

**CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council
FROM: Sheryl Sculley, City Manager
SUBJECT: Voelcker Tract
DATE: May 4, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes city staff to engage in negotiations with trustees of the Maxine and Minnie Tomerlin Voelcker Fund to acquire, by purchase or condemnation, approximately 311 acres located between Blanco Road and N.W. Military Highway for the purpose of parks, green space, and related recreational facilities in the northern quadrant of San Antonio.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The City of San Antonio and the Voelcker Fund Trustees recently began discussing the City's interest in acquiring the Voelcker Tract comprised of approximately 300 acres in north San Antonio. The Voelcker Fund, by charter, requires that any land sale be purchased at market value. The Voelcker Fund is managed by four trustees, three of whom are San Antonio residents. Proceeds from sales transactions are distributed to charitable organizations. Specifically, ten percent of the sale purchase is conveyed to San Antonio Children's Hospital and Boysville, with the remaining balance distributed to organizations supporting medical research.

POLICY ANALYSIS

The Voelcker Tract is located in an area of San Antonio that is extremely deficient in public park space and is lacking in large urban parks (sites in excess of 50 acres). Currently, the area of the city where this property is located has 7.9 acres of parkland per 1,000 residents, well below the San Antonio (14.4 acres) and national average for large cities (16 acres).

The San Antonio Parks and Recreation Strategic Plan identifies the need to acquire park acreage in this area of San Antonio as a high priority, especially in regard to a large urban park. This acquisition will have a major impact on addressing this deficiency in a city service of approximately thirty-five square miles that is currently void of City park land.

FISCAL IMPACT

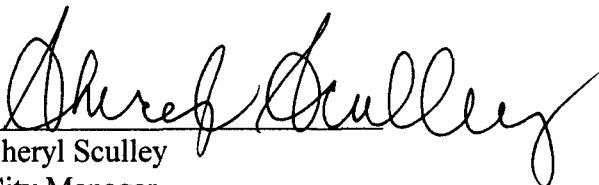
Appraisal of the approximately 311 acres of property is currently underway which will provide the basis for the actual purchase price. Based on the previous sale of land from the Voelcker Ranch, it is estimated that the value of the land is \$45 million. It is anticipated that the land will be acquired in two phases. The first phase would acquire approximately 107 acres within the next 90 days at an estimated cost of \$15 million and the City will utilize proceeds from the issuance of debt to fund this cost. The purchase of the remaining property will be included in the general obligation bond election currently being planned for May 2007. If approved by voters, the proceeds of the general obligation bonds will be utilized to fund the purchase of remaining property.

COORDINATION

This action has been coordinated with the City Attorney's Office, Parks and Recreation Department, Finance Department, and the Office of Management and Budget.

SUPPLEMENTARY COMMENTS

Discretionary Contracts Disclosure Form is not required.



Sheryl Sculley
City Manager