



Legislation Text

File #: Res. 2020-223R, **Version:** 1

AGENDA CAPTION:

Consider approval of Resolution 2020-223R, approving a Real Estate Sales Contract with Patricia R. Murphy and Mary O. Black for the city to purchase lot 1, block 12 of the original town of San Marcos, located at 152 South Guadalupe street, for a price of \$824,000, plus any associated closing costs; approving the execution of said contract by the City Manager, or his designee, on behalf of the city; authorizing the city manager, or his designee, to execute any related closing documents on behalf of the city; and declaring an effective date.

Meeting date: October 20, 2020

Department: CIP/Engineering

Amount & Source of Funding

Funds Required: \$824,000

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: TIRZ #5, C614 - Downtown Property Acquisition

Fiscal Note:

Prior Council Action: Ordinance 2020-046

City Council Strategic Initiative: [\[Please select from the dropdown menu below\]](#)

Downtown Vitality

[Choose an item.](#)

[Choose an item.](#)

Comprehensive Plan Element (s): [\[Please select the Plan element\(s\) and Goal # from dropdown menu below\]](#)

- ☐ Economic Development - [Choose an item.](#)
- ☐ Environment & Resource Protection - [Choose an item.](#)
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - [Choose an item.](#)
- ☐ Parks, Public Spaces & Facilities - [Choose an item.](#)
- ☐ Transportation - [Choose an item.](#)

- ☐ Core Services
- ☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Downtown Master Plan

Background Information:

In June, the City Council approved an amendment to the Downtown Tax Increment Reinvestment Zone #5 Project and Financing Plan. The amendment included funding for the acquisition of property for parking and other public priorities. This resolution authorizes the City Manager to close on Lot 1, Block 12 of the Original Town of San Marcos located at 152 S. Guadalupe Street.

Additional information regarding the properties:

- The final use of the property has not been determined. As per the TIRZ and agenda form the properties are identified for parking or other public priorities.
- As part of the due diligence in purchasing the properties, monitoring wells were installed for soil and groundwater analysis purposes.
- No soil contamination was found but tetrachloroethane (PERC) and trichloroethane (PCE) were found above Protective Contamination Levels (PCLs) in one well. These chemicals are typically associated with dry cleaning operations.
- Based upon analysis the source of the contamination is 128 & 140 S. Guadalupe.
- The current property owner & the City have been accepted into the Texas Commission on Environmental Quality's the Voluntary Cleanup Program. An amount above the anticipated cleanup costs is being withheld from the purchase payment to fund the effort.
- Because there is no clean-up responsibilities associated with 152 S. Guadalupe, no funding is being withheld.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.

