

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input checked="" type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p>All</p> </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	September 8, 2020
DESCRIPTION	CONSIDER RESOLUTION NO. 2020-R68; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LISTING AGREEMENT FOR SALE OF THE LAND AND PERMANENTLY ATTACHED BUILDINGS LOCATED AT 400 AND 402 EAST BLANCO ROAD, BOERNE, TEXAS, BETWEEN THE CITY OF BOERNE AND CUSHMAN & WAKEFIELD U.S., INC. <i>(Former Public Works and City Hall building with certain adjacent land and structures)</i>
STAFF'S RECOMMENDED ACTION (be specific)	Approve Resolution No. 2020-R68; Authorizing The City Manager To Enter Into A Listing Agreement For Sale Of The Land And Permanently Attached Buildings Located At 400 And 402 East Blanco Road, Boerne, Texas, With Cushman & Wakefield U.S., Inc.
CONTACT PERSON	Barbara Quirk and Nick Montagno
SUMMARY	<p>The land and property which consists of the former City Hall building and Public Works building of the City has been standing unused since the City offices were moved into the new City Hall building in January of this year. The City is currently using the old Public Works building for COVID related department distancing efforts. The City has made contacts with persons interested in the property but has not found any other use for the property at this time. State law provides that a City may sell property no longer used as a City Hall by public auction, by sealed bids, or by use of a broker employing a listing service. In this case former City Manager, Ron Bowman, in consultation with Mayor Tim Handren determined the broker method of sale would be the most favorable for this property and that a large national real estate broker firm, Cushman & Wakefield U.S., Inc. would be the most qualified to provide the marketing services needed for this project.</p> <p>Barbara Quirk and Nick Montagno have negotiated with Cushman & Wakefield and have consulted with City Council in executive session regarding the legal terms for the Listing agreement with Cushman & Wakefield. Nick Montagno and other City staff members have been working on platting the property, obtaining an appraisal, and other matters in preparation for the marketing and sale of the property. The property will be platted as two lots. The old Public Works building and the two historic buildings, the Kuhlman King and Graham buildings will be in one lot which may be marketed separately from the old City Hall building.</p>

	<p>The Agreement is an exclusive agreement to list and sell the properties. The City retains the right in the Agreement to refuse any and all offers. The broker may charge the City for up to \$5,000 in expenses for marketing the properties. The broker will then receive a six percent commission on the total sales price for any sale of the properties either during the five month term of the agreement or afterwards if the sale is to any buyer who was contacted or made contact with the broker or the City during the five month term of the Agreement. The City may submit within ten days of execution of this Agreement a list of prior contacts to be excluded from this commission arrangement. Please note that the broker will receive the commission on any sale of the properties, even by public auction or by sealed bid, for which a purchase and sale agreement was entered into within 120 days after the term of this Agreement if the purchaser is a person who was in contact with the broker or the City during the term of the Agreement.</p> <p>City Council will need to consider whether or not to enter into the listing agreement with the broker for these properties.</p>
COST	Up to \$5,000 for marking expense – Commission to be paid out of sales price
SOURCE OF FUNDS	Sale of facility
ADDITIONAL INFORMATION	Proposed Listing Agreement

This summary is not meant to be all inclusive. Supporting documentation is attached.