

Agenda item #18

**CITY OF SAN ANTONIO
DEPARTMENT OF ASSET MANAGEMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: Shawn P. Eddy, Interim Director, Department of Asset Management

DATE: Thursday, June 1, 2006

SUBJECT: S.P. No. 1274-Request to declare as surplus and sell a tract of City-owned real property

PETITIONER: City of San Antonio
Department of Asset Management
P.O. BOX 839966
San Antonio, Texas 78283-3966

SUMMARY AND RECOMMENDATIONS

This Ordinance will declare 1536 Santiago Street in District 5 surplus and authorize its sale to Robert Montalvo, for a total price of \$1,200.00, the City's share of that amount being \$564.00 and the balance going to other taxing authorities.

Staff recommends approval of this Ordinance.

BACKGROUND INFORMATION

The Department of Asset Management is requesting to declare as surplus and sell a tract of City-owned real property, as shown on Exhibit "A". This property has been held in trust by the City of San Antonio due to a tax foreclosure and is required to be sold in accordance with Ch. 34 of the Texas Tax Code which specifies that the fair market value may be determined by the public advertisement of a sealed bid process. The bid documents issued by the City allows for the City to "select a bid deemed to be in the City's best interest to include the highest and best use of the property, a desirable exchange of property, or the greatest bid amount."

The property was offered through a public notice and a sealed bid process after the completion of an internal canvassing. This unbuildable property is approximately 1,790 square feet in area and is zoned R4 (Residential Single-Family District). Staff accepted a bid for the property from Robert Montalvo on April 24, 2006. For informational purposes, a relative of Robert Montalvo owns an abutting property to the City-owned property at 1536 Santiago Street.

This property will be conveyed by a Deed Without Warranty and the proceeds from the sale of this property will be distributed proportionally to the taxing entities pursuant to Chapter 34 of the Texas Tax Code.

POLICY ANALYSIS

This action is consistent with the City Code and Ordinances, which require City Council approval for the disposition of any surplus City-owned real property.

FISCAL IMPACT

The City will sell this surplus City-owned real property for the total consideration of \$1,200.00 with the City's portion being \$564.00. The Bexar County's portion will be \$444.00 and the San Antonio Independent School District's portion will be \$192.00. In addition, this property will be returned to the tax rolls where the land and any constructed improvements will again generate tax revenue for all of the taxing entities.

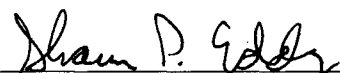
COORDINATION


In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies.

SUPPLEMENTARY COMMENTS

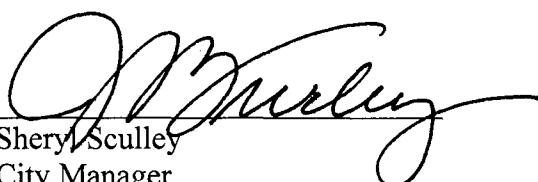
The City of San Antonio's Planning Commission will consider this request at its regular meeting of 5/24/2006 and its finding will be presented to City Council on 6/1/2006.

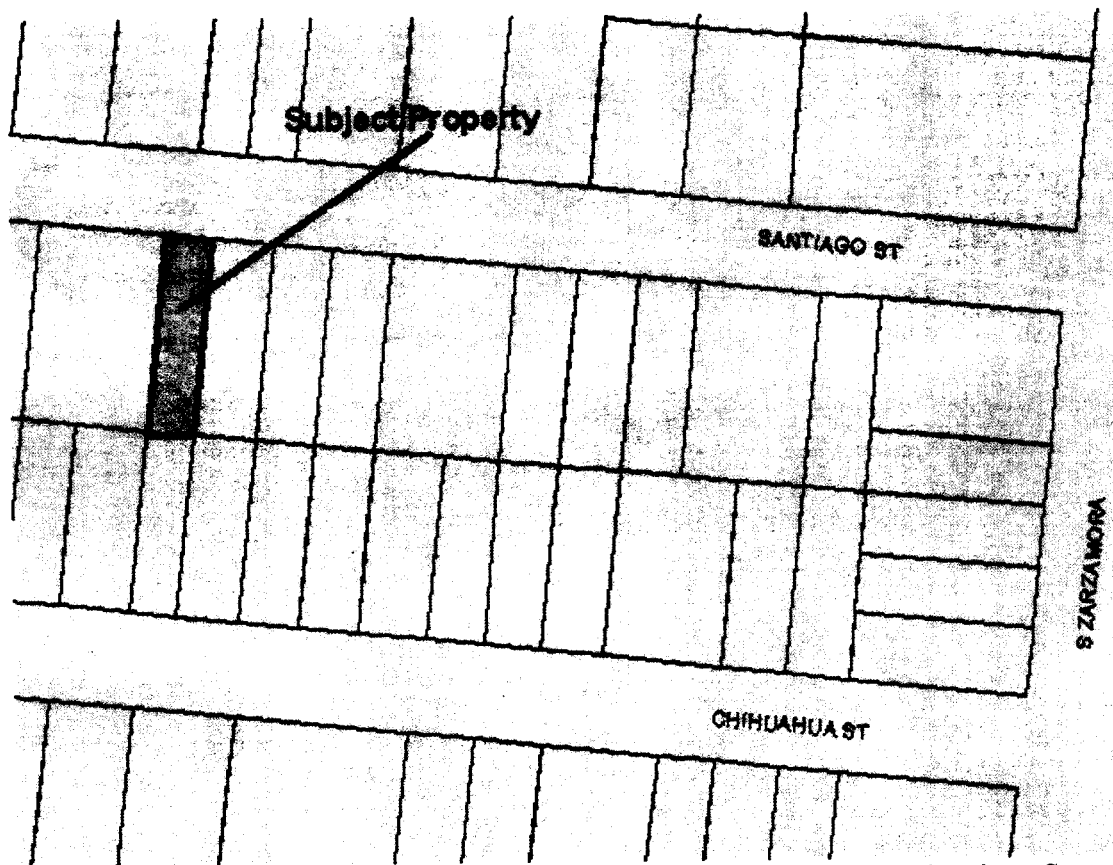
An Executed Discretionary Contracts Disclosure Statement is not required for this transaction.


Shawn P. Eddy, Interim Director
Department of Asset Management

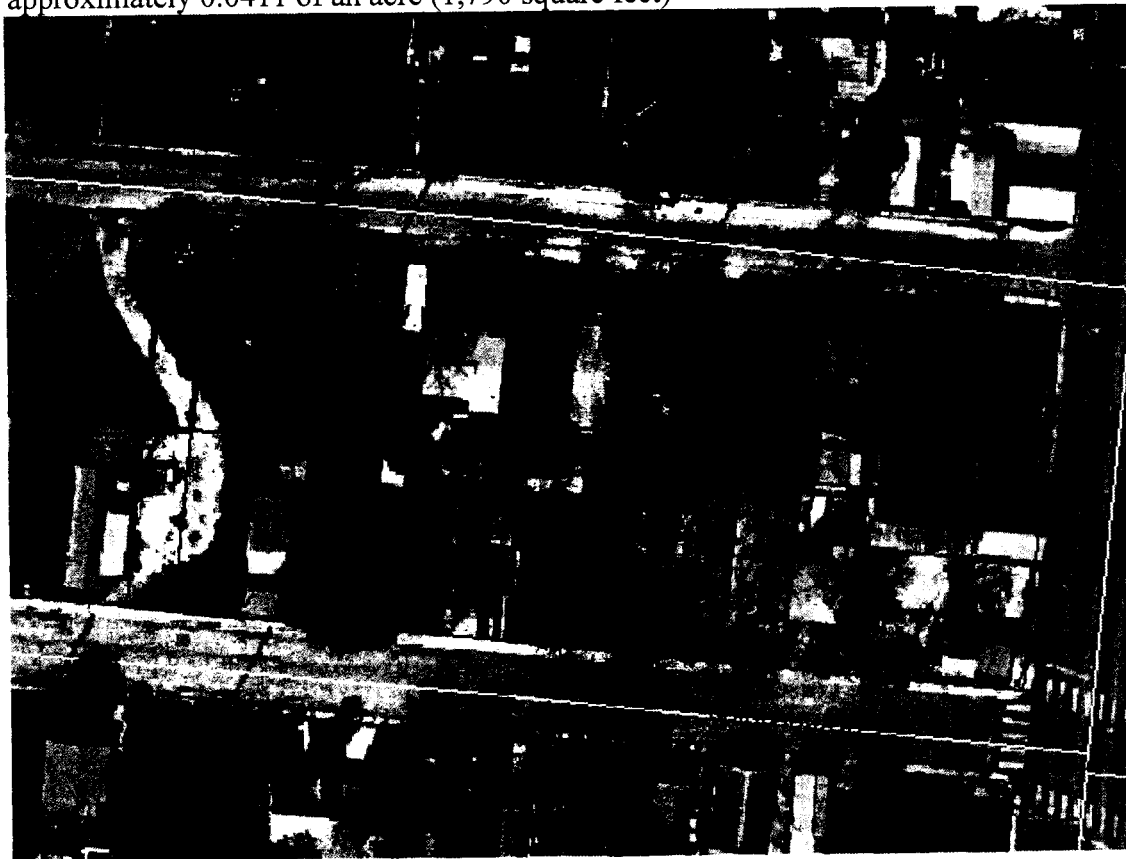

Erik J. Walsh
Assistant City Manager

Approved for Council Consideration:


Sheryl Sculley
City Manager



1) Map of Lot 15, Block 1, New City Block 6465 also known as 1536 Santiago Street approximately 0.0411 of an acre (1,790 square feet)



Aerial Photograph of 1536 Santiago Street

Exhibit "A"