

AN ORDINANCE

2011-11-03-0888

DECLARING AS SURPLUS AN IMPROVED TRACT OF CITY-OWNED PROPERTY LOCATED WITHIN NCB 2319 AT 2323 BUENA VISTA STREET IN COUNCIL DISTRICT 5 AND AUTHORIZING ITS SALE TO 1921 DECO BUILDING, LLC FOR A TOTAL OF \$55,000.

* * * * *

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

SECTION 1. The following property is declared surplus to the needs of the City of San Antonio:

Lots 7 and 8, Block 23, NCB 2319, commonly known as Fire Station # 8, 2323 Buena Vista, San Antonio, Bexar County, Texas 78207-3741, the tract being graphically depicted on **Attachment I** and described in detail on **Attachment II**.

SECTION 2. The City having advertised the property for sale according to law and 1921 Deco Building, LLC being the successful bidder, the City Manager and her designee, severally, are authorized and directed to execute and deliver a deed in favor of 1921 Deco Building, LLC or their assignee and otherwise to do all things necessary or convenient to effectuate transfer of the City's title to the properties.

SECTION 3. If the acquisition contract contains a reverter or right of re-entry, any action on the part of the City necessary to initiate the reverter or re-entry may be taken by any Assistant City Manager or above, without further council action, unless the contract otherwise provides.

SECTION 4. Funds generated by this ordinance will be deposited into Fund 11001000, General Ledger 4903101 and Internal Order 240000000060.

SECTION 5. The disposition of surplus property must be coordinated through the city's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

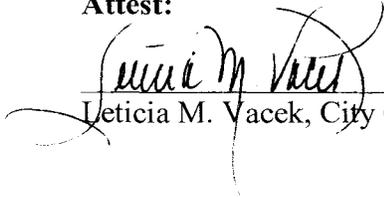
SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 7. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this 3rd day of November 2011.

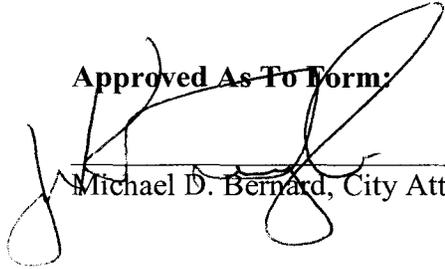

M A Y O R
Julián Castro

Attest:



Leticia M. Vacek, City Clerk

Approved As To Form:



Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

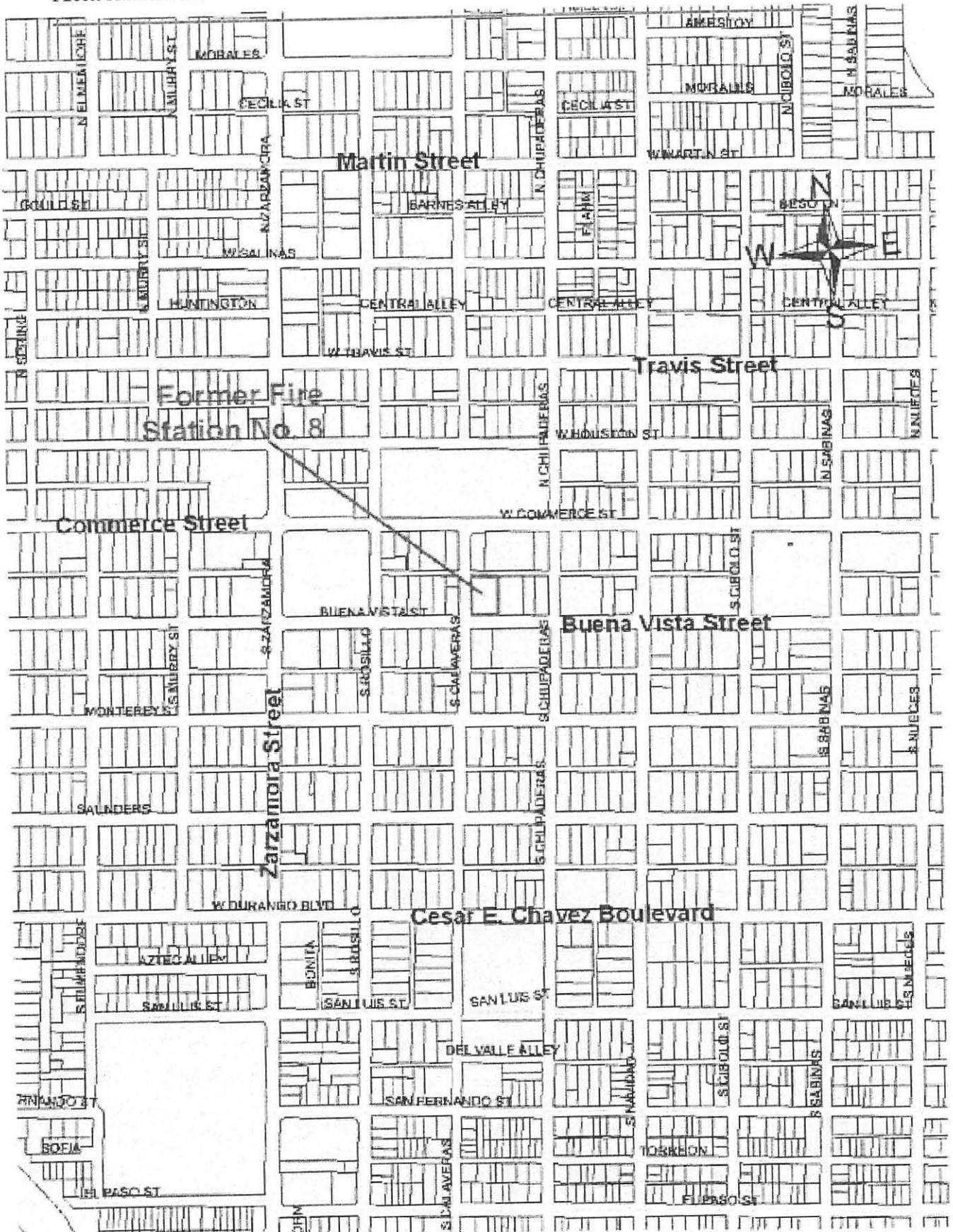
City of San Antonio



Agenda Voting Results - 5A

Name:	5A, 5B						
Date:	11/03/2011						
Time:	09:53:11 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance declaring as surplus the City's former Fire Station #8 within NCB 2319 at 2323 Buena Vista Street in Council District 5 and authorizing its sale to 1921 Deco Building, LLC for \$55,000.00 allowing the LLC to restore and redevelop the property for commercial use.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3	x					
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x			x	
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Attachment I



Site Map of Subject Property



Aerial View of Subject Property



Attachment II

Lot 7 & 8, Block 23, N.C.B. 2319
2323 Buena Vista St.

A metes and bounds description of a Lot 7 & 8, Block 23, N.C.B. 2319, situated in the City of San Antonio, Bexar County, Texas:

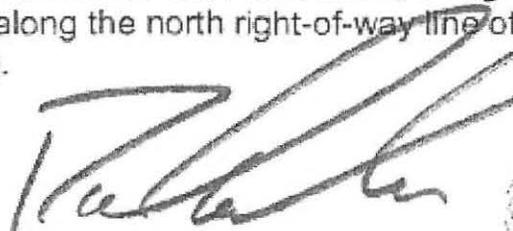
Beginning at a PK nail set in concrete found for the southwest corner of the herein described tract, said nail also being the southwest corner of Lot 7, the southwest corner of Block 23 and the point of intersection of the north right-of-way line of Buena Vista Street and the east right-of-way line of South Calaveras Street;

Thence N 06° 17' 54" E, 156.45 feet, along the west line of the herein described tract, along the west line of Lot 7, along the west line of Block 23, N.C.B. 2319, and along the east right-of-way line of South Calaveras Street to an iron pin with a CoSA cap found for the northwest corner of the herein described tract, said iron pin also being a point along the south right-of-way line of an alley;

Thence S 84° 15' 06" E, 100.00 feet, along the north line of the herein described tract, along the north line of Lot 7 and Lot 8, along the north line of Block 23, N.C.B. 2319 and along the south right-of-way line of the alley to a PK nail set in asphalt found for the northeast corner of the herein described tract, said PK nail also being the northwest corner of Lot 9, Block 23, N.C.B. 2319;

Thence S 06° 17' 54" W, 156.45 feet, along the east line of the herein described tract and along the common line between Lot 8 and Lot 9 to an iron pin with a CoSA cap found for the southeast corner of the herein described tract, said iron pin also being a point along the north right-of-way line of Buena Vista Street and a point along the south line of Block 23, N.C.B. 2319;

Thence N 84° 15' 06" W, 100.00 feet, along the south line of the herein described tract, along the south line of Lot 7 and Lot 8, along the south line of Block 23, N.C.B. 2319 and along the north right-of-way line of Buena Vista Street to the point of beginning.



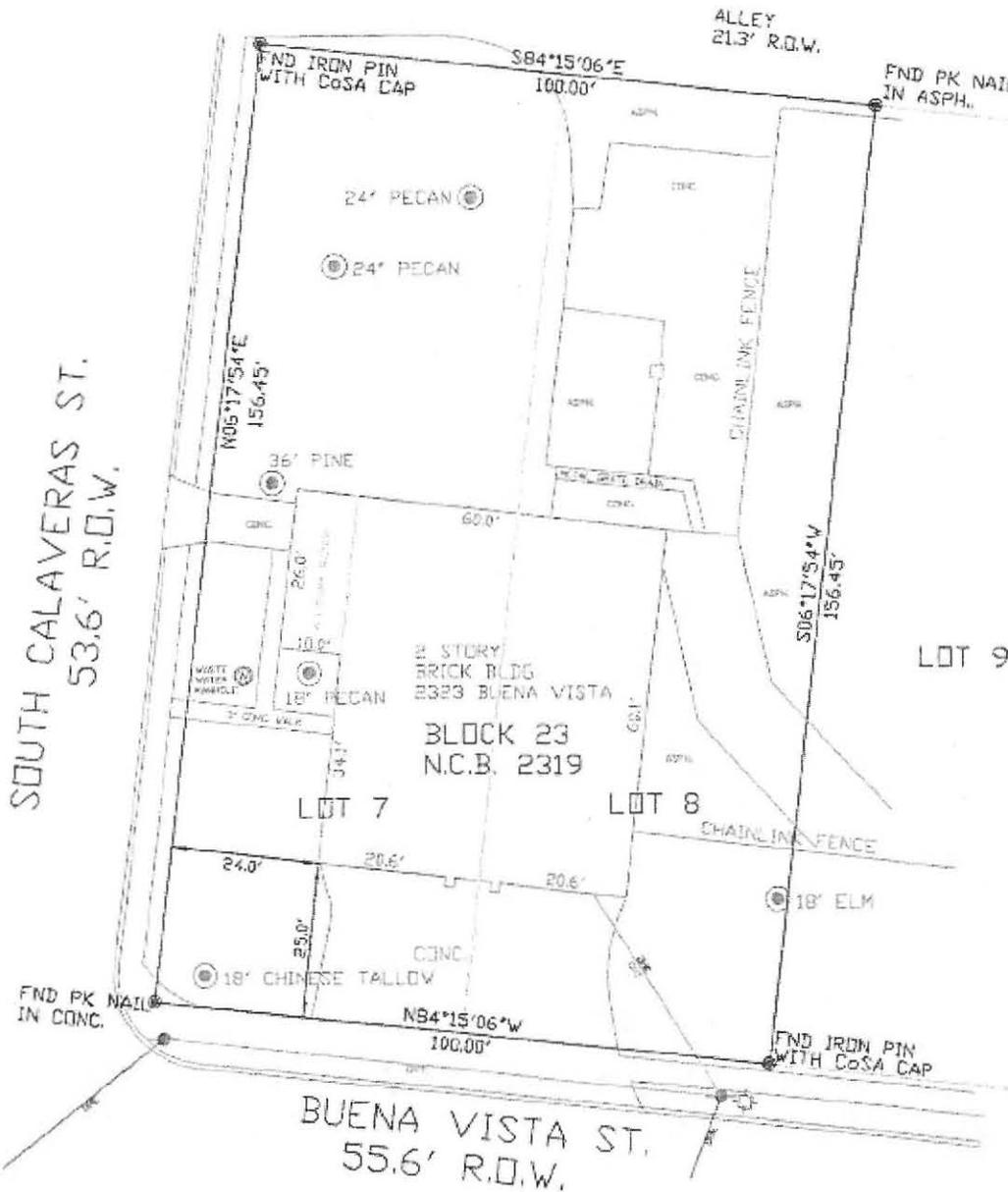
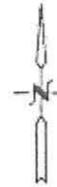
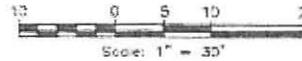
Paul A. Wilkinson, R.P.L.S.

Project: S-5326

A corresponding survey plat of even date herein accompanies this metes & bounds description.
All bearings are based on NAD 83 State Plane Coordinates, Texas, South Central Zone.
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LOT 13
BLOCK 23
N.C.B. 2319
VDL 9561'
PG. 120

BEARING SOURCE:
NAD 83 STATE PLANE COORDINATE
TEXAS SOUTH CENTRAL ZONE



A SURVEY PLAT OF LOT 7 AND LOT 8, BLOCK 23,
N.C.B. 2319, SAN ANTONIO, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND SUBSTANTIALLY COMPLIES WITH THE CURRENT
STANDARDS AND SPECIFICATIONS FOR A CATEGORY
CONDITION 1 SURVEY

THIS 22ND DAY OF NOVEMBER, 2011



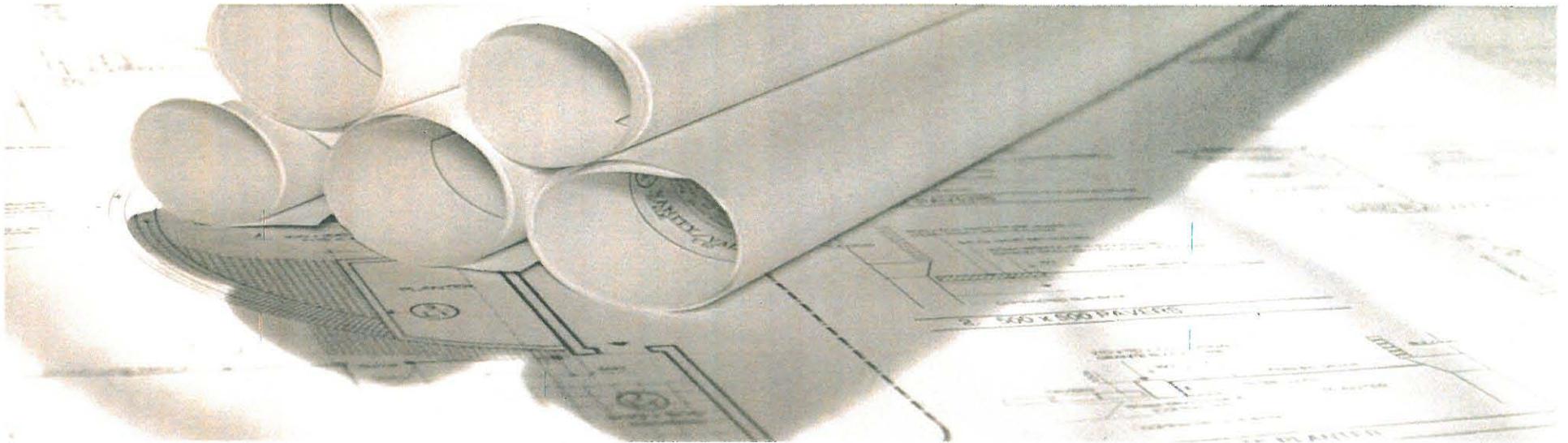
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

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A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. S-4727



Sale, Historic Preservation, and Economic
Development of former Fire Station No. 8
&
WIC Clinic Parking and Facility
Improvements

Item #5

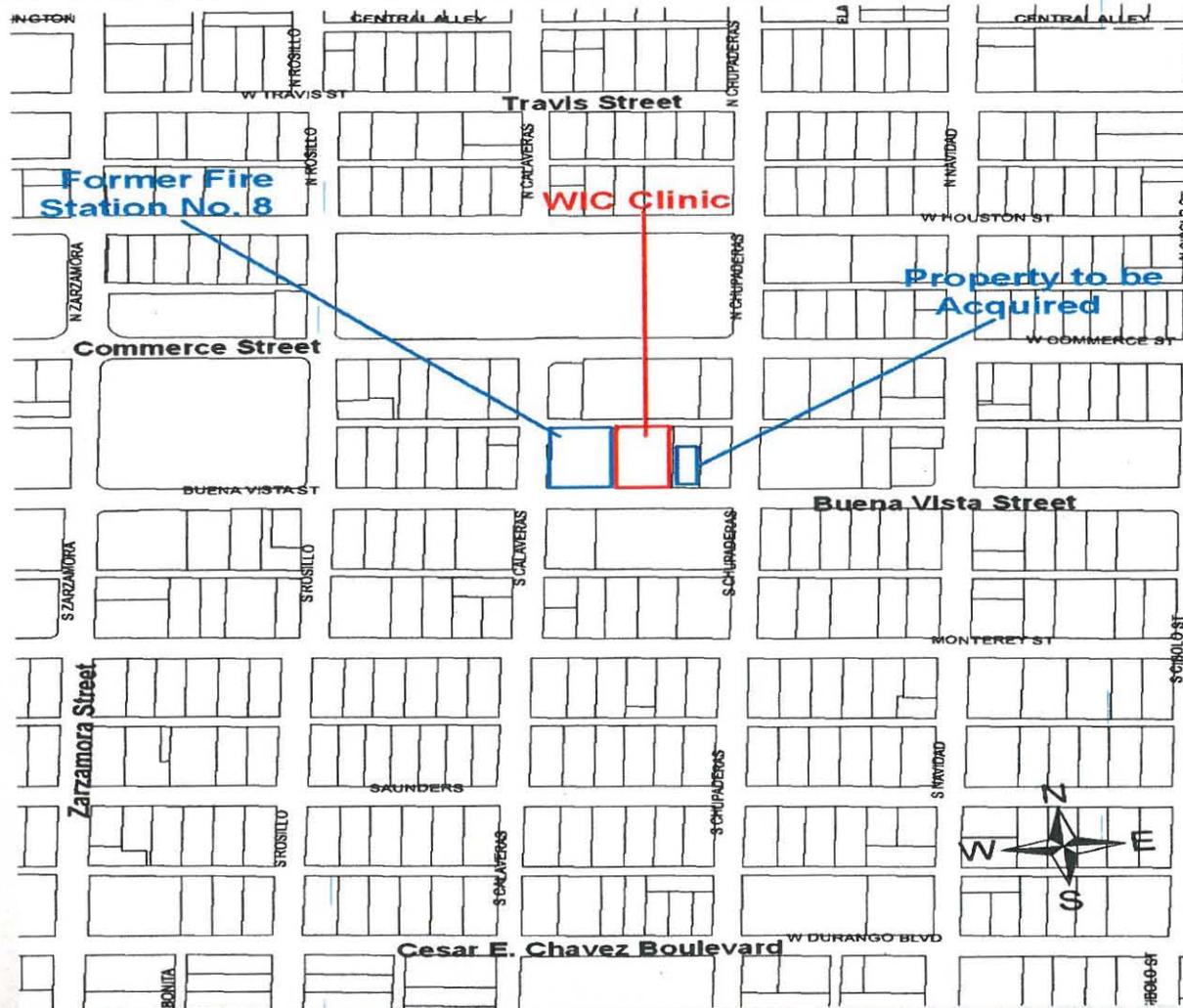
Presented by Peter Zanoni, Assistant City Manager
November 3, 2011

Sale of Former Fire Station No. 8

- Located at 2323 Buena Vista Street in Council District 5
- Two story 6,000 square foot structure residing on slightly over 1/3rd of an acre
- Fire Station built in 1929
- Designated as a Historic Landmark by City of San Antonio
- Property has been mostly vacant since 1999



Location Map



Aerial Map



Historic Preservation, Revitalization, and Economic Development

- City recently cleaned and prepared property for sale
- Property was advertised to public in San Antonio Business Journal
- Westside Development Corporation identified buyer to respond to sales solicitation
- City received bid for former Fire Station from 1921 Deco Building, LLC (Komet Asset Management)
 - Komet local development and property management company
- City accepted a negotiated sales price of \$55,000 for former Fire Station
- Komet provided a business plan to rehabilitate the historic firehouse for commercial office use



Historic Preservation, Revitalization, and Economic Development

- Historic redevelopment plan from Komet includes up to \$150,000 in facility interior and exterior improvements
 - Exterior historic restoration
 - Roof repair/replacement
 - Building envelope energy package, including window replacement
 - Electrical and plumbing overhaul
- Construction to begin no later than 120 days of HDRC Certificate of Appropriateness issuance
 - HDRC meeting scheduled November 16 to hear item



Historic Preservation, Revitalization, and Economic Development

- New owner (Komet Asset Management) will occupy 50% of building and lease remaining space
 - Potential tenants include women-owned marketing firm, Komet Communications, and Proof Advertising
- Negotiated sales contract includes provisions ensuring property is redeveloped and occupied within 18 month of permit approval



Support of Sale/Historic Preservation/Economic Development

- District 5 Councilman David Medina
- Prospect Hills Neighborhood Association
- Westside Development Corporation
- Office of Historic Preservation
- Consistent with goals of recently completed West Side Economic Development Summit Planning
- Planning Commission approved the sale at its regular meeting on October 26, 2011



Buena Vista WIC Clinic Parking

- City's Buena Vista Women, Infant, and Children clinic is located at 2315 Buena Vista Street immediately east of former Fire Station No. 8
- Over the years, WIC clients have utilized vacant fire parking lot which will no longer be accessible
- Portion of sale proceeds of former fire station recommended to be directed toward purchase of vacant lot next to WIC Clinic to continue to provide sufficient client parking



Buena Vista WIC Clinic

- Serves 4,100 clients per month
- 6th largest in client volume
- Provides nutrition education counseling services and access to nutritious food
- Offers referrals to other social service agencies



Parking Lot Site Acquisition & Improvement

- Vacant lot located 2305 Buena Vista Street slightly over 1/10th of an acre
- City staff contacted owner and negotiated acquisition price of \$12,000
- Due diligence complete to include appraisal and environmental assessment
- Planning Commission approved this acquisition at its regular meeting on October 26, 2011



WIC Clinic Revitalization Plan

- Construct new surface parking lot for clients on vacant lot
- Resurface existing parking space at clinic
- Invest funds into landscaping enhancements, façade improvements, improved exterior lighting, new signage and sidewalk reconstruction
- Construction and revitalization to begin no later than January 2012



Aerial Map

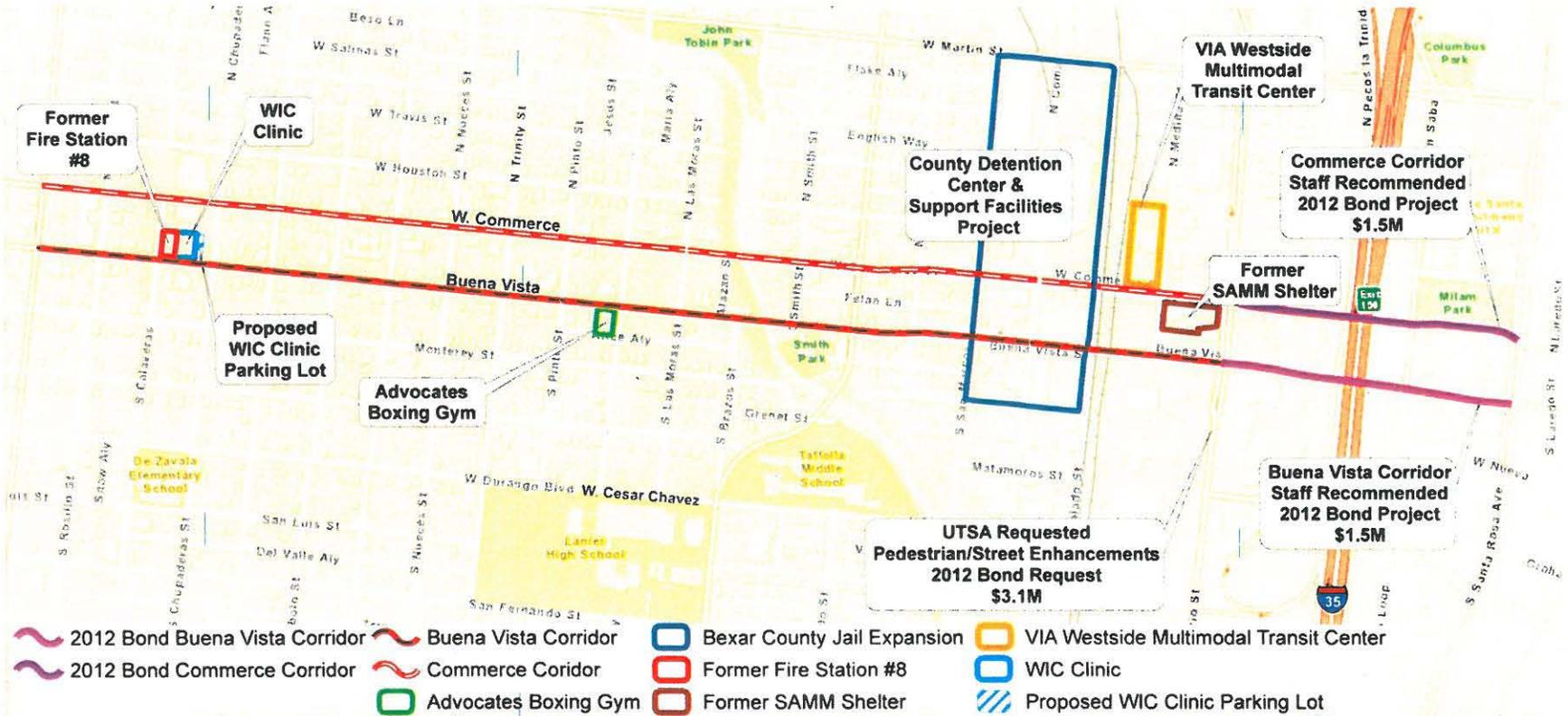


Budget & Financial Summary

Proceeds from Sale of Former FS #8	\$55,000
Acquisition of Vacant Lot for WIC Clinic Parking Lot	\$20,000
Parking Lot Construction	\$15,000
WIC Clinic Exterior Revitalization and Site Improvements	\$20,000

West Side Investments

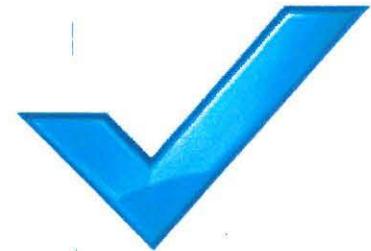
- Former Fire Station redevelopment and WIC Clinic enhancements continue investment along West Commerce and Buena Vista corridors

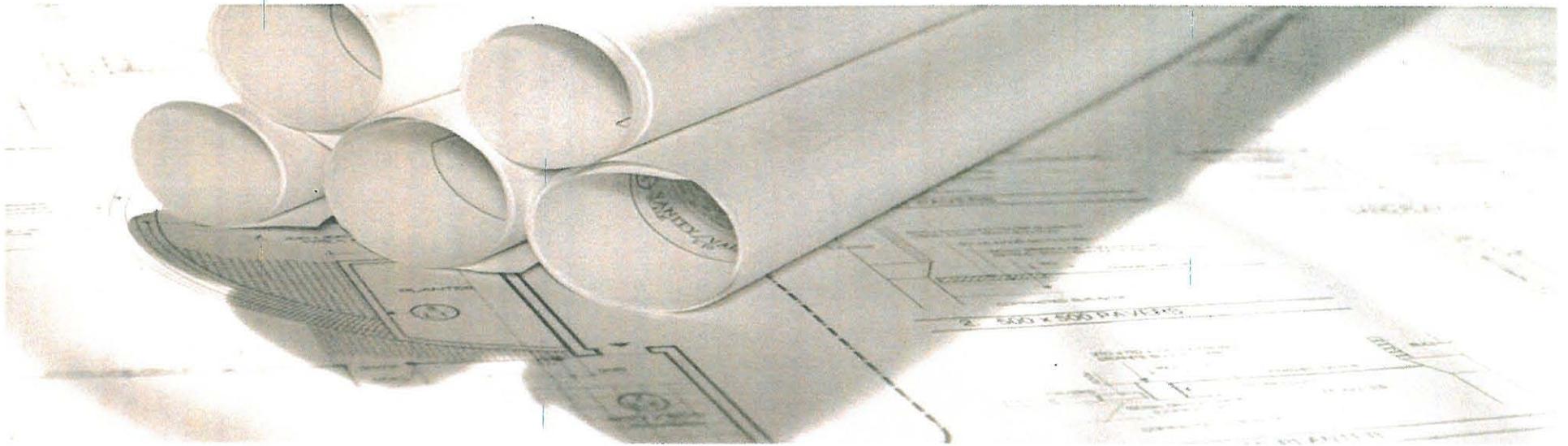


Staff Recommendation

Staff Recommends approval:

- Sale of former Fire Station No.8 to 1921 Deco Building, LLC
- Acquisition of vacant parcel located at 2305 Buena Vista Street for WIC Clinic parking and budget approval for parking lot and other related Clinic improvements





Sale, Historic Preservation, and Economic
Development of former Fire Station No. 8
&
WIC Clinic Parking and Facility
Improvements

Item #5
Presented by Peter Zanoni, Assistant City Manager
November 3, 2011