

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Purchase and Sale Agreement between The City of Houston (Seller) and Search Homeless Services (Buyer) for the sale of 0.2328 acres of land located at lots 9 and 10 in Block 187 know as 205 Chartres Street, Houston, Harris County, Texas for the Houston Parks and Recreation Department (Parcel SY15-027)

Page
1 of 1

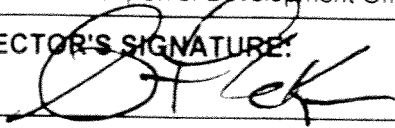
Agenda Item

FROM (Department or other point of origin):
Andrew F. Icken, Chief Development Officer, Mayor's Office

Origination Date

Agenda Date

DIRECTOR'S SIGNATURE:



Council District affected: 1

For additional information contact:
Andrew F. Icken Phone: 832-393-1064

Date and identification of prior authorizing Council action:
Motion No. 2014-0799; August 13, 2014

RECOMMENDATION: Approve and authorize a Purchase and Sale Agreement between The City of Houston (Seller) and Search Homeless Services,(Buyer) for 0.2328 acres of land located lots 9 and 10 in Block 187 known as 205 Chartres Street, Houston, Harris County, Texas for a purchase price of \$270,000 for the Houston Parks and Recreation Department (Parcel SY15-027)

Amount and Source Of Funding: Revenue

Finance Budget:

SPECIFIC EXPLANATION: On August 13, 2014, Motion 2014-0799, City Council declared Parcel SY15-0279 surplus and authorized its sale. The property consists of 0.2328 acres of land located at lots 9 and 10 in Block 187 known as 205 Chartres Street.

Search Homeless Services (SEARCH), a Texas non-profit corporation, is one of the leading institutions in Greater Houston helping people move from the streets, into jobs and safe, stable housing. SEARCH desires to acquire 0.2328 acres of land located at lots 9 and 10 in Block 187 known as 205 Chartres Street Houston, Harris County, Texas to use in the delivery of community services to the citizens of Houston. SEARCH will be allowed to offset the purchase price of \$270,000.00 by the value of services that it provides over the next five years.

SEARCH will enter into a Development Agreement, under which they must develop the property in a way that will benefit the general public and own and operate a non-profit homeless services facility for a period of at least fifteen years. Additionally, SEARCH cannot sell, assign, lease, convey or otherwise transfer the property during this time period without the City's approval, which can only be given if the acquiring organization will use it in the same or consistent manner. In the event that SEARCH fails to comply with the restrictive covenants contained in the Development Agreement, SEARCH will reimburse the City the purchase price.

This sale is in accordance with Section 272.001 (b) (4) of the Texas Local Government Code, which permits a political subdivision to sell real property to an independent foundation for development under terms specified by the City, and is subject to the City's billboard restrictions; historic landmark restrictions; all easements and public utilities; and the applicable covenants, conditions and restrictions.

Therefore, the General Services Department recommends approval of a Purchase and Sale Agreement with Search Homeless Services for the above-described land for a purchase price of \$270,000.00. It is further recommended that City Council authorize the Mayor to execute and the City Secretary to attest a Special Warranty Deed conveying the property to SEARCH.

The net proceeds will be directed to the General Fund.

SM:HB:JLN:RB:npb

xc: Marta Crinejo, Jacquelyn L. Nisby, Anna Russell and & Andrew Icken

REQUIRED AUTHORIZATION

CUIC ID# 25 RB 164

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