

AN ORDINANCE **48749**

AUTHORIZING PURCHASE OF LOT 1, NCB 14489 (ALSO KNOWN AS DISPOSITION PARCEL C-C-19) LOCATED IN THE ROSA VERDE PROJECT, TEX. R-78, FROM THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO FOR A TOTAL CONSIDERATION OF \$650,000.00, AND AUTHORIZING PAYMENT FOR SAME FROM FEDERAL REVENUE SHARING FUNDS.

\* \* \* \* \*

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

SECTION 1. The Contract for Sale of Land for Redevelopment by a Public Body and Warranty Deeds from the Urban Renewal Agency of the City of San Antonio, Texas, conveying to the City of San Antonio, Lot 1, NCB 14489, (also known as Disposition Parcel C-C-19), located in Rosa Verde Project, Tex. R-78, for a consideration of \$470,000.00 for Tract A and \$180,000.00 for Tract B, is hereby approved and accepted, and the City Manager is authorized to sign said Contract of Sale on behalf of the City, and the City Clerk is authorized to attest such signature. Copies of said documents are attached hereto and incorporated herein.

SECTION 2. The sum of \$650,000.00 is appropriated in the Federal Revenue Sharing - Sixth Entitlement Period, 1975-76, Project Number 64-005036 entitled Farmers' Market Development, and said amount is authorized to be paid to the Urban Renewal Agency upon tender of the aforesaid Warranty Deeds, duly executed by said agency. Legal description of the property is set out in said deeds.

PASSED AND APPROVED this 23<sup>rd</sup> day of Nov, 1977.

*Leta Cockrell*

MAYOR

ATTEST:

*G. V. Jansky*  
City Clerk

APPROVED AS TO FORM:

*J. M. Jansky*  
City Attorney

APPROVED AS TO FUNDS:

\_\_\_\_\_  
Director of Finance

**77-59**

17

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	/
BUILDING & ZONING	
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	/
ASSESSOR	/
CONTROLLER	/
TREASURY DIVISION	/
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	/
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	/
PLANNING	/
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	/
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	/
PURCHASING	
TRAFFIC & TRANSPORTATION	/
<i>URA</i>	/

ITEM NO. 7

MEETING OF THE CITY COUNCIL

DATE: **NOV 23 1977**

MOTION BY: *Steen*

SECONDED BY: *Dutmer*

ORD. NO. **48749**

ZONING CASE \_\_\_\_\_

RESOL. \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
RUDY C. ORTIZ PLACE 6			<i>absent</i>
JOE ALDERETE, JR. PLACE 7			<i>absent</i>
PHIL PYNDUS PLACE 8		✓	
GLEN HARTMAN PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

**77-59**

CONTRACT OF SALE

THE STATE OF TEXAS            )  
                                          )  
COUNTY OF BEXAR                )

THIS AGREEMENT, between THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, hereinafter called SELLER and the CITY OF SAN ANTONIO, hereinafter called BUYER, all of Bexar County, Texas:

W I T N E S S E T H:

I. SALE. SELLER agrees to sell and BUYER agrees to purchase, upon the terms and conditions hereinafter set forth, the following described real property, to-wit:

Lot 1, New City Block 14489 (also known as Disposition Parcel C-C-19), located in ROSA VERDE PROJECT, TEX. R-78.

II. PURCHASE PRICE & TERMS OF PAYMENT. The purchase price is \$650,000.00, payable as follows:

(a) \$470,000.00 for the "EL MERCADO BUILDING" situated on the western end of the property on Tract "A" which is more particularly described by metes and bounds in Exhibit "A" attached hereto.

(b) \$180,000.00 for the "ANNEX BUILDING" situated on the eastern end of the property on Tract "B" which is more particularly described by metes and bounds in Exhibit "B" attached hereto.

III. CONVEYANCE.

(a) When the purchase price of \$470,000.00 is paid, SELLER shall convey by Warranty Deed to BUYER Tract "A". The form of the Warranty Deed is attached hereto marked Exhibit "C".

(b) When the purchase price of \$180,000.00 is paid, SELLER shall convey by Warranty Deed to BUYER Tract "B". The form of the Warranty Deed is attached hereto marked Exhibit "D".

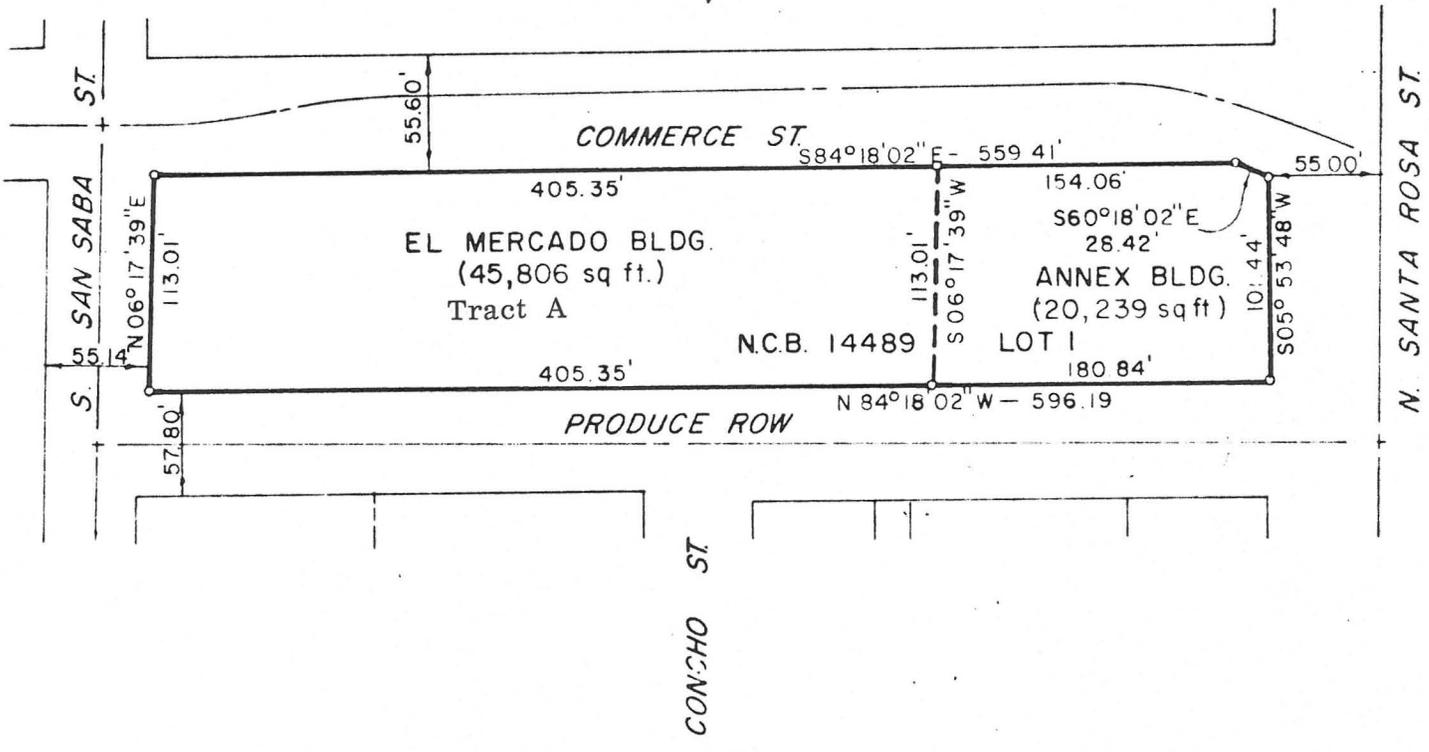
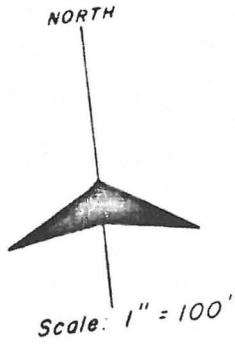
IV. CLOSING.

(a) The conveyance for Tract "A" shall be closed within 60 days, or at such time as the parties may agree.

(b) The conveyance for Tract "B" shall be closed within 270 days, or at such time as the parties may agree.

V. BINDING EFFECT. The covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns.





PLAT SHOWING  
 LOT 1 N.C.B. 14489, TEX. R-78 ROSA VERDE  
 PROJECT URBAN RENEWAL AGENCY, UNIT VI  
 BEXAR COUNTY, TEXAS

G. A. PRATT & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 SAN ANTONIO, TEXAS



STATE OF TEXAS }  
 COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT  
 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER  
 MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR  
 ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT  
 ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS  
 SHOWN ABOVE.

This 26<sup>th</sup> day of SEPTEMBER, 19 77 A. D.

Reference  
 Recorded in volume 7500  
 page 223 of the Deed and Plat  
 records of Bexar County Texas

JOB NO. 0049

EXHIBIT 'A'

FIELD NOTES

FOR WEST PART OF LOT 1, N.C.B. 14489

BEING an irregular parcel of land containing 45,806 square feet more or less out of Lot 1, N.C.B. 14489, Tex. R-78 Rosa Verde Project Urban Renewal Agency, Unit VI recorded in Volume 7500 Page 223, deed and plat records Bexar County, Texas, said parcel of land being situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being specifically described as follows:

BEGINNING at a point being the southeast intersection of Commerce Street and N. San Saba Street, said point being the northwest corner of this tract;

THENCE S  $84^{\circ}18'02''$  E, 405.35 feet along the south R.O.W. line of Commerce Street to a point for the northeast corner of this tract;

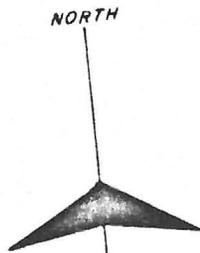
THENCE S  $06^{\circ}17'39''$  W, 113.01 feet along a line to a point on the north R.O.W. line of Produce Row, for the southeast corner of this tract;

THENCE N  $84^{\circ}18'02''$  W, 405.35 feet along the north R.O.W. line of Produce Row to the point of intersection of N. San Saba Street and Produce Row, for the southwest corner of this tract;

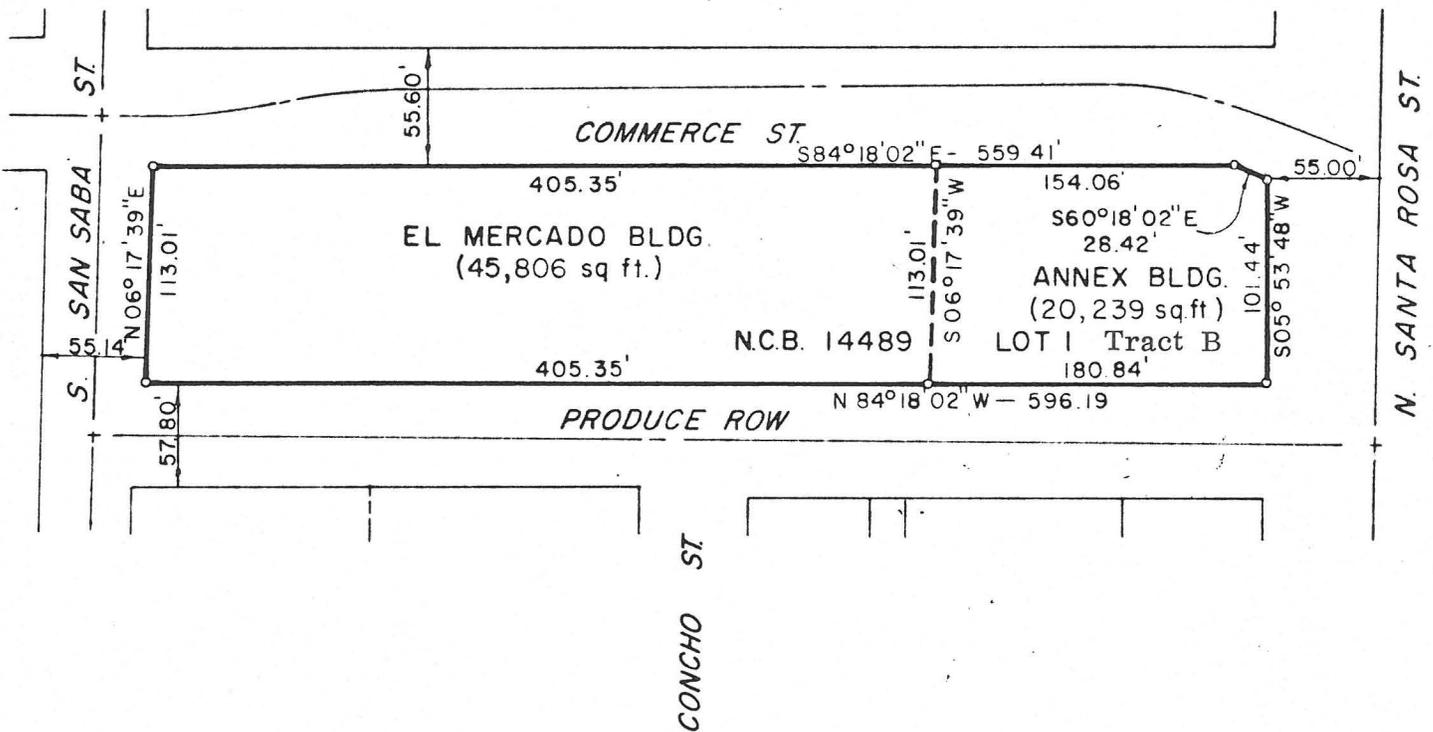
THENCE N  $06^{\circ}17'39''$  E, 113.01 feet along the east R.O.W. line of N. San Saba Street to the POINT OF BEGINNING.



Gilbert A. Pratt, P. E.



Scale: 1" = 100'



PLAT SHOWING  
 LOT 1 N.C.B. 14489, TEX. R-78 ROSA VERDE  
 PROJECT URBAN RENEWAL AGENCY, UNIT VI  
 BEXAR COUNTY, TEXAS.

G. A. PRATT & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 SAN ANTONIO, TEXAS



STATE OF TEXAS }  
 COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 26<sup>th</sup> day of SEPTEMBER, 19 77 A. D.

Reference  
 Recorded in volume 7500  
 page 223 of the Deed and Plat  
 records of Bexar County Texas

JOB NO. 0049

EXHIBIT 'B'

FIELD NOTES

FOR EAST PART OF LOT 1, N.C.B. 14489

BEING an irregular parcel of land containing 20,239 square feet more or less out of Lot 1, N.C.B. 14489, Tex R-78 Rosa Verde Project Urban Renewal Agency, Unit VI recorded in Volume 7500 Page 223, deed and plats records Bexar County, Texas, said parcel of land being situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being more specifically described as follows:

BEGINNING at a point being the northwest intersection of Produce Row and N. Santa Rosa Street, said point being the southeast corner of this tract;

THENCE N 84°18'02" W, 180.84 feet along the north R.O.W. line of Produce Row to the point for the southwest corner of this tract;

THENCE N 06°17'39" E, 113.01 feet across Lot 1, N.C.B. 14489 to a point on the south R.O.W. line of Commerce Street for the northwest corner of this tract;

THENCE S 84°18'02" E, 154.06 feet along the south R.O.W. line of Commerce Street to a cut-off point at the southwest intersection of Commerce Street and N. Santa Rosa Street;

THENCE S 60°18'02" E, 28.42 feet along the cut-off line to a point on the west R.O.W. line of N. Santa Rosa Street;

THENCE S 05°53'48" W, 101.44 feet along the west R.O.W. line of N. Santa Rosa Street to the POINT OF BEGINNING.



Gilbert A. Pratt, P. E.

FOR YOUR PERMANENT FILES

TO: CITY CLERK

FROM: R.O.W. & LAND ACQUISITION

Ord.  
48749  
11/23/77

Re: Parcel No. ---

The instruments listed below pertaining to a conveyance of land or right-of-way to the City are transmitted herewith:

XX Deed - Vol. 1093, Page 633 (Lot 1, NCB 14489)

Easement

Title Guaranty Policy

Other: \_\_\_\_\_

Urban Renewal Agency of the City of San Antonio

The above parcel was obtained for acquisition of Market Square Building project.

Ordinance No. 48749, Dated: November 23, 1977

R.O.W. & LAND ACQUISITION

By: W. S. CLARK

Date: May 25, 1978

Filed \_\_\_\_\_ (date) in

the Office of the City Clerk

*W. S. Clark*  
City Clerk

5.00

885446

WARRANTY DEED

APR-4-80 5:00 PM LB-I

THE STATE OF TEXAS )  
COUNTY OF BEXAR )

**DEED**

KNOW ALL MEN BY THESE PRESENTS:

That the URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, of the County of Bexar, and State of Texas, for and in consideration of the sum of FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$470,000.00), to it in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the CITY OF SAN ANTONIO of the County of Bexar, and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

BEING an irregular parcel of land containing 45,806 square feet more or less out of Lot 1, N.C.B. 14489, Tex. R-78 ROSA VERDE PROJECT URBAN RENEWAL AGENCY, UNIT VI recorded in Volume 7500, Page 223, Deed and Plat Records of Bexar County, Texas, said parcel of land being situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being specifically described as follows:

BEGINNING at a point being the southeast intersection of Commerce Street and N. San Saba Street, said point being the northwest corner of this tract;

THENCE S 84° 18' 02" E, 405.35 feet along the South R.O.W. line of Commerce Street to a point for the northeast corner of this tract;

THENCE S 06° 17' 39" W, 113.01 feet along a line to a point on the north R.O.W. line of Produce Row, for the southeast corner of this tract;

THENCE N 84° 18' 02" W, 405.35 feet along the north R.O.W. line of Produce Row to the point of intersection of N. San Saba Street and Produce Row, for the southwest corner of this tract;

THENCE N 06° 17' 39" E, 113.01 feet along the east R.O.W. line of N. San Saba Street to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed is made and executed upon and is subject to certain express conditions and covenants, said conditions and covenants being a part of the consideration for the property hereby conveyed and are to be taken and construed as running with the land and upon the continued observance of which and each of which, with the sole exception of covenants numbered FIRST and THIRD, the continued existence of the estate hereby granted shall depend, and the Grantee hereby binds itself and its successors, assigns, grantees, and lessees forever to these covenants and conditions, which covenants and conditions are as follows:

FIRST: The Grantee shall devote the property hereby conveyed only to the uses specified in the applicable provisions of the Urban Renewal Plan or approved modifications thereof;

SECOND: The Grantee shall pay real estate taxes or assessments on the property hereby conveyed or any part thereof when due.



FILLED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO.

1978 APR 4 PM 3 22

*MC*



STATE OF TEXAS }  
COUNTY OF BEXAR } that this instrument was FILED in  
I hereby certify that the date and at the time stamped  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED, in the Official  
Public Records of Real Property of Bexar County, Texas on

APR 10 1978



*Robert D. Green*  
COUNTY CLERK  
BEXAR COUNTY, TEXAS



ECB 1001

ECW

U.R.A (City of S.A.)

48749 11-23-77

Acquisition of Mt. St. Bldg.

*W. J. P.*

TO: CITY CLERK  
FROM: R.O.W. & LAND ACQUISITION

*Ord.*  
*48749*  
*11/23/77*

Re: Parcel No. N.C.B. 14489

The instruments listed below pertaining to a conveyance of land or right-of-way to the City are transmitted herewith:

XX Deed - Vol. 1298, Page 616

Easement

Title Guaranty Policy

Other: \_\_\_\_\_

Urban Renewal Agency of the City of San Antonio

The above parcel was obtained for Annex Building - Market Square project.

Ordinance No. 48749, Dated: November 23, 1977

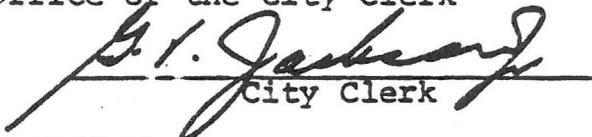
R.O.W. & LAND ACQUISITION

By: W. S. CLARK

Date: January 26, 1979

Filed \_\_\_\_\_ (date) in

the Office of the City Clerk

  
\_\_\_\_\_  
City Clerk

7.00

954979

DEED

WARRANTY DEED

SEP-27-78 10:00 AM 10-11-78

THE STATE OF TEXAS )  
 )  
COUNTY OF BEXAR )

KNOW ALL MEN BY THESE PRESENTS:

That the URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, of the County of Bexar, and State of Texas, for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00), to it in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the CITY OF SAN ANTONIO of the County of Bexar, and State of Texas, all of the following described real property in Bexar County, Texas. to-wit:

BEING an irregular parcel of land containing 20,239 square feet more or less out of Lot 1, N.C.B. 14489, Tex. R-78 ROSA VERDE PROJECT URBAN RENEWAL AGENCY, UNIT VI recorded in Volume 7500, Page 223, Deed and Plat Records of Bexar County, Texas, said parcel of land being situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being more specifically described as follows:

BEGINNING at a point being the northwest intersection of Produce Row and N. Santa Rosa Street, said point being the southeast corner of this tract;

THENCE N 84° 18' 02" W, 180.84 feet along the north R.O.W. line of Produce Row to the point for the southwest corner of this tract;

THENCE N 06° 17' 39" E, 113.01 feet across Lot 1, N. C. B. 14489 to a point on the south R.O.W. line of Commerce Street for the northwest corner of this tract;

THENCE S 84° 18' 02" E, 154.06 feet along the south R.O.W. line of Commerce Street to a cut-off point at the southwest intersection of Commerce Street and N. Santa Rosa Street;

THENCE S 60° 18' 02" E, 28.42 feet along the cut-off line to a point on the west R.O.W. line of N. Santa Rosa Street;

THENCE S 05° 53' 48" W, 101.44 feet along the west R.O.W. line of N. Santa Rosa Street to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed is made and executed upon and is subject to certain express conditions and covenants, said conditions and covenants being a part of the consideration for the property hereby conveyed and are to be taken and construed as running with the land and upon the continued observance of which and each of which, with the sole exception of covenants numbered FIRST and THIRD, the continued existence of the estate hereby granted shall depend, and the Grantee hereby bind itself and its successors, assigns, grantees, and lessees forever to these covenants and conditions, which covenants and conditions are as follows:

FIRST: The Grantee shall devote the property hereby conveyed only to the uses specified in the applicable provisions of the URBAN RENEWAL PLAN or approved modifications thereof;

SECOND: The Grantee shall pay real estate taxes or assessments on the property hereby conveyed or any part thereof when due.

THIRD: The Grantee agrees for itself and any successor in interest not to discriminate upon the basis of race, color, or national origin in the sale, lease, or rental or in the use or occupancy of the property hereby conveyed or any part thereof or of any improvements erected or to be erected thereon or any part thereof.

The covenants and agreements contained in the covenant numbered FIRST shall run for a 25-year period from the date of this Deed. The covenant numbered SECOND and THIRD shall remain in effect without any limitation as to time.

The Grantor shall be deemed a beneficiary of covenants numbered FIRST through THIRD, and the United States, shall be deemed a beneficiary of the covenant numbered THIRD, and such covenants shall run in favor of the Grantor and the United States for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor and the United States is or remains an owner of any land or interest therein to which such covenants relate. As such a beneficiary, the Grantor in the event of any breach of any such covenant, and the United States in the event of any breach of the covenant numbered THIRD, shall have the right to exercise all the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach, to which beneficiaries of such covenant may be entitled.

EXECUTED this 8th day of June, A.D. 1978.



URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO

BY:

*Richard Borrego*  
Chairman

ATTEST:

*Jack W. Curington*  
Ass't. Secretary

STATE OF TEXAS X  
COUNTY OF BEXAR X

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD BORREGO and JACK W. CURINGTON, Chairman and Assistant Secretary, respectively, of the URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of the URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

GIVEN UNDER MY HAND AND SEAL of office, this 8th day of June, 1978.



*Michael O. Browne*  
Notary Public in and for Bexar County, Texas  
MICHAEL O. BROWNE  
Notary Public, Bexar County, Texas

Urban Renewal Agency of C. of San Antonio

48749 11-23-79

Vol. 1298 p. 616

Annex Bldg - Mkt. Sq.

N.C.B. 14489

*W.F.P.*  
FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO.  
1978 SEP 27 AM 10 05

RETURN TO:  
R.O.W. & LAND ACQ.  
CITY HALL - SAN ANTONIO, TEXAS 78205

URBAN RENEWAL AGENCY OF  
THE CITY OF SAN ANTONIO  
418 SO. LAREDO STREET  
SAN ANTONIO, TEXAS 78207

STATE OF TEXAS }  
COUNTY OF BEXAR }  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED, in the Official  
Public Records of Real Property of Bexar County, Texas on

SEP 28 1978



*Robert D. Green*  
COUNTY CLERK BEXAR COUNTY, TEXAS

IBM

VOL 1298 PAGE 618

A RESOLUTION

AUTHORIZING THE SALE OF DISPOSITION PARCEL NO. C-C-19 IN ROSA VERDE PROJECT, TEX R-78 TO THE CITY OF SAN ANTONIO FOR THE SUM OF \$650,000.00, AND AUTHORIZING AGENCY'S CHAIRMAN TO EXECUTE CONTRACT FOR SALE AND WARRANTY DEEDS.

WHEREAS, the City of San Antonio has requested that Disposition Parcel No. C-C-19 composed of Tract A and B be transferred to the City in conformance with the Urban Renewal Plan, as amended, for said Project; and

WHEREAS, the Agency has established the fair value of said property and acquired title thereto; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO.

1. The sale of Disposition Parcel No. C-C-19, Tract A and B, more particularly described in a Contract of Sale and Warranty Deed authorized herein is hereby approved and authorized.

2. The Agency's Chairman is hereby authorized and directed to execute a Warranty Deed in connection with the purchase by the City of Disposition Parcel No. C-C-19, Tract A for the total purchase price of \$470,000.00, which is the approved minimum disposition price.

3. The Agency's Chairman is hereby authorized and directed to execute a Contract for Sale of land with the City of San Antonio and a Warranty Deed in connection with the purchase by the City of Disposition Parcel No. C-C-19, Tract B for the total purchase price of \$180,000.00, which is the approved minimum disposition price.

4. The Agency's Secretary is authorized to attest the signature of the Chairman on said Contract and Deeds.

5. The Deeds and Contract mentioned in Paragraph 2 and 3 above are on file in the office of the Real Estate Department of the Agency and their terms and conditions are incorporated herein by reference.

PASSED AND APPROVED this 8th day of NOVEMBER, 1977.

*[Signature]*  
VICE CHAIRMAN

ATTEST:  
*[Signature]*  
ASST Secretary

Resolution No. 77-240

# CITY OF SAN ANTONIO

410 589

JB

## Interdepartment Correspondence Sheet

AGENDA ITEM NO. 7

TO: Mayor and City Council

FROM: Clifford M. Edgar, Director, Market Square

COPIES TO: File

SUBJECT: Purchase of El Mercado and Cultural Center Buildings

Date November 14, 1977

**SUMMARY:** This Ordinance authorizes the purchase of the El Mercado and Cultural Center Buildings on Market Square from the Urban Renewal Agency for a total of \$650,000. The funds for this purchase were authorized in the General Revenue Sharing Budget for the Sixth Entitlement Period adopted by City Council on June 19, 1975, as a part of the Market Square Program.

**BACKGROUND:** The renovation and construction of the Market Square area is a part of the Urban Renewal Rosa Verde Project. The City of San Antonio originally deeded these two buildings to the Urban Renewal Agency to be used as part of their required matching share against a Federal Urban Renewal Grant. The Urban Renewal Agency then expended the Federal funds for the renovation of the buildings. The City is now going to purchase these buildings using General Revenue Sharing Funds as authorized by City Council in the Sixth Entitlement Period Budget.

The purchase will be made through two transactions. The first, covering the El Mercado Building, will be done immediately since all construction has been completed. The second, covering the Cultural Center, will be done as soon as the renovation on the Cultural Center has been completed. Upon completion of these two transactions the City will own the Farmer's Market, the El Mercado Building and the Cultural Center which are the major structures in the Market Square area.

**FINANCIAL INFORMATION:** On June 19, 1975, in Ordinance No. 45393 the City Council approved the expenditure of \$650,000 in Sixth Entitlement Period General Revenue Sharing funds for the purchase of the El Mercado and Cultural Center Buildings in Market Square. Based on that Ordinance the Urban Renewal Agency proceeded to contract for the renovation of both buildings. This Ordinance authorizes the purchase of the renovated El Mercado Building for \$470,000 and the renovated Cultural Center for \$180,000 using those funds.

If this Ordinance is approved, the City will be responsible for the operation and maintenance of these two buildings through the Market Square Department. Currently the City owns and operates the Farmers Market. Under a lease agreement with the Urban Renewal Agency the City also operates the El Mercado Building which houses over thirty specialty shops. The Cultural Center will be available for rental by the public for many different types of functions.

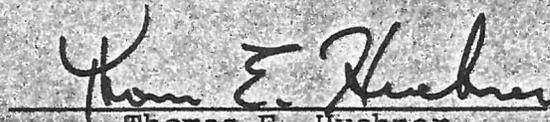
RECOMMENDATIONS: The City Council authorize the purchase of the El Mercado and Cultural Center Buildings from the Urban Renewal Agency. The City will then own a significant portion of the Market Square area which is becoming one of the major tourist attractions in San Antonio. The existence of this tourist and convention facility on the Westside of the Downtown area will also have a significant effect on the revitalization of Downtown, especially in the immediate surrounding area.



CLIFFORD M. EDGAR  
Director, Market Square

CME/rp

RECOMMENDATION APPROVED:



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Thomas E. Huebner  
City Manager