LEF:mb
06/18/15
Item No. 27.

AN ORDINANCE 2015-06-18-0553

FOR THE DEVELOPMENT SERVICES DEPARTMENT (DSD) PARKING EXPANSION PROJECT, A DEVELOPMENT SERVICES ENTERPRISE FUND PROJECT, LOCATED IN COUNCIL DISTRICT 1; AUTHORIZING THE ACQUISITION, THROUGH NEGOTIATION, OF INTERESTS IN REAL PROPERTY SUFFICIENT FOR PROJECT PURPOSES, OF ONE PARCEL OF PRIVATELY-OWNED REAL PROPERTY AT 1920 S. ALAMO CONTAINING APPROXIMATELY 1.062 ACRES (46,261 SQUARE FEET) OF REAL PROPERTY IN NCB 1009; AND DECLARING IT TO BE A PUBLIC USE PROJECT FOR THE ACQUISITION AND APPROPRIATING AN AMOUNT NOT TO EXCEED $1,175,000.00 FROM THE DEVELOPMENT SERVICES ENTERPRISE FUND, PAYABLE TO THE SELECTED TITLE COMPANY FOR LAND AND ASSOCIATED TITLE FEES.

* * * * *

WHEREAS, the City of San Antonio ("City") desires to acquire fee simple title of one privately owned real property in Council District 1 as part of the Development Services Department Parking Expansion Project; and

WHEREAS, this Project is in the best interest of the health, safety and welfare of the public; and

WHEREAS, it is necessary to obtain and acquire fee simple title of privately owned real property as part of the Project as further described in SECTION 1 below;

WHEREAS, the increase in the number of City employees housed at the Cliff Morton Development and Business Services Center (OneStop) at 1901 S. Alamo has significantly impacted the ability of patrons to find parking; and

WHEREAS, currently 350 parking spaces exist at the OneStop; and

WHEREAS, this acquisition will add approximately 100 parking spaces that will be utilized by City employees in order to allow sufficient parking for patrons visiting the Cliff Morton Development and Business Services Center (OneStop) at 1901 S. Alamo; and

WHEREAS, funds for the property acquisition has been approved as a one time capital improvement expenditure in the amount of $1,175,000.00 ($1,150,000.00 purchase price; $25,000 closing costs) and available from within the Development Services Enterprise Fund; **NOW THEREFORE,**

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

SECTION 1. A public use and necessity is hereby declared for the City of San Antonio to acquire fee simple title of privately owned real property in Council District 1, by negotiation, as part of the **Development Services Department Parking Expansion Project**. Said parcel of land is generally described as follows:

1.062 acres (46,261 square feet) of land in New City Block 1009 and located at 1920 S. Alamo

The property for the Project is depicted and more particularly described by metes and bounds in **Exhibit A** and incorporated herein for all purposes.

SECTION 2. The amount of $1,200,000.00 is appropriated in SAP Fund 29097000, Develop Services & Planning, SAP Internal Order # 390000001857, SAP GL account 6102100 - Interfund Transfer Out entitled Transfer to 23-01456-90-14-01. The amount of $1,200,000.00 is authorized to be transferred to SAP Fund 40099000.

SECTION 3. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01456, DSD Parking Expansion, shall be revised by increasing SAP WBS element 23-01456-90-14-01 entitled Trf Fr I/O# 390000001857, SAP GL account 6101100 - Interfund Transfer In, by the amount $1,200,000.00.

SECTION 4. The amount of $1,200,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01456, DSD Parking Expansion, and the budget shall be revised by increasing SAP WBS Elements as follows:

WBS NO.	WBS NAME	G/L	G/L NAME	CURRENT PLAN VERSION 0 (Optional)	PLAN VERSION 0 REVISION/ Appropriatio	REVISED PLAN VERSION 0 (Optional)
23-01456-03-14	ROW Acquisition	5209010	Land Acq/Closing	0.00	1,175,000.00	1,175,000.00
23-01456-05-01-01	Construction-Cap Admin	5402030	Cap Admin-Direct	0.00	15,000.00	15,000.00
23-01456-05-01-01	Construction-Cap Admin	5402050	Cap Admin-Indirect	0.00	10,000.00	10,000.00
			Totals	0.00	1,200,000.00	1,200,000.00

SECTION 5. Payment in the amount not to exceed $1,175,000.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01456, DSD Parking Expansion, is authorized to be encumbered and made payable to the selected title company for land, relocation, litigation expenses and associated title fees of one parcels of privately owned real property at 1920 S. Alamo containing approximately 1.062 acres of land located in NCB 1009 in Council District 1 in Bexar County, Texas.

SECTION 6. The acquisition of property must be coordinated through the city's Finance Department to assure the addition of this asset into the City's financial records and to record the proper accounting transactions.

SECTION 7. 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 SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 8. The City staff is hereby directed to negotiate with the owner(s) of the respective parcel for the acquisition of the Property at fair market value, to execute sales agreements purchasing the property from the owner as the owner is identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 9. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED and **APPROVED** this 18 day of June, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

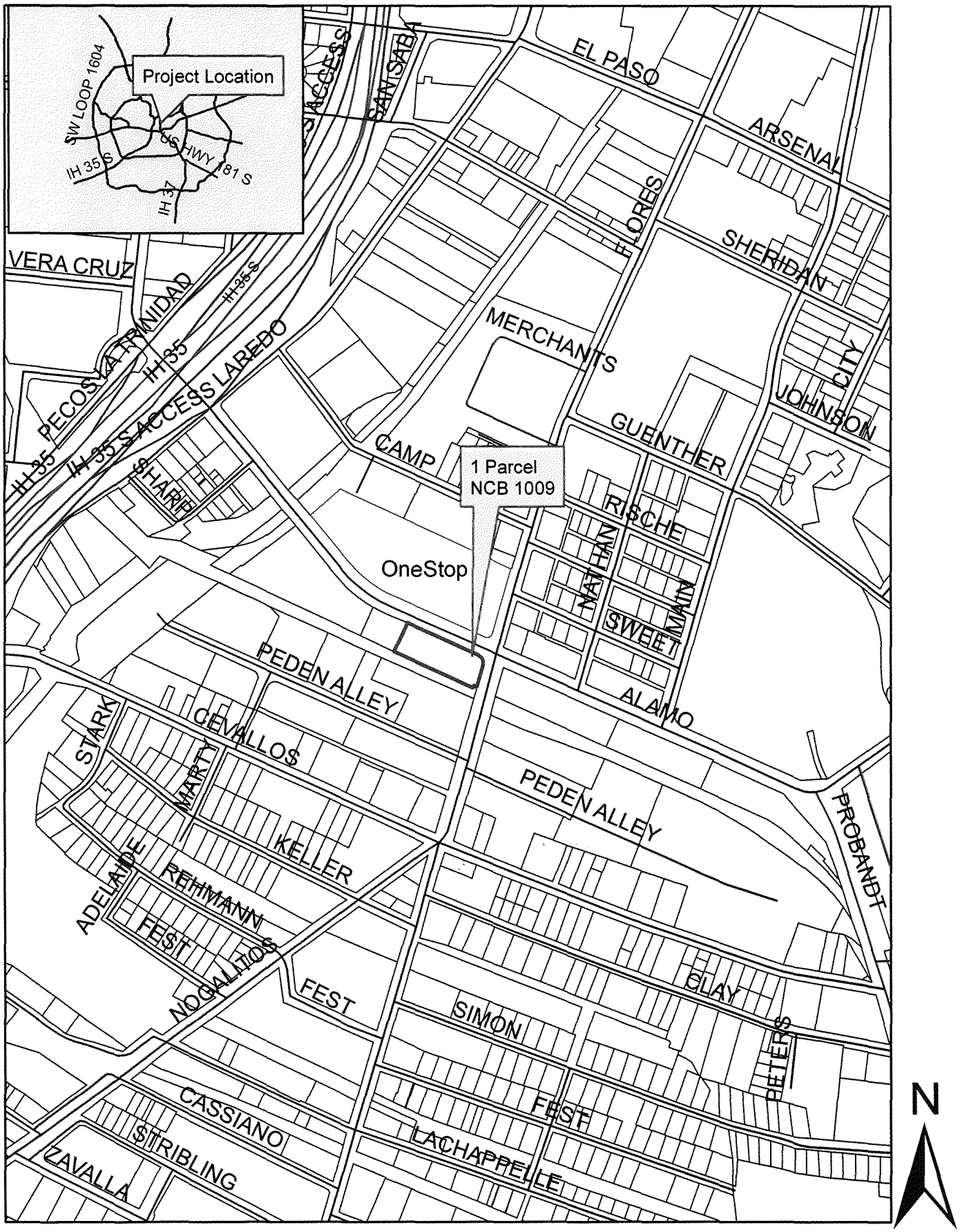
for Eric Friedl

Martha G. Sepeda, Acting City Attorney

Agenda Item:	27
Date:	06/18/2015
Time:	10:08:42 AM
Vote Type:	Motion to Approve
Description:	An Ordinance for the Development Services Department Parking Expansion Project, a Development Services Enterprise Fund project, located in Council District 1, authorizing the acquisition, through negotiation, of interests in real property sufficient for project purposes, of one parcel of privately-owned real property at 1920 S. Alamo containing approximately 1.062 acres (46,261 square feet) of real property in NCB 1009; and declaring it to be a public use project for the acquisition and appropriating an amount not to exceed $1,175,000 from the Development Services Enterprise Fund, payable to the selected title company for land and associated title fees. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Exhibit A
DSD Parking Expansion Project



Property to be acquired

EXHIBIT "A"