

W. Martin

ORDINANCE **38310**

AUTHORIZING THE CITY MANAGER TO EXECUTE SUPPLEMENT NO. 4 TO THE COOPERATION AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO PERTAINING TO URBAN RENEWAL CIVIC CENTER PROJECT, TEX. R-83.

* * * * * *35345*

WHEREAS, the City of San Antonio and the Urban Renewal Agency of the City of San Antonio entered into a Cooperation Agreement on April 20, 1967, pursuant to Ordinance #35435 for the execution of an Urban Renewal Project known as Civic Center Project, Tex. R-83, within the City limits of the City of San Antonio; and

WHEREAS, said Cooperation Agreement (among other things) gave the City the right to acquire ten parcels of land out of said Project area, being Parcels 1 through 10 as shown on Exhibit A to Supplement No. 4 thereto; and

WHEREAS, Parcels 1, 2, 3, 4, 5, 7 and a portion of 6 have been acquired by the City prior to this date; and

WHEREAS, the City and the Agency now desire to supplement the terms of said Agreement to provide for the acquisition of Parcels 8, 9, 10 and the remainder of Parcel 6 on or before August 1, 1971; and

WHEREAS, Supplement No. 4 to the Cooperation Agreement of April 20, 1967, has been prepared, and the terms and conditions outlined therein are mutually acceptable to both the City and the Agency and have been approved by the Department of Housing and Urban Development; NOW, THEREFORE:

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

The City Manager is hereby authorized to execute Supplement No. 4 to the Cooperation Agreement between the City of San Antonio and the Urban Renewal Agency of the City of San Antonio pertaining to Civic Center Project, Tex. R-83. Said Supplement provides for the acquisition of the remaining 31.143 acres of land in the Project Area by the following method:

On August 1, 1970 City will pay to Urban Renewal Agency \$56,843.26 as rental for the property for the previous year, and \$473,693.84 for the purchase of one-half of the property; on August 1, 1971, City will pay to Urban Renewal Agency \$28,421.63 as rental for the remainder of the property for the previous year, and \$473,693.84 for purchase of this remainder.

A copy of said Supplement No. 4 is attached hereto and incorporated herein. Exhibit C of said supplement sets out the complete schedule of annual purchases and rental payments to be made by City.

PASSED AND APPROVED this 26 day of February, 1970.

ATTEST:

G. V. Jackson
Asst City Clerk

W. Martin
M A Y O R

APPROVED AS TO FORM: *Howard Co. Walker*
City Attorney

70-9

SUPPLEMENT NO. 4 TO THE COOPERATION AGREEMENT BETWEEN
THE CITY OF SAN ANTONIO AND THE URBAN RENEWAL AGENCY
PROJECT TEX. R-83

This Supplement No. 4 to the Cooperation Agreement existing between the CITY OF SAN ANTONIO, hereinafter called "CITY", and the URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, hereinafter called "AGENCY", is entered into as of the 1st day of August, 1969, under the following terms and conditions:

1. Purpose. The purpose of this Supplement is to set forth conditions under which the City is to exercise its option to purchase remaining land in the project area of Civic Center Project, Tex. R-83, which according to the Redevelopment Plan for said project is to be acquired by the City for municipal purposes.

Said option was given to City in Paragraph 10 (c) and (d) of that Cooperation Agreement between Agency and City concerning this project, entered into April 20, 1967.

In addition, this Supplement redesignates disposition Parcel No. 10 to include additional land area and redefines other parcel areas.

2. Exercising of Option. City hereby exercises its option to purchase for municipal purposes the premises described in that map titled "Land Disposal Plan", Civic Center Project, Tex. R-83, dated August 1, 1969 and attached hereto as Exhibit "A" hereof, consisting of approximately 31.143 acres of the Civic Center Project area, Tex. R-83, pursuant to the terms of the Cooperation Agreement of April 20, 1967.

3. Compensation. City will compensate Agency for area property as it is purchased, based upon the Department of Housing and Urban Development's approved reuse values of said property and will compensate Agency for use of the remaining portion of area property remaining unpurchased, based upon the Agency's financing cost for purchasing such area as affected by the then applicable interest rates pertaining to federal loans to the local public agencies. The compensation is set forth on Exhibit "B" attached hereto and made a part hereof.

Said compensation shall be paid by annual purchases of property and rental of the remainder for a two-year period according to the schedule attached as Exhibit "C" hereof, subject to changes in applicable interest rates which might affect annual rental payments on project land remaining unpurchased.

4. Description of Remaining Disposition Parcels. City and Agency acknowledge that City has heretofore purchased certain parcels within the project area, and in addition, entered into temporary possession of other parcels in the project area pursuant to the terms of Paragraph 10 (c) of the Cooperation Agreement of April 20, 1967.

City and Agency now desire to redefine the remaining properties within the project area to be conveyed by Agency to City pursuant to the compensation and time schedule referred to in Paragraph 3. above.

The remaining project property to be conveyed to City is set forth and designated as numbered disposition parcels on that map titled "Land Disposal Plan", Civic Center Project, Tex. R-83, attached hereto as Exhibit "A" hereof, and dated August 1, 1969, and also as shown on Exhibit "B" hereof.

IN WITNESS WHEREOF, THE CITY OF SAN ANTONIO and the URBAN RENEWAL AGENCY have caused these presents to be executed by their City Manager and their Chairman respectively, and have caused the signatures of such City Manager and Chairman to be attested and the seals of the respective agencies to be affixed on this 26 day of February, 1970.

CITY OF SAN ANTONIO

By: Gerald C. Henckel
Gerald C. Henckel, City Manager

Attest:

J. H. Inselmann
J. H. Inselmann, City Clerk

URBAN RENEWAL AGENCY OF THE
CITY OF SAN ANTONIO

By: John C. Bittenger
Chairman

Attest:

[Signature]
Secretary

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
BUDGET		1	
CITY MANAGER			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER			
CONVENTION BUREAU			
CONVENTION CENTER			
FINANCE DIRECTOR		1	
ASSESSOR & COLL.			
CONTROLLER		1	
CORPORATION COURT			
INTERNAL AUDIT		1	
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INS. DIR.			
LEGAL		1	
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND DIVISION			
LIBRARY DIRECTOR			
MODEL CITIES			
MUNICIPAL FACILITIES			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR			
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANS. DIR.			

REMARKS:

ITEM NO. 13.

MEETING OF THE CITY COUNCIL

DATE: FEB 26 1970

MOTION BY: Hill

SECONDED BY: Cochell

ORD. NO. 38310

ZONING CASE

RESOL.

PETITION

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. McALLISTER, SR. PLACE NO. 1 MAYOR		✓	
DR. HERBERT CALDERON PLACE NO. 2		✓	
E. J. BURKE PLACE NO. 3		✓	
S. H. JAMES PLACE NO. 4		✓	
MRS. LILA COCKRELL PLACE NO. 5 MAYOR PRO-TEM		✓	
DR. D. FORD NIELSEN PLACE NO. 6		✓	
FELIX B. TREVINO PLACE NO. 7		✓	
EDWARD H. HILL PLACE NO. 8		✓	
PETE TORRES, JR. PLACE NO. 9			X

BRIEFED BY:

ADDITIONAL INFORMATION:

70-9

#5

CIVIC CENTER
TRACTS TO BE CONVEYED TO CITY

<u>PARCEL NO.</u>	<u>NCB</u>	<u>LOT NO.</u>	<u>SQ. FT.</u>	<u>PRICE</u>	<u>PRICE</u> <u>SQ. FT.</u>
6	13814	BLK 3 Pt. of Lt. 12	1,159,538.03	\$684,487.68	\$0.59
8	155	BLK 30	68,181.09	\$ 87,800.00	\$1.29
9	155	BLK 31	13,775.97	\$ 20,100.00	\$1.49
10	13816	BLK 1	<u>115,115.60</u> 1,356,610.69 (31.143 acres)	<u>\$155,000.00</u> \$947,387.68	\$1.35

CIVIC CENTER PROJECT, TEX. R-83
 SCHEDULE OF ANNUAL PURCHASES AND RENTAL ARRANGEMENT
 TO THE CITY OF SAN ANTONIO

<u>YEAR</u>	<u>VALUE OF LAND UNDER RENTAL</u>	<u>ANNUAL PURCHASES</u>	<u>RENTAL PAYMENT (INTEREST)</u>	<u>TOTAL ANNUAL PAYMENT</u>
August 1, 1969	\$947,387.68			
August 1, 1970	\$473,693.84	\$473,693.84	\$56,843.26	\$ 530,537.10
August 1, 1971	-0-	<u>\$473,693.84</u>	<u>\$28,421.63</u>	<u>\$ 502,115.47</u>
		\$947,387.68	\$85,264.89	\$1,032,652.57

CONSERVATION
REHABILITATION
REDEVELOPMENT



URBAN RENEWAL AGENCY

M. WINSTON MARTIN
EXECUTIVE DIRECTOR

PHONE CA 5-6835 • 418 SOUTH LAREDO ST. • SAN ANTONIO, TEXAS 78207

January 13, 1970

Mr. Gerald C. Henckel
City Manager
City of San Antonio
City Hall - Military Plaza
San Antonio, Texas 78205

Dear Mr. Henckel:

Subject: Supplement No. 4 to the Cooperation Agreement with the
City of San Antonio for Civic Center Project, Tex R-83

Our Agency has finally received concurrence from the Regional Office of our formal request for a two-year extension of the City's acquisition of the remaining land to be purchased from the Urban Renewal Agency in Civic Center Project.

As you will recall, in August 1969, this request was submitted to the Regional Office along with your letter of April 24, 1969 and a proposed supplement to our existing Cooperation Agreement. This supplement provides for the City to purchase the remaining 31.143 acres having a total value of \$947,387.68 over a two-year period, beginning August 1, 1970 with a payment at that time from the City the amount of \$473,693.84 and a payment on August 1, 1971 in the same amount. The total rental payment the City will be required to pay the Agency is \$85,264.89. However, you are aware, that this land could be bought in advance of these dates if the City had the financial ability to do so.

Enclosed you will find the following documents:

1. A copy of the Resolution approved January 8, 1970 by the Urban Renewal Board of Commissioners authorizing the Chairman to execute Supplement No. 4 to the Cooperation Agreement with the City of San Antonio.
2. Copies of a proposed Ordinance for approval by the City Council authorizing the City Manager to execute Supplement No. 4 to the Cooperation Agreement.

COMMISSIONERS

JOHN A BITTER JR CHAIRMAN
ROLAND CBREMER MORRIS L COLLINS PETER G GARCIA MAX MARTINEZ ROBERT A ROTH GEORGE M WARMACK REV R L ARCHFIELD SR
CHARLES O SCHEER VICE CHAIRMAN

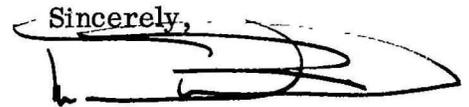
Mr. Gerald C. Henckel
City Manager
January 13, 1970
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3. Copies of Supplement No. 4 to the Cooperation Agreement which has been executed by the Urban Renewal Agency.

Would you please place this item on the Council's agenda at your earliest convenience for action by the City. Please return five (5) copies to us, keeping a duplicate original for your files.

Should you need any additional information pertaining to this matter, please let us know. Thank you again for your continued interest, cooperation and assistance.

Sincerely,



M. Winston Martin
Executive Director

MWM:ad
enc.