

**CITY OF SAN ANTONIO
NEIGHBORHOOD ACTION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

CONSENT AGENDA
ITEM NO. 16

TO: Mayor and City Council

FROM: David D. Garza, Director, Neighborhood Action Department

SUBJECT: Fredericksburg Road (Deco District) and Travis Building Improvement Projects

DATE: January 13, 2005

SUMMARY AND RECOMMENDATIONS

This item authorizes the allocation and expenditure of \$124,075 from the 2003 General Obligation Bond funding for expenses incurred in connection with the Travis Building for a drainage study associated with the design of the parking lot and the environmental assessments, maintenance and demolition of the properties on Beal Street.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The City is committed to enhancing the vitality of neighborhood commercial corridors. As part of that commitment, the City entered into a Revitalization Project contract with the Jefferson Woodlawn Lake Community Development Corporation (CDC) in 1999 through the Neighborhood Commercial Revitalization (NCR) Program to implement revitalization efforts in the Deco District target area along Fredericksburg Road. In 1995, the City of San Antonio acquired the building located at 1800 Fredericksburg at Fulton as part of a drainage and street project utilizing general obligation bonds. The building is at the center of a key activity node in the Deco District and has been operated as a multi-tenant property providing space for retail, office, community, and cultural uses. The building however was in need of repairs and rehabilitation in order to continue to be utilized as a multi-tenant property. As a designated NCR target area, the Deco District has received funding allocations to improve and enhance both infrastructure and City-owned property within the district.

In November 2001, the City entered into a Capital Improvements Funding Contract in the amount of \$1,400,000 with the CDC for improvements in the Deco District. The building redevelopment project includes two components: the building rehabilitation and the development and construction of required parking lot. In an effort to provide additional pedestrian improvements along Fredericksburg Road and the required parking lot for the Travis Building, additional funding was approved through the 2003 Bond Program in the amount of \$950,000. In November 2004, the City Council amended the Deco District Capital Improvement Project Funding Agreement with the CDC to include costs associated with the required parking area development and expanded streetscape enhancements in the amount of \$757,854. The CDC will be coordinating with the City on the proposed scope of work for the additional funding for the Travis Building and related streetscape enhancements.

POLICY ANALYSIS

The City of San Antonio is responsible for the acquisition and the predevelopment site work necessary for the construction of the parking lot necessary for the Travis Building. In April 2004, the City acquired five properties adjacent to the Travis Building in order to meet the UDC parking lot requirements. Expenditures for the environmental assessments of the five structures and drainage studies were incurred. The Neighborhood Action Department coordinated with Environmental Services, Public Works and the Code Compliance Department for environmental assessments, boarding, cleaning and securing properties that were ultimately demolished. This ordinance would authorize these expenditures.

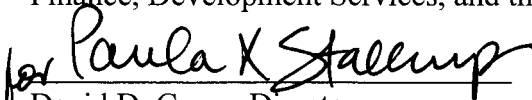
FISCAL IMPACT

The scope of the 2003 bond funds in the amount of \$950,000 are to support the Fredericksburg Road improvements which include additional pedestrian improvements and funding for the acquisition of adjacent property for the Travis Building parking lot. The acquisition costs for the five properties was partially funded from the 2003 bond funds (\$68,071). The City Council recently approved an amendment to grant \$757,854 in 2003 General Obligation Bond Funds to the Jefferson Woodlawn Lake Community Development Corporation for the Travis Building and Fredericksburg Road improvements.

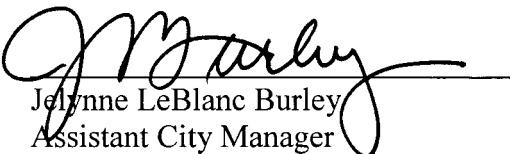
This item would authorize the allocation and expenditure of the remaining balance totaling \$124,075 for costs associated with the parking lot as well as the demolition of the five properties on Beal Street completed by the Environmental Services, Public Works, and Code Compliance Department and/or their contractors. A total of \$1,264 is to be transferred to the Environmental Services Department Fund 55 for environmental work completed on the five structures. The costs incurred for demolition of the structures in the amount of \$89,019 is to be transferred to the Street Maintenance and Improvements Fund in the Public Works Department. Expenses incurred to date for maintenance of the property total \$981 and will be paid to the contractor upon approval of this ordinance. Any additional site work necessary to prepare the site for development of the parking lot will be paid from the \$32,811 remaining in the 2003 bond proceeds.

COORDINATION

This item has been coordinated with the Departments of Environmental Services, Public Works, Finance, Development Services, and the City Attorney's Office.



David D. Garza, Director
Neighborhood Action



J. Rolando Bono
Assistant City Manager



J. Rolando Bono
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