

CITY OF SAN ANTONIO

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Interdepartmental Correspondence

TO: Mayor and City Council

FROM: Andrew W. Cameron, Director, Housing and Community Development

THROUGH: Terry M. Brechtel, City Manager

COPIES TO: Jelynn LeBlanc Burley, Manual Macias, Elisa Soto, Rick Martinez

SUBJECT: Request for Ordinance: Disposition of CDBG Property by the San Antonio Development Agency

DATE: March 11, 2004

Summary and Recommendations

This item approves the price and condition of sale by the San Antonio Development Agency (SADA) for land previously purchased with CDBG funds to Our Casas Residence Council for property located in the Vista Verde South Neighborhood Development area and to Gilbert Gonzales for property located in the Select Housing Target Area at 214 Stark Street for a disposition price of \$51,500 and \$1,750 respectively.

Staff recommends approval.

Background Information

Our Casas Residence Council petitioned the San Antonio Development Agency (SADA) to purchase the property previously acquired with Community Development Block Grant (CDBG) funds. The property will be used for commercial offices. It is currently classified as a remnant property marketed by SADA and is located in the Select Housing Target area. The Agency has established a fair market value minimum disposition price for the property at \$51,500.00. The proposed sales price is consistent with the market value.

Bidder	Parcel Number	Approx. Sq. Ft	Designated Use or Zoning	Minimum Sale Price
Our Casas Residence Council	IP-2	15,555 SF.	I-2	\$51,500.00

Gilbert Gonzales also petitioned the San Antonio Development Agency (SADA) to purchase the property previously acquired with Community Development Block Grant (CDBG) funds. The property will be incorporated to the adjacent property owned by relatives and use it as a backyard for recreational use. It is currently classified as a remnant property marketed by SADA and is located in the Select Housing Target area. The Agency has established a fair market value minimum disposition price for the property at \$1,750.00 and the proposed sale is consistent with said value.

<u>Bidder</u>	<u>Parcel Number</u>	<u>Approx. Sq. Ft</u>	<u>Designated Use or Zoning</u>	<u>Minimum Sale Price</u>
Gilbert Gonzales	2576-1	3,519.6 SF.	I-2	\$1,750.00

Upon the approval of this transaction, SADA will proceed to execute a Warranty Deed and Contract for sale to Our Casas Residence Council and Gilbert Gozales and convey title to said disposition parcels.

Policy Analysis

Approval of this item will result in the sale of the properties mentioned above to Our Casas Residence Council and Gilbert Gonzales. All redevelopment for this area must conform to the plan adopted by the City Council on August 2, 1979 by Ordinance No. 51073.

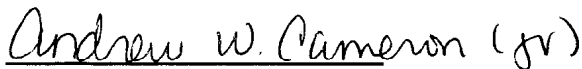
As the urban renewal agency of the City of San Antonio, SADA is empowered to dispose of property and conduct sales of real estate for redevelopment within the City's Select Housing Target Areas and Urban Renewal Areas. Subsequent approval by the City Council is required prior to completing the disposition transaction.

Fiscal Impact

This action will result in the disposition of two lots for a price of \$51,500.00 and \$1,750.00, representing program income. After the sale, the property will be in private ownership and subject to property taxes. No other city funds are affected by this action.

Coordination

These items were coordinated through the San Antonio Development Agency Board of Commissioners and the Planning Commission. These items received a favorable review by the Planning Commission on January 14, 2004.



Andrew W. Cameron

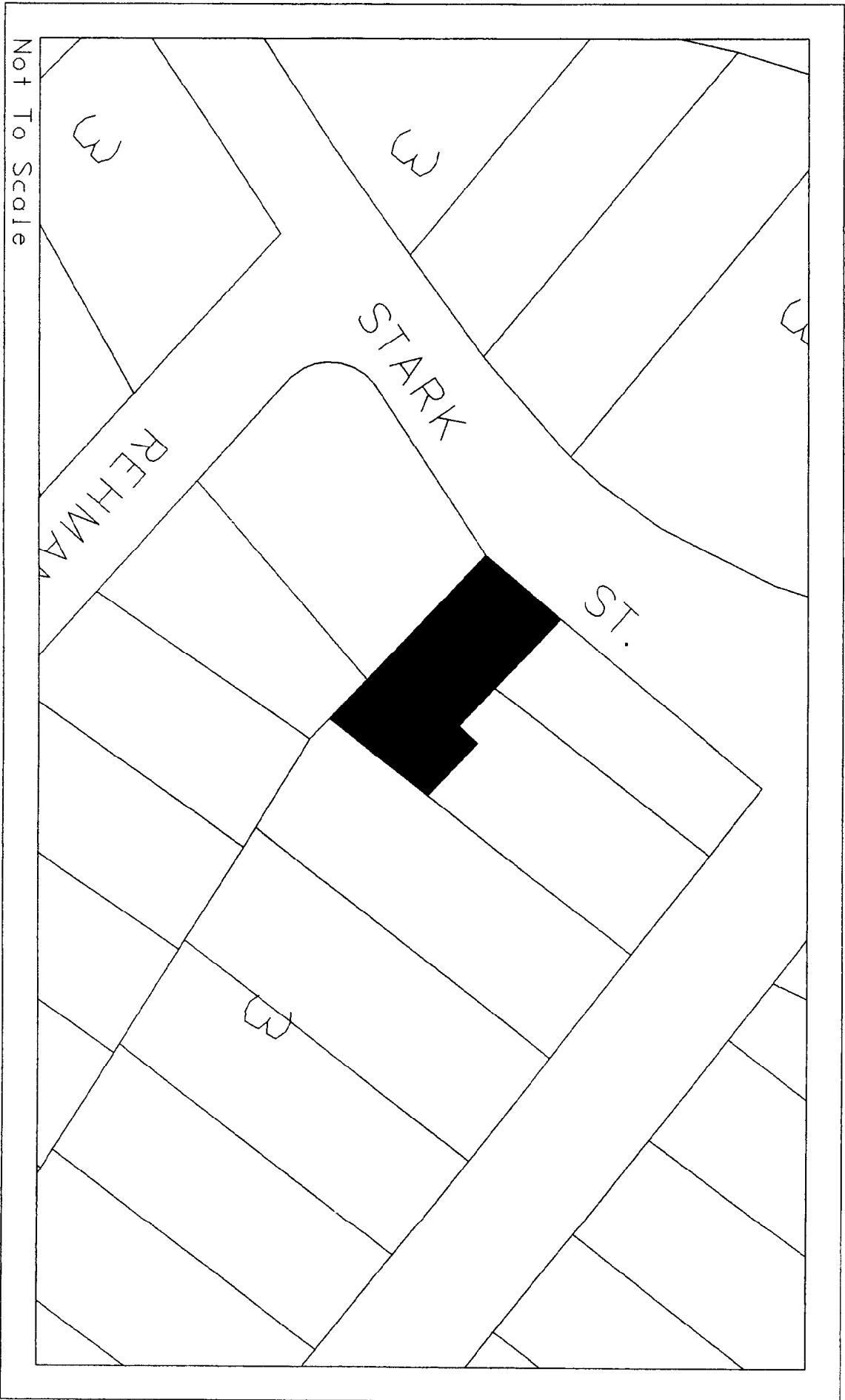
Director

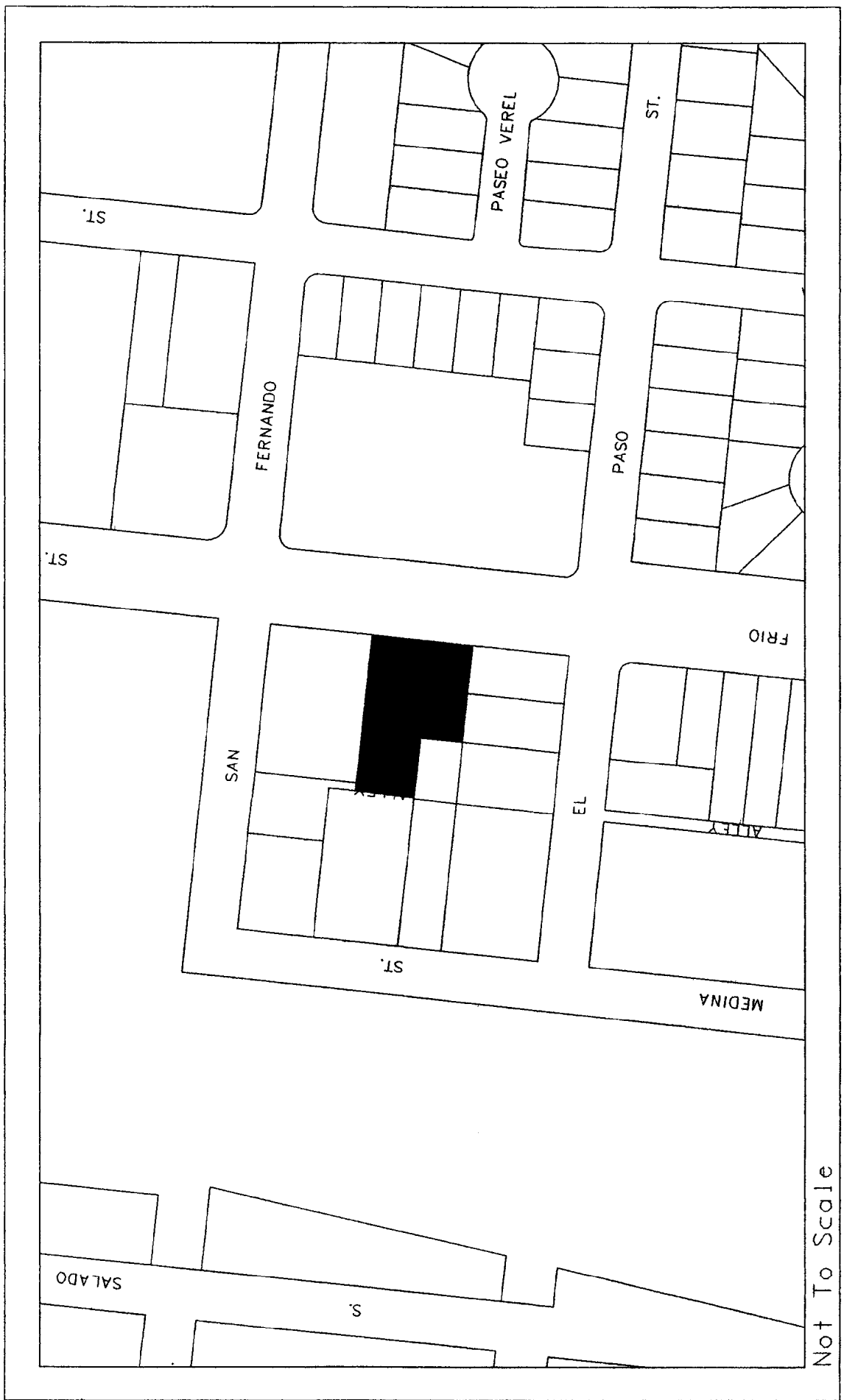
Housing & Community Development Department


Jelynné LeBlanc Burley
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager





Not To Scale