



AGENDA MEMORANDUM
CORPUS CHRISTI BUSINESS AND JOB DEVELOPMENT
CORPORATION

Meeting January 15, 2018

DATE: January 9, 2017

TO: President and Honorable Board Members,
Corpus Christi Business and Job Development Corporation

THROUGH: Margie Rose, City Manager

FROM: Alyssa M. Barrera, Business Liaison
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Sale of 1424 Marguerite

CAPTION:

Motion approving a real estate sales contract ERF Real Estate, Inc. for the sale of real property located at 1424 Marguerite Street for \$9,000 and authorizing the president to execute the contract and any other documents necessary to close the transaction.

PURPOSE:

The purpose of this item is to approve the sale of 1424 Marguerite Street, a property owned by the Type A Board.

BACKGROUND AND FINDINGS:

Staff received a request from ERF Real Estate to purchase 1424 Marguerite in September 2017. Upon researching, staff discovered the property is owned by the Corpus Christi Business and Job Development Corporation. Records were challenging to locate for the property, but our research indicates that it was purchased in a group of properties around the year 2007. The property has found no use, and has been cited for code violation on multiple occasions. Previous Type A Boards were not satisfied with the documentation related to code violations and abatement and did not agree to pay the charges, resulting in outstanding liens on the property.

The state law governing the sales of property owned by an economic development corporation is different from the sale of property owned by a municipality. According to the state law, Type A owned property does not require competitive bids, but does require sale for the fair market value. The buyer funded the appraisal and provided the document to staff. We are now bringing the sale contract to the Type A Board to finalize the transaction.

The Code Enforcement division has agreed to waive the liens on the property once the property is sold. Staff is not equipped to maintain the property for an indefinite future, and recommends sale of the property to ERF Real Estate.

ALTERNATIVES:

N/A

OTHER CONSIDERATIONS:

N/A

CONFORMITY TO CITY POLICY:

N/A

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal

FINANCIAL IMPACT:

X Operating

☐ Revenue

☐ Capital

☐ Not applicable

Fiscal Year: 2017 - 2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$ 9,000		\$ 9,000
Encumbered / Expended Amount				
This item		\$ 9,000		\$ 9,000
BALANCE		\$ 0		\$ 0

Fund(s): Business & Job Development Fund, Economic Development Line Item

Comments:

RECOMMENDATION:

Staff recommends the Type A Board approve the agreement.

LIST OF SUPPORTING DOCUMENTS

Photo of 1424 Marguerite

Contract for Sale

Appraisal of 1424 Marguerite