



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/12/2023

District H

Item Creation Date: 11/22/2023

25CF139 Memorandum of Understanding and Purchase and Sale Agreement for 5803

Navigation Boulevard for the Houston Public Library

Agenda Item#: 35.

Background:

RECOMMENDATION: Approve and authorize a Memorandum of Understanding and a Purchase and Sale Agreement between The Buffalo Bayou Partnership (Seller) and the City of Houston, (Purchaser) for the purchase of a portion of the real property and improvements located at 5803 Navigation Boulevard for the Houston Public Library (HPL) and appropriate funds.

SPECIFIC EXPLANATION: The General Services Department recommends approval of a Memorandum of Understanding and a Purchase and Sale Agreement between The Buffalo Bayou Partnership (Seller) and the City of Houston (Purchaser) for the purchase of a portion of the real property and improvements located at 5803 Navigation Boulevard for a purchase price of \$9,940,505.23 and expenses.

Seller will renovate the property and improvements at 5803 Navigation Boulevard and the City will acquire approximately 38,600 square feet out of 231,308 square feet of land (16.69%) and approximately 25,154 square feet out of 47,406 square feet of improvements (53%). The City will also receive easements for the use of the adjoining breezeway and other complimentary facilities constructed by Seller near the library property. Upon completion of the building renovation, Seller will deliver shell improvements to the City who will design and construct the interior space of the shell improvements and core under a separate coversheet and appropriation.

HPL desires to use the land and improvements for the new Hispanic History Research Center, which will provide a repository for documents, photos, media, and artifacts that represent Hispanic history in the region and provide a new space for exhibits, programs, and outreach. The Hispanic History Research Center will allow the public to track their lineage and explore Houston history.

The following is a breakdown of expected costs:

\$ 9,940,505.23	Purchase Price
\$ 10,000.00	Survey
\$ 10,000.00	Environmental
\$ 5,000.00	Construction Materials Testing
\$ 5,000.00	Estimated Closing Costs
<u>\$ 100,000.00</u>	Contingency
\$10,070,505.23	Total

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

WBS No.: E-000244

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

C. J. Messiah, Jr 12/6/2023

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C. J. Messiah, Jr.

General Services Department

Rhea Brown Lawson, Ph.D.
Houston Public Library

Amount and Source of Funding:

\$10,070,505.23 Public Library Consolidated Construction Fund (4507)

Contact Information: *EH*

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