00	491,594.00
		Ella Austin Emgy Water Main Rpymt	<u>0.00</u>	<u>5,000.00</u>	<u>5,000.00</u>
		Total City-Wide	\$ 615,594.00	\$ 560,104.43	\$ 1,175,698.43
		Total Proposed Allocations	\$ 10,604,622.26	\$ 3,336,504.43	\$ 13,941,126.69
		<u>NCR Program Fund Reassignment</u>			
		Neighborhoods Acting Together	181,904.73	CERA	181,904.73

\* HOME Funds

\*\* HUD 202 Funds