




TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Purchase and Sale Agreement between the City of Houston (Seller) and Khawar & Sons, Inc. (Purchaser) for the sale of land located at 15085 Bellaire Blvd., Houston, Harris County, Texas for the Houston Public Library (Parcel SY11-058).		Page 1 of 1	Agenda Item
FROM (Department or other point of origin): General Services Department		Origination Date:	Agenda Date:
DIRECTOR'S SIGNATURE: C. J. Messiah, Jr., Interim Director  11/30/16		Council District affected: F	
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023		Date and identification of prior authorizing Council action: Motion No. 2012-0285; April 11, 2012 Ordinance No. 2016-0433; June 8, 2016	
RECOMMENDATION: Approve and authorize a Purchase and Sale Agreement between the City of Houston (Seller) and Khawar & Sons, Inc. (Purchaser) for the sale of 2.0432 acres of vacant land located at 15085 Bellaire Blvd., Houston, Harris County, Texas for a purchase price of \$578,520.00. (Parcel SY11-058).			
Amount and Source of Funding: Revenue		Finance Budget:	
SPECIFIC EXPLANATION: On April 11, 2012, Motion No. 2012-0285, City Council declared Parcel SY11-058 to be surplus and authorized its sealed bid sale. Subsequently, on June 8, 2016, Ordinance No. 2016-0433, City Council authorized a Marketing Agreement with James Robertson, Jr. dba WorkSpace Commercial Real Estate (WorkSpace) to actively market the property for sale. Parcel SY11-058 is a vacant lot consisting of 89,003 square feet, or approximately 2.0432 acres, located at 15085 Bellaire Boulevard. The tract was intended to be developed as a public library and is situated in the southwestern part of Houston, along the southern line of Bellaire Boulevard and the eastern line of Winkleman Road. The property's highest and best use is considered to be commercial. WorkSpace actively marketed the property to developers, investors, builders and end users and listed the property on the Houston Association of Realtors website. The City received two offers. Khawar & Sons, Inc. submitted the highest offer. Therefore, the General Services Department recommends that City Council approve and authorize a Purchase and Sale Agreement with Khawar & Sons, Inc. for Parcel SY11-058 for a purchase price of \$578,520.00, which is over the appraised market value. 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 Khawar & Sons, Inc. After payment of a 4% brokerage commission to WorkSpace, pursuant to the Marketing Agreement, the net sale proceeds will be directed to the General Fund. CJM:HB:JLN:DW:dw xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, John Middleton			
REQUIRED AUTHORIZATION		CUIC ID# 25 DW 22	
General Services Department:  Humberto Bautista, P.E. Assistant Director			