

Resolution authorizing Real Estate Contracts and Developer Participation Agreement with Lands Greenwood 2018, LLC and MPM Development, LP for the sale and exchange of City owned lots on Oso Creek at Starry Circle and authorizing execution of deeds and any related documents necessary to complete the sale and exchange and convey the lots.

WHEREAS, on February 9, 2021, City Council passed Ordinance declaring City owned land on Oso Creek at Starry Circle as surplus property; authorizing its sale or exchange to the public by sealed bid; and authorizing execution of the deed and any related documents necessary to complete the sale and convey the property;

WHEREAS, February 23, 2021, RFB 3528 opened sealed bid for the sale or exchange of the approximately 123.3 acre Oso Creek property;

WHEREAS, the City sought bids for a property exchange for property to accommodate a 130 -acre detention pond near the confluence of La Volla Creek and Airport Tributary;

WHEREAS, MPM Homes Inc and Lands Greenwood 2018 LLC submitted joint bid for: (1) La Volla Creek Tract being 132.090 acres Appraised - \$1,650,000, (2) \$1,000,000 Cash, (3) 1,710 feet of Rodd Field road construction Cost - \$1,752,000, (4) 1,945 feet of Safety Steel road construction Cost - \$2,085,000, (5) 968 feet of Oso Parkway road construction Cost - \$1,032,000 (6) Parking Lot, 20 ft. by 300 ft. Cost - \$75,000, and (7) Park trail brush removal Cost - \$35,000;

WHEREAS, MPM Homes Inc and Lands Greenwood 2018 LLC submitted joint bid provides the best value for the City;

WHEREAS, pursuant to Community Development Block Grant Disaster Recovery Grant ("CDBG- DR") and HUD regulation (24 CFR § 58.22(a)), the City cannot execute a contract to purchase the La Volla Creek Tract until the environmental review of the property is complete and the Texas General Land Office or U.S. Department of Housing and Urban Development issues an Authorization to Use Grant Funds; and

WHEREAS, on or about March 7th the City of Corpus Christi will submit a request to the Texas General Land Office for the release of Community Development Block Grant Disaster Recovery Program (GLO Contract No. 20-065-133-C445) funds under the Continuing Appropriations Act, 2018 and Supplemental Appropriations for Disaster Relief Requirements Act, 2017 (Public Law 115-56), to undertake a project known as La Volla Creek Drainage Improvements - Regional Detention Facility for the purpose of flood mitigation, estimated HUD funding is \$7,234,755.00; non-HUD (local) funding is estimated at \$7,600,000.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon issuance of Authorization to Use Grant funds in reference to acquisition of the La Volla Creek Tract, the City Manager or designee is authorized to execute Real Estate Contracts and Developer Participation Agreement with Lands Greenwood 2018, LLC and MPM Development, LP, for the sale and exchange of City owned lots on Oso Creek at Starry Circle, as identified in Ordinance 032345.

SECTION 2. The City Manager or designee is authorized to execute deeds and other related documents necessary to complete the sale and exchange and convey the lots.

PASSED AND APPROVED on the _____ day of _____, 2022:

Paulette M. Guajardo _____

Roland Barrera _____

Gil Hernandez _____

Michael Hunter _____

Billy Lerma _____

John Martinez _____

Ben Molina _____

Mike Pusley _____

Greg Smith _____

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor