

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Manager

AGENDA DATE: August 7, 2012

CONTACT PERSON/PHONE: Joyce Wilson

DISTRICT(S) AFFECTED: 8

SUBJECT:

Under the City Manager's Report:

1. Discussion and action on the City Manager's short and long term execution plan for the relocation of City operations from the City Hall site to other locations in the downtown area as authorized by resolution adopted on June 26, 2012, to include the following:
 - a) Discussion and action on a presentation from TVO regarding the City's options for City Hall relocation in the downtown area.
 - b) Discussion and action on a presentation from City staff to outline the various strategies with regards to procurement and contracts related to the relocation, the pending actions anticipated within the next 30-90 days and the estimated timeline for activities related to the relocation.
 - c) Discussion and action on a Resolution that the City Manager be authorized to sign a contract to purchase of the property municipally known and numbered as 218 North Campbell, El Paso, Texas, at a purchase price not to exceed \$17,181,000, from Luther Acquisition Company, LLC.
Said contract shall provide that the closing will not take place until after completion of all improvements and modifications have been made to bring the building into code compliance, and to make it ready for use as the primary location for the El Paso Information Technology Department and such other City departments to may be determined at a later date and shall be in form and substance approved by the City Attorney. Further resolved that the City Manager be authorized to establish this project as a City Capital Project, sign any and all other documents necessary to consummate the closing of the purchase after completion, inspection and acceptance of the improvements and that this project be funded from Certificates of Obligations.
 - d) Discussion and action on a Resolution that the City Manager be authorized to negotiate the purchase of the building located at 801/811 Texas in an amount not to exceed \$2,238,000, and to execute any related contract documents and agreements necessary, subject to the City Attorney's Office review and approval, for the acquisition of this building from Harl E. Dixon to be used as the primary location for the City Development Department and other City departments to be determined; further, that the City Manager be authorized to establish this project as a City Capital Project and that this project be funded from Certificates of Obligations to be issued as necessary for this project.

BACKGROUND / DISCUSSION:

As the result of the Council's approval to support the acquisition of a AAA baseball team and to construct a new stadium and the identification of the City Hall site as the most appropriate, the City Manager convened an internal group to coordinate the relocation efforts using the Real Estate Services contractor to identify alternate sites for City Hall.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

On June 26, 2012, The Council authorized the City Manager to sign a term sheet supporting the purchase of a AAA baseball team and pursuing the necessary actions to finance the construction of a baseball stadium. This included construction of the new ballpark on the current site of City Hall necessitating identification of alternative sites for City Hall operations.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

See in above Summary

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____
(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____