

AN ORDINANCE 41144

AUTHORIZING THE CITY MANAGER TO EXECUTE SUPPLEMENT NO. 6 TO COOPERATION AGREEMENT WITH THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO FOR CIVIC CENTER PROJECT, TEX. R-83; AUTHORIZING THE SALE OF A 3.0931 ACRE TRACT OUT OF SAID PROJECT BY SAID AGENCY TO THE UNITED STATES OF AMERICA FOR THE SUM OF \$79,535.80 AND APPROVING THE TERMS AND CONDITIONS OF THE SALE.

WHEREAS, the Cooperation Agreement between the Urban Renewal Agency of the City of San Antonio and the City of San Antonio dated the 20th day of April, 1967, as supplemented by Supplements Nos. 1 through 5, obligates the City to purchase certain parcels from the Agency at certain prices as stipulated therein; and

WHEREAS, the Urban Renewal Agency of the City of San Antonio has authorized the sale of a 3.0931 acre tract of land out of the Civic Center Project, Tex. R-83 to the United States of America acting by and through General Services Administration, an agency of the United States, for construction and use as a federal building and related facilities for the total purchase price of \$79,535.80 based upon values approved by the Department of Housing and Urban Development pursuant to the terms and conditions of that one certain "Contract for Sale of Land Located in Urban Renewal Area to the United States"; and

WHEREAS, Supplement No. 6 to the Contract for Sale of Land Located in the Urban Renewal Area between the City and Agency re Civic Center Project Tex. R-83 is necessary to eliminate the City's obligation to purchase said 3.0931 acre tract of land, so as to allow the Agency to convey said property to the United States of America; and

WHEREAS, the aforementioned Contract for Sale and proposed use as set forth in said Contract for Sale and its terms and conditions conform to the redevelopment plan for the Civic Center Project, Tex. R-83 as amended, and conform to the plan for the development of the City as a whole; now, therefore

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

Section 1. Supplement No. 6 to the Cooperation Agreement existing between the City of San Antonio and the Urban Renewal Agency of the City of San Antonio re Civic Center Project Tex. R-83, a copy of which is attached hereto, is hereby approved and the City Manager is hereby authorized to execute said Supplement No. 6 in behalf of the City, and the City Clerk to attest his signature.

Section 2. The price and the terms and conditions of the sale by the Urban Renewal Agency of the City of San Antonio of that one certain 3.0931 acre tract of land out of Civic Center Project, Tex. R-83 to the United States of America are hereby approved in accordance with Section 11 of Art. 1269 L-3, Vernon's Annotated Civil Statutes of Texas.

Section 3. The property to be sold as authorized in paragraph 2. above is more particularly described by field notes and plat attached hereto and marked as Exhibit "A" of this Ordinance.

Section 4. The consideration for said sale being \$79,535.80 is also hereby approved.

Section 5. The sale by the Urban Renewal Agency is made subject to restrictions of the redevelopment plan for Civic Center Project, Tex. R-83 as approved and amended and on file in the office of the City Clerk.

Section 6. The conditions of the disposition documents including the "Contract for Sale of Land in an Urban Renewal Area to the United States", a copy of which is on file in the office of the City Clerk, together with this Ordinance and the Deed to be furnished by General Services Administration to be based upon the terms and conditions referenced in said Contract for Sale are hereby approved.

Section 7. The City of San Antonio having previously paid the sum of \$473,693.84 to the Urban Renewal Agency of the City of San Antonio for the purchase of certain properties in the Civic Center Project, including this 3.0931 acre tract of land; the City Manager is hereby authorized to accept the Agency's refund of the sum of \$79,535.80 previously authorized and directed by the Agency's Board of Commissioners, which refund currently held in escrow by the Agency shall be made to City contemporaneous with the closing of this sale.

Section 8. The approval of Supplement No. 6 to the Cooperation Agreement and execution thereof, and the approval of the sale of the 3.0931 acre tract of land by the Agency to the United States of America and the acceptance of refund are all subject to approval by HUD of Minor Amendment No. 5 to the Urban Renewal Plan for Civic Center Project, Tex. R-83.

Section 9. The City Clerk is hereby directed to furnish copies of this Ordinance to the Executive Director of the Urban Renewal Agency.

PASSED AND APPROVED this 31st day of August, 1972



J. A. Sorelman
City Clerk

John M. [Signature]
Mayor

72-38

APPROVED AS TO FORM:

Howard L. Walker
City Attorney

SUPPLEMENT NO. 6 TO THE COOPERATION AGREEMENT
BETWEEN THE CITY OF SAN ANTONIO AND THE
URBAN RENEWAL AGENCY OF THE CITY OF
SAN ANTONIO, PROJECT, Tex. R-83.

This Supplement No. 6 to the Cooperation Agreement exist-
ing between the City of San Antonio, hereinafter called "City",
and the Urban Renewal Agency of the City of San Antonio, herein-
after called "Agency", is entered into as of the 31st day of
August, 1972, under the following terms and conditions:

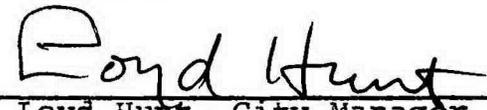
1. City and Agency hereby agree that the 3.0931 acre
tract of land located in the Civic Center Project, Tex. R-83,
more particularly described by metes and bounds and plat attached
hereto and which property is part of Parcel No. 6 as identified
in paragraph 4. of the existing Cooperation Agreement between
Agency and City dated the 20th day of April, 1967, and supplements
thereto, shall be deleted from said Cooperation Agreement and
the City shall not be obligated to purchase said 3.0931 acre
tract from the Agency, this deletion shall reduce the total
purchase price of said Parcel No. 6 as set forth in said para-
graph No. 4 by the total sum of \$79,535.80, thereby reducing the
total purchase price of said parcel No. 6 from \$2,074,625.00 to
\$1,995,089.20.

IN WITNESS WHEREOF, the City of San Antonio and Urban
Renewal Agency of the City of San Antonio have caused these
presents to be executed by their City Manager and Chairman,
respectively, and have caused the signatures of such City
Manager and Chairman to be attested and the seals of the re-
spective agencies to be affixed on this 31st day of August,
1972.

ATTEST:


City Clerk

CITY OF SAN ANTONIO

By 
Loyd Hunt, City Manager

ATTEST:


Secretary

URBAN RENEWAL AGENCY OF THE
CITY OF SAN ANTONIO

By 
Chairman

72-38

DISCLAIMER

STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

~~XXXXXX~~ (1) Loyd Hunt, City Manager of the City of San Antonio, Texas, ~~XXXXXX~~ The City of San Antonio, is ~~XXXXXX~~ being first duly sworn, depose and say (deposes and says) that ~~XXXXXX~~ occupying all (a part) of the land (proposed to be) acquired by the United States of America from The Urban Renewal Agency of the City of San Antonio, Texas

described as 3.0931 acres, Parcel No.

for the Federal Office Building

Project, lying in The City of

Bexar County, State of Texas

, and do hereby aver that ~~XXXXXX~~

San Antonio, Texas, is occupying said land as the tenants (tenant) of The Urban Renewal Agency of the City of San Antonio, Texas,

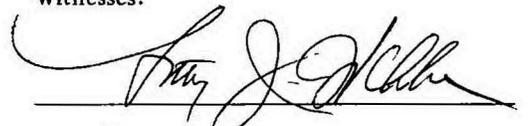
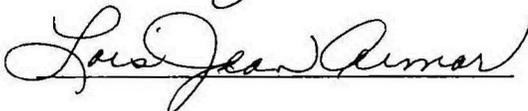
The City of San Antonio, Texas ; that ~~XXXX~~ claim no right, title, lien or interest in and to the above-described premises or any part thereof by reason of said tenancy or otherwise and will vacate said premises upon demand for the possession of said land by the United States of America.

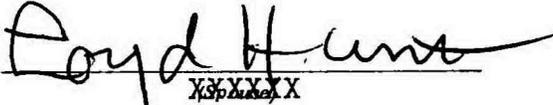
The City of San Antonio, Texas, ~~XXXX~~ further agree that this disclaimer may be presented to any court having jurisdiction over condemnation proceedings relating to the above-described property, and such court is authorized to enter an order dismissing the undersigned from said cause without compensation and without adjudication of costs against the undersigned.

Dated this 30th day of November 19 72

The City of San Antonio, Texas
(Tenant)

Witnesses:

BY: 
~~XXXXXX~~
Loyd Hunt
City Manager
San Antonio, Texas



San Antonio Development Agency

512/225-6833 ☐ 418 South Laredo Street ☐ San Antonio, Texas 78207

December 1, 1972

M. WINSTON MARTIN
EXECUTIVE DIRECTOR

Mr. Sam Granata
Associate City Manager
City Hall - Military Plaza
San Antonio, Texas 78205

Re: Civic Center Project, Tex. R-83
Sale of Land to the United States of America
for construction of a new Federal Building

Dear Mr. Granata:

This is to inform you that the sale of 3.0931 acre tract in Civic Center at HemisFair Plaza has been conveyed to the United States of America through the General Services Administration. This sale was consummated November 30, 1972 with the Deed to be recorded December 1, 1972. As outlined in my letter to you, dated September 25, 1972, the agreement and sale was made subject to the following items:

1. Encroachment of a portion of the monorail spur shown on the survey plat with the agreement in the Contract of Sale that the Agency through the City will remove this portion of the monorail prior to June 30, 1974.
2. The encroachment of the chain link fence (8' high) as shown on survey plat will be removed by the Agency through the City by October 31, 1972, or by such date as required to clear site for construction.

COMMISSIONERS

JOHN A. BITTER, JR.
Chairman

CHARLES O. SCHEEP
Vice Chairman

REV. R. L. ARCHFIELD, SR.

WILBER L. FITE

PETER G. GARCIA

MAX MARTINEZ

BOB A. ROTH

GEORGE M. WARMACK

RALPH H. WINTON, JR.

The disclaimer (copy enclosed) which was executed by the City Manager on November 30, 1972 was requested by General Services Administration's Legal Counsel as a result of the City being in possession of this property. As you know, the Cooperation Agreement of April 20, 1967 provided for the City to have possession prior to acquisition of the premises not already purchased by it in the project area. Upon inspecting the property prior to closing this transaction, GSA's Legal Counsel questioned the use of this site as a parking lot and upon finding the City had control of its use requested the disclaimer. It is my understanding, after a discussion with Mr. James D. Llewellyn, that the City can retain possession and use of this until notified by GSA that they want possession of the property.

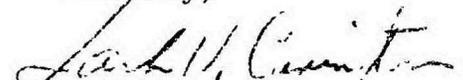
Mr. Sam Granata
Associate City Manager
December 1, 1972
Page 2

The information that I have received from General Services Administration pertaining to construction of the new building is that they will probably rebid this work. The previous bid opening resulted in receiving only two bids with both bids exceeding the funds appropriated. They are working to expedite this matter as soon as possible and still anticipate getting the construction started on this facility as quickly as they can. In the event you need to have communication with GSA, I would suggest you contact Mr. Raymond Jones, Chief, Space Management Division, General Services Administration, Federal Building, 819 Taylor Street, Fort Worth, Texas 76102, as he has been coordinating this entire matter for GSA.

Also enclosed you will find Check No. 5271 from the Urban Renewal Agency in the amount of \$79,535.80. This is a refund to the City as outlined in Supplement No. 6 to the Cooperation Agreement which was executed on August 31, 1972 and approved under Ordinance No. 41144 passed by the City Council.

Should you need additional information, please do not hesitate to call on me. Thank you again for your continued cooperation and assistance.

Sincerely,


Jack W. Curington
Asst. Executive Director

JWC:ad
enc. - Check No. 5271
Amount - \$79,535.80

Disclaimer

cc: Mr. Loyd Hunt
Mr. Jim Gaines
Mr. Raymond Gillet

July 30, 1971

SITE FIELD NOTES

For a yet unrecorded parcel of land acquired from the Urban Renewal Agency of San Antonio, Texas, containing 134,735.41 square feet (3.0931 acres) which lies adjacent to Durango Boulevard within Lot 12, Block 3, New City Block 13814 of an unrecorded Subdivision plat known as Civic Center Project No. 5, Texas R-83, for the Urban Renewal Agency of the City of San Antonio, and being hereby more particularly described to-wit:

Beginning at a brass capped concrete monument on the Northeast right-of-way line of Durango Boulevard for the most Westerly corner of the herein described parcel, said monument being S 88°11'06" E, 57.90 feet to the P.C. of a curve to the right whose radius is 1255.00 feet, an arc distance of 835.80 feet with said curve in a Southeasterly direction to its point of tangency; thence S 50°01'38" E, 55.11 feet from the intersection of the East line of South Alamo Street and the North line of Durango Boulevard;

Thence N 44°50'12" E, 230.84 feet to a brass capped concrete monument for the most Northerly corner of this parcel;

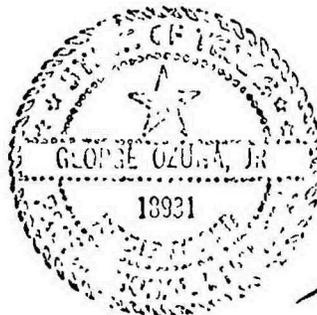
Thence S 45°09'48" E, 582.00 feet to a brass capped concrete monument for the most Easterly corner of this parcel;

Thence South, 234.80 feet to a brass capped concrete monument being on the Northeast right-of-way line of Durango Boulevard for the most Southerly corner of this parcel;

Thence N 50°04'57" W, 750.32 feet along the Northeast right-of-way line of Durango Boulevard to the place of beginning. Bearings in this description are referenced to magnetic North and the approximate mean declination is 8°40' East.

This parcel is subject to a 110 foot Utility Easement containing 0.4900 acres (21,343.16 square feet) and another utility and access right-of-way easement containing 0.0301 acres (1312.63 square feet).

Also subject to a utility easement to the Public Works Department and the City Public Service Board, containing 0.079 acres (3453.45 square feet).



George Ozuna, Jr.
George Ozuna, Jr.
Registered Professional Engineer

Job No. S 5432-71

EASEMENT FIELD NOTES

For a yet unrecorded Utility Easement to the Public Works Department, City Public Service Board, City Water Board (all agencies of the City of San Antonio) and the Southwestern Bell Telephone Company, within the 134,735.41 square foot (3.0931 acre) tract in Lot 12, Block 3, New City Block 13814 of an unrecorded Subdivision plat known as Civic Center Project No. 5, Texas R-83, for the Urban Renewal Agency of the City of San Antonio, and said easement containing 0.4900 acre (21,343.16 square feet), and being hereby more particularly described to-wit:

Beginning at an iron pin on the North right-of-way line of Durango Boulevard, said point being S 50°04'57" E, a distance of 375.73 feet from the most Westerly corner of the parcel described in the field notes for the proposed U. S. Court House and Federal Office Building site;

Thence along the Northwest boundary of said easement, N 42°55'28" E, a distance of 169.33 feet to a point of curvature;

Thence along a curve to the left whose radius is 1145.0 feet, delta angle being 1°28'20", a distance of 29.42 feet to an iron pin being the most Northerly corner of this easement;

Thence along the proposed Northeasterly property line, S 45°09'48" E, a distance of 110.18 feet to an iron pin on the Northeasterly property line being the most Easterly corner of this easement;

Thence in a Southwesterly direction, along a curve to the right whose radius is 1255.0 feet, delta angle being 1°10'31", a distance of 25.74 feet to an iron pin on the Southeast boundary of this easement;

Thence along the Southeast boundary of said easement, S 42°55'28" W, a distance of 163.55 feet to an iron pin being the most Southerly corner of this easement and being on the Northeast right-of-way line of Durango Boulevard;

Thence along the Northeast right-of-way line of Durango Boulevard, N 50°04'57" W, a distance of 110.15 feet to the place of beginning. Bearings in this description are referenced to magnetic North and the approximate mean declination is 8°40' East.



George O. Juna, Jr.
 George O. Juna, Jr.
 Registered Professional Engineer

EASEMENT FIELD NOTES

For a yet unrecorded utility easement to the Public Works Department and the City Public Service Board (agencies of the city of San Antonio), and the Southwestern Bell Telephone Company also an access right-of-way easement for the old Dakota Street containing 1,312.63 square feet (0.0301 acre), located at the most Southerly corner of a 3.0931 acre parcel being out of Lot 12, Block 3, New City Block 13814, of an unrecorded plat known as Civic Center Project No. 5, Texas R-83, for the Urban Renewal Agency of the City of San Antonio and being hereby more particularly described to-wit:

Beginning at a point being the most Southerly corner of the parcel described in the field notes for the proposed U. S. Court House and Federal Office Building and also being the most Southerly corner of this herein described easement;

Thence along the Northeast right-of-way line of Durango Boulevard with a magnetic bearing of N 50°04'57" W, a distance of 215.47 feet to a point of tangency, said point being marked with an iron pin;

Thence in a general Easterly direction along a curve to the left, whose radius is 1145.0 feet and having a delta angle of 10°05'33", a distance of 201.69 feet to an iron pin on the most Southerly line of this easement and of the said Federal Office Building site;

Thence South, a distance of 23.10 feet to the place of beginning. Bearings in this description are referenced to magnetic North and the approximate mean declination is 8°40' East.



George Ozuna, Jr.
 George Ozuna, Jr.
 Registered Professional Engineer

Job No. S 5432-71

November 29, 1971

EASEMENT FIELD NOTES

For a yet unrecorded Utility Easement to the Public Works Department and the City Public Service Board, (all agencies of the City of San Antonio) within the 134,735.41 square foot (3.0931 acre) tract in Lot 12, Block 3, New City Block 13814 of an unrecorded Subdivision plat known as Civic Center Project No. 5, Texas R-83, for the Urban Renewal Agency of the City of San Antonio, and said easement containing 0.079 acre (3453.45 square feet), and being hereby more particularly described to-wit:

BEGINNING at a brass capped concrete monument on the Northeast right-of-way line of Durango Boulevard for the most Westerly corner of the herein described easement and also being the most Westerly corner of the parcel described in the field notes for the proposed U. S. Court House and Federal Building site, said monument being S 88°-11'-06" E, 57.90 feet to the P.C. of a curve to the right whose radius is 1255.00 feet, an arc distance of 835.80 feet with said curve in a Southeasterly direction to its point of tangency; thence S 50°-01'-38" E, 55.11 feet from the intersection of the East line of South Alamo Street and the North line of Durango Boulevard;

THENCE N 44°-50'-12" W, 230.84 feet to a brass capped concrete monument for the most Northerly corner of this easement same also being the most Northerly corner of the said Court House and Federal Building site;

THENCE S 45°-09'-48" E, 15.00 feet to a point for corner being the most Easterly corner of this easement;

THENCE S 44°-50'-12" W, 229.55 feet to a point for corner on the Northeast right-of-way line of Durango Boulevard being the most Southerly corner of this easement;

THENCE N 50°-04'-57" W, 15.06 feet along the Northeast right-of-way line of Durango Boulevard to the point of beginning. Bearings in this description are referenced to magnetic North and the approximate mean declination is 8°-40' East.

RECEIVED

1972 DEC 4 AM 11 12

Mr. Carl L. White, Director of Finance

Mr. Sam Granata, Jr., Deputy City Manager

CITY CLERK

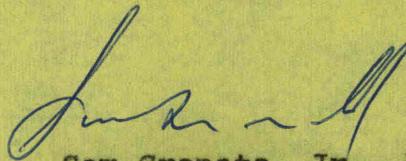
Mr. Loyd Hunt, James M. Gaines, Raymond Gillet, City Clerk, File
GSA PURCHASE OF 3.0931 ACRES IN PROJECT, Tex. R-83

December 4, 1972

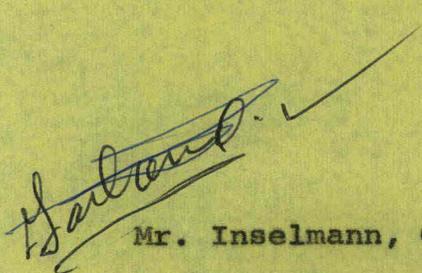
Attached is a copy of a letter to the undersigned from the San Antonio Development Agency which is self explanatory.

I am forwarding to you Check Number 5271 from the Urban Renewal Agency in the amount of \$79,535.80 in order that you may place it in the proper City Account.

Also attached is a copy of Ordinance Number 41144, passed and approved August 31, 1972, which authorizes the sale, along with a copy of the Disclaimer signed for GSA by City Manager, Loyd Hunt.



Sam Granata, Jr., P. E.
Deputy City Manager



Mr. Inselmann, City Clerk

Attached to your copy of the correspondence is the original Disclaimer signed by the City Manager, Loyd Hunt, for General Service Administration, for proper filing in your office.

CHECK RECEIVED BY: _____
Finance Department

SG:cas
Attachments

DISTRIBUTION

34

ALCOHOL SAFETY ACTION	
AVIATION DIRECTOR	
CITY WATER BOARD	
CONVENTION BUREAU	
CONVENTION CENTER	
CORPORATION COURT	
FINANCE DIRECTOR	/
ASSESSOR	
BUDGET	/
CONTROLLER	/
TREASURY DIVISION	
FINANCE-MODEL CITIES	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HOUSING & INSPECTIONS DIRECTOR	
HUMAN RESOURCES	
LAND DIVISION	/
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MANAGEMENT ANALYSIS	
MODEL CITIES	
MUNICIPAL FACILITIES	
PARKS & RECREATION DIRECTOR	
PERSONNEL DIRECTOR	
PLANNING DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
PUBLIC SAFETY-ASSOC. MGR.	
PURCHASING	
TRAFFIC & TRANSPORTATION	
CITY PUBLIC SERVICE BOARD	
AACOG	
S.A. TRANSIT SYSTEM	
URBAN RENEWAL AGENCY	

ITEM NO.

MEETING OF THE CITY COUNCIL

DATE: AUG 31 1972

MOTION BY:

Hill

SECONDED BY:

Becker

ORD. NO.

41144

ZONING CASE

RESOL.

PETITION

COUNCIL MEMBER	ROLL CALL	AYE	NAY
CAROL R. HABERMAN PLACE NO. 1		✓	
ED H. HILL PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		✓	
DR. ROBERT L.M. HILLIARD PLACE NO. 4		✓	
LEO MENDOZA, JR. PLACE NO. 5		✓	
GILBERT GARZA PLACE NO. 6 MAYOR PRO TEM		✓	
PLEAS C. NAYLOR, JR. PLACE NO. 7		✓	
ALVIN G. PADILLA, JR. PLACE NO. 8		abr	
JOHN GATTI PLACE NO. 9 MAYOR		✓	

John Cunningham =
No. 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9
Has = one in 1
24 Ra = 1 Feb office C
72-38
L. M.

6