

A RESOLUTION

ACKNOWLEDGING THE AWARENESS OF THE OBLIGATIONS OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO TO COMPLY WITH ITS COOPERATION AGREEMENT WITH THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO RELATING TO THE FINANCING OF THE URBAN RENEWAL PROJECT KNOWN AS CIVIC CENTER PROJECT, TEX. R-83 AS REQUIRED BY THE PROVISIONS OF THE FEDERAL URBAN RENEWAL LAWS AND THE ADMINISTRATIVE REGULATIONS AND POLICIES ADOPTED PURSUANT THERETO; AND DESIGNATING THE SOURCES AND PROCEDURES FOR COMPLYING WITH SAID OBLIGATIONS.

\* \* \* \* \*

WHEREAS, the City recognizes the financial obligations incurred by its participation in the cooperation agreement executed between the City and the Urban Renewal Agency of the City of San Antonio for the execution of Urban Renewal Project, Civic Center Project, Tex. R-83; and,

WHEREAS, this resolution manifests the City's intent to provide 1/3 of the financing for said project including cash and non-cash grants-in-aid contributions; and,

WHEREAS, the City additionally recognizes that land in this Project will be made available for municipal public purposes after its acquisition therefore imposing an additional commitment upon the City to purchase said property for the estimated sum of \$3,130,800; and,

WHEREAS, the City has earmarked General Obligation Bond sales already authorized by public referendum and portions of its operating budget to meet its overall contributions for the financing of this Project; NOW, THEREFORE:

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

SECTION 1. The City of San Antonio hereby acknowledges its awareness of and commits itself to comply with the financial obligation undertaken by it under the terms of the cooperation agreement authorized and executed pursuant to Ordinance No. 32739 passed and approved August 27, 1964 in the following manner:

- (1) By purchase of property within the Project area for public purposes for estimated sum of \$3,130,800; said funds to be provided by the sale of General Obligation Bonds as authorized by Bond Election of January, 1964, authorizing \$3,020,800 for the acquisition of a site for a Civic Center and Municipal Complex;
- (2) Additional \$110,000 cash contribution to be provided from the City's General Operating Fund either in one payment or several installments as the site becomes available;
- (3) The total commitment of 1/3 contribution for the gross project cost in the amount of \$5,785,601.00 to be provided in cash and non-cash grants-in-aid:

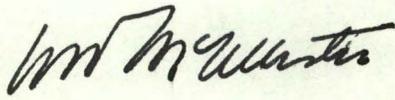
a. Cash contribution to be scheduled as follows:

- \$2,000,000      October, 1965
- \$ 662,211      September, 1966
- \$ 600,000      September, 1967

(Sources of these cash contributions--General Obligation Bond sales in amount of \$2,000,000 and contributions from City's General Operating Fund in amount of \$1,262,211. Dates for cash contributions are necessitated by financial requirements of City Fiscal Year which extends until July 31 and advantageous cycling of municipal bond sales to correspond with dates of bond sales already scheduled to finance municipal facilities in this project.)

b. Participation by non-cash grants-in-aid in the amount of \$2,523,390 pursuant to Federal Regulations, (Sources of funds for expenditures--General Operating Budget of City and its Agencies.)

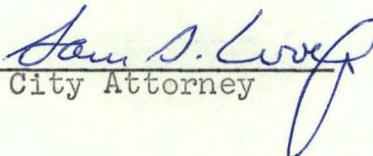
PASSED AND APPROVED this 27<sup>th</sup> day of August, 1964.

  
M A Y O R

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

ROBERT SAWTELLE  
JOHN GOODE  
ARTHUR TROILO, JR.  
LEONARD LEIGHTON  
LES MENDELSON

SAWTELLE & GOODE  
ATTORNEYS AT LAW  
1002 SAN ANTONIO SAVINGS BUILDING  
SAN ANTONIO, TEXAS 78205

CAPITOL 5-7616

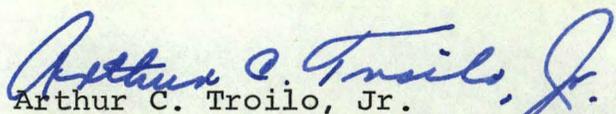
August 21, 1964

City Council  
City of San Antonio  
c/o City Clerk  
City Hall  
San Antonio, Texas

Gentlemen:

Enclosed herewith is a conformed copy of the Resolution passed by the Planning Commission on August 5, 1964. Pursuant to the provisions of the State Urban Renewal Law, the Planning Commission's written recommendations with respect to the proposed Urban Renewal Plan for Civic Center Project, Project Tex. R-83, are set forth in said Resolution.

Yours very truly,

  
Arthur C. Troilo, Jr.  
Attorney for Urban Renewal Agency  
of the City of San Antonio

ACT:ge

A RESOLUTION

APPROVING THE URBAN RENEWAL PLAN PROPOSED BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO FOR CIVIC CENTER PROJECT, URBAN RENEWAL PROJECT TEX R-83 AND RECOMMENDING SAID PLAN TO THE CITY COUNCIL FOR APPROVAL.

WHEREAS, the Urban Renewal Agency of the City of San Antonio has proposed an Urban Renewal Project, titled Civic Center Project, Tex R-83, located within the City of San Antonio, Bexar County, Texas, consisting of approximately 140.03 acres as outlined on the plat presented to this Commission, a copy of which is attached to this Resolution; and

WHEREAS, the details and provisions of said plan have been presented to this Planning Commission for approval; and

WHEREAS, said plans for the development of Civic Center Project, Tex R-83 including proposed street layout, land uses, public utilities, zoning, open spaces, and civic center development conform with the general plan for the development of the city as a whole; and

WHEREAS, it is in the public interest that said plan be approved by the City Council and put into execution by said Agency as soon as possible;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

1. The Urban Renewal plan for Civic Center Project, Tex R-83 as proposed by the Urban Renewal Agency of the City of San Antonio, consisting of a cover page, a table of contents page, pages numbered 1 through 7, and Exhibits No. URP I through URP III dated August 5, 1964, is hereby ratified and approved.

2. This Commission hereby finds that the provisions of said plan relating to public areas, street layout, open spaces,

public utilities, land uses, zoning and civic center development conform to the general plan of the City of San Antonio as a whole.

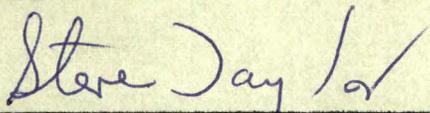
3. It is hereby recommended to the City Council of the City of San Antonio that the afore mentioned Urban Renewal plan for Civic Center Project, Tex. R-83, be adopted after a public hearing had thereon by said City Council so that the public interest will be served; and that the Urban Renewal Agency proceed as soon as possible into the execution of the plan for said Project as presented.

4. The Secretary of this Commission is directed to furnish the City Council with the written recommendations set forth in this Resolution as prescribed by state law.

5. PASSED AND APPROVED the 5th day of August, 1964.

  
Chairman

ATTEST:

  
Steve Taylor, Secretary

Attached is a true and correct copy of the  
minutes of the Planning & Zoning Commission  
of August 5, 1964.

*Steve Taylor*

Steve Taylor

Secretary

Planning & Zoning Commission

RECEIVED  
AUG 19 1964

"JJ" zoning, there is 210' to the middle of the creek bed. Then on the other corner of the property recommended for "JJ" zoning the City still has a large supply of gravel and dirt stored. In answer to the Commission's question, Mr. Joeris stated that he does not know how long the back portion of his property will be used by the City for the gravel and dirt storage. Mr. Joeris stated that for these reasons, he is requesting a rehearing of Zoning Case #2217. In answer to the Commission's question, Mr. Joeris stated that he had in mind for the property to eventually put a street in so that he would have access to all of the property. If he is granted the rehearing and the zoning requested, he intends to place warehouses on the property.

MOTION made by Mr. Fite and seconded by Mr. Van Buren to grant a rehearing of Zoning Case #2217 on the basis that the applicant has presented information which the Commission did not have at the original hearing of this request, which in the Commission's opinion would have some effect upon the action taken by the Commission. All present voting in the affirmative, MOTION CARRIED.

\* \* \*

#### OTHER BUSINESS:

#### Presentation of Reuse Plan for Civic Center Project (Urban Renewal Project #5):

Mr. Robert Nelson, representing the Urban Renewal Agency, presented the Commission with a reuse plan for the proposed civic center project, and explained that the plan is very preliminary, however, in some parts is very positive. They have been cautioned by the HHFA that they cannot make any references to any part of the Urban Renewal Project #5 plan with the exception of the civic center. Mr. Nelson explained that this is a scheme which has been presented to the Commission previously at which time they were in general agreement with it. Any changes in the plan since the previous presentation to the Commission were made in accordance with the Manager's office. Mr. Nelson explained that in order to establish any credits the City would need for this development will have to result from this project and the project will have to be approved in the quickest time.

Mr. Bill Jackson, also representing the Urban Renewal Agency, stated that the boundaries on this particular project were changed many times, and the previous boundary plan was submitted to Fort Worth. The entire project area is for public use. They have worked with Mr. Shelley and have established land use in relation to parking. They then went ahead and designated some parking. They also located the parking areas within the boundaries of the project. They have also provided for some semi-public uses to be compatible to the civic center on certain portions of the area, uses such as libraries, churches, etc. They were concerned with the question of the extension of the river into the project and they found that they could extend the river and the Urban Renewal

Agency could dedicate this land to the City and decrease the total cost of acquisition of the land to the City. What they have today and what they want approved is a land use plan for the area. The specific planning is not under way right now, however, they need to get this plan to Fort Worth to show it as a public use. In answer to the Commission's question, Mr. Jackson stated that they cannot pinpoint the public uses.

Mr. Jack Shelley, City Manager stated that this is definitely a slum area. As to what the area is used for on Water Street they cannot answer that definitely but the whole intent of development is to try to have some type of permanent facilities that would have a lasting use even after the fair is over. As to what they will end up with they do not know. The area would have to be for public purposes. One additional use or facility they are looking forward to in that area besides a civic center is a library. It has not been determined where the library will be. In answer to the Commission's question, Mr. Shelley stated that once the uses are determined then the location of the utilities will be determined.

The Chairman explained to the Commission that the Urban Renewal Agency has presented the Commission with a proposed resolution if it be the Commission's wish to go ahead and recommend adoption of the resolution today. The Commission's recommendation would actually be summed up in Item #3 of the proposed resolution which in effect stated that the Planning Commission recommends to the City Council that the plan for the Civic Center Project, be adopted after a public hearing by the City Council. This would permit the Urban Renewal Agency to proceed as soon as possible into the execution of the plan for the said project as was presented to the Commission.

MOTION made by Mr. Dietert and seconded by Mr. Fite that the Commission adopt the resolution as presented to the Commission, thereby recommending to the City Council approval of the Urban Renewal plan for the Civic Center Project, Urban Renewal Project V, Tex. R-83, as follows:

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WHEREAS, the Urban Renewal Agency of the City of San Antonio has proposed an Urban Renewal Project, titled Civic Center Project, Tex. R-83, located within the City of San Antonio, Bexar County, Texas, consisting of

This letter acknowledges the City's awareness of the non-cash grant-in-aid and cash contribution which must be made by the City in connection with the execution of the Civic Center Project, Tex R-83.

The City recognizes that this particular project, because of the public reuse, imposes a two-fold commitment, namely, the purchase of land designated for public use and the 1/3 project participation. In regard to the first transaction, the City has made a commitment in the Cooperation Agreement to acquire the land designated for public use from the Urban Renewal Agency for \$3,130,800. The funds to meet this obligation will come from a bond issue passed in January, 1964, which authorized \$3,020,800 for the acquisition of a site for a Civic Center and Municipal Complex. The bonds for the site purchase will be sold to conform with the Urban Renewal Agency's scheduled acquisition program. Present plans call for the purchase of this site on a pro rata share as land becomes available. The balance, some \$110,000, will be provided from the General Operating Fund, either in one payment or several installments, depending upon when the site becomes available.

The 1/3 contribution, \$5,785,601.00, will be provided in cash and non-cash grants-in-aid. The cash contribution committed to in the Cooperation Agreement is \$3,262,211.00, and is scheduled for payment into the project at the rate of \$2,000,000 in October, 1965; \$662,211 in August, 1966; and \$600,000 in August, 1967. The source for this contribution will be a bond issue and the General Operating Fund. The bond issue previously mentioned approved \$2,000,000 for Urban Renewal participation. These bonds will be sold so that the \$2,000,000 can be contributed to the project account by October, 1965, with the balance for the two succeeding years coming from the General Operating Fund.

In scheduling the cash contribution, consideration had to be given to the City's plans for the sale of the bonds in connection

with the construction of facilities in the project. The bond issue was \$30,000,000 and provided some \$10,870,000 for the Convention Center and site acquisition. Present plans call for initial construction contract awards and site delivery in October or November 1965. So that the City can take advantage of the arrangements made for sale of these bonds, the cash contribution, also based on bonds, has been scheduled in October. The selection of September as the date of the bond sale was done to take advantage of lower interest rates which customarily prevail during September. The City's bond consultants have confirmed that this date is the most auspicious for the sale.

To complete the City's participation, \$2,523,390 in non-cash grants-in-aid are planned for installation in the project. These facilities will be financed by the bond issue which was previously mentioned and from the City's operating budget. The City of San Antonio has allowed and provided for the expenditure of \$1,000,000 annually in addition to the bond issue, for its participation in the development of the Civic Center Project under Urban Renewal. This allowance does adequately make provision for the City's additional cash contribution above the bond issue and for the installation of utilities and other facilities claimed as non-cash grants-in-aid necessary for the development of the project.

I trust that you will find in this letter an adequate explanation of the sources of financing the City intends to use in meeting its 1/3 contribution in the Civic Center Project.

Sincerely yours,

Jack Shelley  
City Manager

DISTRIBUTION

VOTE

Meeting of the City Council 8-27 1961

Motion By Memo Ord. # Resolution

Seconded By Gatti Case # \_\_\_\_\_

Item # \_\_\_\_\_

Department	Date	Ord. or Resol.	Contract	COUNCIL MEMBER	ROLL CALL	AYE	NAY
Aviation (Int. Airport)				WALTER W. McALLISTER Place 1 Mayor		✓	
Stinson Field				GEORGE de la GARZA Place 2		✓	
Commercial Recorder				ROBERT C. JONES Place 3		✓	
Finance Director				JACK H. KAUFMAN Place 4		✓	
Budget				MRS. S.E. COCKRELL, JR. Place 5		✓	
Controller				JOHN GATTI Place 6, Mayor Pro-Tem		✓	
Purchasing				ROY S. PADILLA Place 7		✓	
Int. Audit				DR. GERALD PARKER Place 8		ab	
Fire Chief				ROLAND C. BREMER Place 9		✓	
Health Director				Briefed By:			
Housing & Insp. Director							
Legal							
Land				<i>Mayor for Sig 8-28-61</i>			
Library				Additional Information:			
Parks & Recr.							
Personnel							
Planning Director							
Police Chief							
Public Works Director							
Traffic & Transp.							
Urban Renewal							
Other:							

(X)