

NOTICE OF SPECIAL CITY COUNCIL MEETING

PURSUANT to Texas Government Code §551.041, notice is hereby given that the City Council of the City of Midland, Texas, will meet in special session in the Council Chamber at City Hall, 300 North Loraine, Midland, Texas on March 18, 2013 at 9:00 AM for the following purposes:

SPECIAL SESSION

1. Consider a resolution authorizing the City Manager to purchase Block 55, Original town Addition, City and County of Midland, Texas (former Midland County Courthouse); authorizing the negotiation, execution and filing of all documents necessary for the purchase of said property; appropriating funds in the amount of \$2,450,000; and authorizing payment therefor. (CITY MANAGER'S OFFICE) (2013 - 079)
2. Consider a resolution authorizing the City Manager to execute a Property/Purchase Agreement with Energy Related Properties, LLC regarding Block 55, Original Town Addition, City and County of Midland, Texas (former Midland County courthouse); the City Manager is further authorized to execute all related documents; and establishing and providing for the administration of a program to promote local economic development and to stimulate business and commercial activity in the City of Midland, as authorized by Chapter 380 of the Texas Local Government Code. (CITY MANAGER'S OFFICE) (2013 - 080)

EXECUTIVE SESSION

3. Pursuant to Texas Government Code §551.101, the Council will hold an Executive Session which is closed to the public to discuss the following matters as permitted under the following Texas Government Code Sections:
 - a. Section 551.087, Deliberation Regarding Economic Development Negotiations
 - a.1. Discuss business prospects that the City of Midland and/or the Midland Development Corporation seeks to have locate, stay, or expand in or near the City of Midland, Texas, and discuss possible incentives.
 - b. 551.072 - Deliberation Regarding Real Property
 - b.1. Discuss the purchase, sale, value, and leasing of real property described as Block 55, Original Town Addition, an addition to the City of Midland, Midland County, Texas.

WITNESS my hand and seal of office on March 14, 2013.

Amy M. Turner, City Secretary

SEAL:



City Council Agenda

Approved for Agenda:
CSharp
City Manager's Office

MEETING DATE: 3/18/2013

TO: City Council / City Manager

FROM: Courtney Sharp, City Manager

SUBJECT: Consider a resolution authorizing the City Manager to negotiate and execute an agreement to purchase property in downtown Midland.

Purpose:

To propose a resolution authorizing the City Manager to negotiate and execute an agreement for purchase of real property described as an approximate 2 acre tract, being as Block 55, Original Town Addition, City of Midland, Midland County, Texas.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

The purchase of this property will be \$2,200,000 plus closing cost.

Discussion:

Staff recommends the purchase of this property to help facilitate downtown development, staff recommends the purchase of this property.

RESOLUTION NO.

RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE BLOCK 55, ORIGINAL TOWN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS (FORMER MIDLAND COUNTY COURTHOUSE); AUTHORIZING THE NEGOTIATION, EXECUTION AND FILING OF ALL DOCUMENTS NECESSARY FOR THE PURCHASE OF SAID PROPERTY; APPROPRIATING FUNDS IN THE AMOUNT OF \$2,450,000; AND AUTHORIZING PAYMENT THEREFOR

WHEREAS, the City Council finds it to be in the public interest to purchase Block 55, Original Town Addition, City and County of Midland, Texas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That the City Manager is hereby authorized and directed to purchase Block 55, Original Town Addition, City and County of Midland, Texas.

SECTION TWO. That the City Manager is hereby authorized and directed to negotiate, execute and file all documents necessary for the purchase of said property. The City Manager is authorized to purchase title insurance and acquire any necessary Phase 1 and Phase 2 environmental studies in connection with the purchase of said property.

SECTION THREE. That the sum of \$2,450,000.00 is hereby appropriated from the General Fund (001) Unappropriated Fund Balance (5650) to the Facilities Project (9040).

SECTION FOUR. That the City Treasurer is hereby authorized and directed to pay for the purchase of said property and all associated costs from funds appropriated herein upon receipt of proper invoice or statement therefor executed by the City Manager.

SECTION FIVE. That the closing for said purchase shall be held at Lone Star Abstract and Title Co., Inc.

On motion of Council member _____, seconded by Council member _____, the above and foregoing resolution was adopted by the City Council of the City of Midland at a regular meeting on the _____ day of _____, A.D., 2013, by the following vote:

Council members voting “AYE”:

Council members voting “NAY”:

W. Wesley Perry, Mayor

ATTEST:

Amy M. Turner, City Secretary

RECOMMENDED AND APPROVED:

Courtney Sharp, City Manager

APPROVED AS TO FORM:

Keith Stretcher, City Attorney



City Council Agenda

Approved for Agenda:
CSharp
City Manager's Office

MEETING DATE: 3/18/2013

TO: City Council / City Manager

FROM: Courtney Sharp, City Manager

SUBJECT: Consider a resolution authorizing the City Manager to negotiate and execute a Purchase and Sale Agreement with Energy Related Properties, LLC for Block 55, All, Original Town, City of Midland, Midland County, Texas.

Purpose:

Consider a resolution authorizing the City Manager to negotiate and execute a Purchase and Sale Agreement with Energy Related Properties, LLC for Block 55, All, Original Town, City and Midland, Midland County, Texas.

Recommended City Council Action

☒ Approve ☐ Deny ☐ Directional / Informational

Fiscal Impact:

An appraisal was done on the courthouse and fair market value was estimated at \$2.2 million.

Discussion:

Energy Related Properties, LLC has approached the City proposing the development of downtown Midland. This particular development is proposed to be located at the current site of the old Midland County Courthouse and will include retail, hotel, residential and Class A office space.

Council is being asked to give the City Manager the authorization to negotiate a Purchase and Sale Agreement with Energy Related Properties, LLC which will further set the terms and conditions of the sale of the old courthouse property.

RESOLUTION NO.

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROPERTY/PURCHASE AGREEMENT WITH ENERGY RELATED PROPERTIES, LLC REGARDING BLOCK 55, ORIGINAL TOWN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS (FORMER MIDLAND COUNTY COURTHOUSE); THE CITY MANAGER IS FURTHER AUTHORIZED TO EXECUTE ALL RELATED DOCUMENTS; AND ESTABLISHING AND PROVIDING FOR THE ADMINISTRATION OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF MIDLAND, AS AUTHORIZED BY CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City Council finds it to be in the public interest to authorize the City Manager to execute a property/purchase agreement with Energy Related Properties, LLC; and

WHEREAS, the Council hereby determines that this Resolution establishes a program and provides for the administration of a program to promote local economic development and to stimulate business and commercial activity in the City as authorized by Chapter 380 of the Texas Local Government Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That the recitals stated above are hereby adopted and approved.

SECTION TWO. That the City Manager is hereby authorized and directed to execute a property/purchase agreement with Energy Related Properties, LLC regarding Block 55, Original Town Addition, City and County of Midland, Texas.

SECTION THREE. That the City Manager is hereby authorized and directed to execute and file all documents necessary for the transfer of said property.

On motion of Council member _____, seconded by Council member _____, the above and foregoing resolution was adopted by the City Council of the City of Midland at a regular meeting on the _____ day of _____, A.D., 2013, by

the following vote:

Council members voting “AYE”:

Council members voting “NAY”:

W. Wesley Perry, Mayor

ATTEST:

Amy M. Turner, City Secretary

RECOMMENDED AND APPROVED:

Courtney Sharp, City Manager

APPROVED AS TO FORM:

Keith Stretcher, City Attorney