



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/22/2024
 District D, District H
 Item Creation Date: 9/16/2024

25MM003-Declare Surplus Parcels and Authorize Marketing Agreement - Womack Development and Investment Realtors, Inc. - 7131 Cullen Blvd., and 8418 & 8422 Jensen Blvd

Agenda Item#: 5.

Summary:

NOT A REAL CAPTION

ORDINANCE declaring surplus and authorizing the sale of certain real property consisting of the following parcels: 1) approximately 0.64-acre of land located at 7131 Cullen Boulevard, Houston, Harris County, Texas 77021, and identified as Parcel RP77-001, 2) approximately 1.2485-acres of land located at 8418 & 8422 Jensen Boulevard, just north of East Crosstimbers Street, Houston, Harris County, Texas 77093, and identified as Parcel P99-002; approving and authorizing a Real Estate Marketing Agreement between City of Houston, Texas, and **WOMACK DEVELOPMENT & INVESTMENT REALTORS, INCORPORATED**, for Marketing and Sale of Surplus Property - **DISTRICTS D - EVANS-SHABAZZ and H – CASTILLO**

Background:

RECOMMENDATION: Adopt an ordinance to declare Parcel RP77-001 and Parcel P99-002 as surplus to the needs of the City and approve and authorize a Marketing Agreement between the City of Houston, TX, and Womack Development and Investment Realtors, Inc., to assist with the marketing and sale of the referenced parcels located at:

Parcel Number	Address	District
RP77-001	7131 Cullen Boulevard, Houston, TX 77021	D
P99-002	8418 & 8422 Jensen Boulevard, Houston, TX 77093	H

SPECIFIC EXPLANATION: The City owns Parcel RP77-001 which consists of approximately 0.64-acre of land located at 7131 Cullen Boulevard, just north of Holmes Road at the southeast corner of Cullen Boulevard and Swanson Boulevard.

The City also owns Parcel P99-002 which consists of approximately 1.2485-acres of land located at 8418 & 8422 Jensen Boulevard, just north of East Crosstimbers Street.

Section 253.014 of the Texas Local Government Code provides the City the option to contract with a broker to sell City-owned property. It was determined that listing the properties with a broker who will actively market the properties to developers, investors, builders, and end users may yield an earlier, higher return to the City as opposed to a sealed bid sale.

Therefore, the General Services Department recommends that City Council declare the parcels as surplus, and authorize a Marketing Agreement between the City of Houston, TX, and Womack Development and Investment Realtors, Inc., to assist with the marketing of the referenced parcels.

SCOPE OF CONTRACT AND FEE: The proposed Real Estate Marketing Agreement will commence on the date of countersignature by the City Controller and terminate at the earlier of (a) 11:59 pm on the 365th day, or (b) upon closing and funding of the City's sale of the property. Under the terms of the Agreement, Womack Development and Investment Realtors, Inc., will perform the following tasks: (1) gather relevant information and develop marketing material; (2) list or advertise the property in appropriate publications, websites, etc.; (3) install agreed-upon signage on the property; (4) identify and target qualified prospects; (5) respond to information requests concerning the property; (6) assist with the City's sale process; and (7) provide periodic progress reports to the City.

The City will pay a one-time fee of 3% of the sales price of the property, or 4% if the purchaser is represented by another broker other than Womack Development and Investment Realtors, Inc. The sale of the property will be conducted in accordance with all applicable state and city laws and will require final approval by City Council.

The Office of Business Opportunity reviewed the Real Estate Marketing Agreement and determined the level of MWSBE availability would produce minimal MWSBE participation. Therefore, the Office of Business Opportunity has approved a 0% MWSBE goal.

FISCAL NOTE:

There is no impact to the fiscal budget or no additional spending authority. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
C. J. Messiah, Jr 10/15/2024
C. J. Messiah, Jr.
General Services Department

DocuSigned by:
Steph Williams 10/16/2024
Stephen Williams, M.Ed., M.P.A.
Houston Health Department

FOR

Prior Council Action:

N/A

Amount and Source of Funding:

No Funding Required

Contact Information:

Enid M. Howard
Council Liaison
Phone: 832.393.8023

DS
EH

ATTACHMENTS:

Description	Type
Signed Coversheet	Signed Cover sheet
Maps	Backup Material
OBO Documents_MSWBE Waiver	Backup Material